

**LONGSTOWE HALL
ESTATE
GREATER CAMBRIDGE
LOCAL PLAN – ISSUES
AND OPTIONS
CONSULTATION 2020**

Quality Assurance

Site name:	Land at the Longstowe Hall Estate
Client:	Longstowe Hall Estate
Type of report:	Consultation Response Document
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Signed	
Date	February 2020
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Signed	
Date	February 2020



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1.0 Introduction

- 1.1 These representations are made on behalf of the Longstowe Hall Estate in response to the Greater Cambridge Local Plan Issues and Options 2020 consultation and follow those previously submitted in respect of the 2019 Call for Sites consultation.
- 1.2 Bidwells LLP have prepared this consultation response document on behalf of the landowner to promote the development of land for allocation at Longstowe Estate, South Cambridgeshire. A location plan can be found within **Appendix 1**. This response must be read in conjunction with the Development Site Report.
- 1.3 The proposed development is the product of extensive public consultation conducted by the applicant to bring forward a community led scheme addressing local needs. This representation has been proposed to sustain the Longstowe rural community in response to an identified village decline.
- 1.4 Development on the site will comprise a locally led community based residential scheme including up to 30 dwellings, community space, green infrastructure and landscaping.
- 1.5 This will subsequently produce a range of benefits to support the local community and the delivery of a sound and sustainable spatial strategy as part of the Local Plan, including:
- A local land owner that wishes to deliver a significant positive impact on the Longstowe community;
 - A community led scheme addressing local needs;
 - A non-Green Belt location;
 - Increased landscape provision.
 - Ecological enhancements; and,
 - Increased community provision.
- 1.6 To support this consultation response, further analysis has been supplied to confirm that there are no constraints on the site restricting the proposed development, including:
- Flood Risk Analysis;
 - Highways Access Assessment;
 - Heritage Assessment; and,
 - Development Site Report.
- 1.7 These representations respond to questions considered relevant to the site given its location, scale and the type of development being promoted. Responses are made to the following questions in the Issues and Options Consultation Document: 2, 12, 13, 14, 16, 17, 31, 47.

2.0 Site Context and Background

Site Description

- 2.1 The proposed site is located in the village of Longstowe and is approximately 5.67 ha of land within the Longstowe Estate including a mix of agricultural land, residential and agricultural buildings. A location plan can be found in **Appendix 1**.
- 2.2 The site is bound by Longstowe High Street to the east, residential development to the north and agricultural land to the south and west.
- 2.3 Access is available via Longstowe High Street.
- 2.4 The Site is not subject to any environmental designations and is located within Flood Zone 1, as indicated by the Environment Agency's Flood Maps, and therefore has a 0.1% chance (low probability) of flooding.
- 2.5 The Site is not located within a Conservation Area.
- 2.6 The Site contains a number of Listed Buildings to the south.
- 2.7 Longstowe is an infill village in the settlement hierarchy within the adopted Local Plan, with a small range of services and facilities.
- 2.8 The site has no relevant planning history.

3.0 Development Proposals

Question 2. Please submit any sites for employment and housing you wish to suggest for allocation in the Local Plan. Provide as much information and supporting evidence as possible.

Vision

- 3.1 The applicant is a local landowner and a valued member of the local community. Their vision is to help strengthen the Longstowe community and bring forward a proposal in cooperation with local residents.
- 3.2 The site is submitted for allocation of development to include 30 dwellings, community space, green infrastructure and landscaping. This is in direct response to a decline in the village and the need to enhance Longstowe through carefully considered development.
- 3.3 The development is a locally led community-based scheme supported by Socio-Economic research conducted by Bidwells and meets a need for housing to sustain the village community of Longstowe.
- 3.4 To accompany this statement, a Development Site Report is also provided which includes a concept masterplan and background to this development proposal which helped form that masterplan including community consultation.

Consultation

Initial consultations in 2018

- 3.5 17 July 2018 – representatives of the Longstowe Hall Estate met with South Cambridgeshire’s housing officer to discuss Bourn and Longstowe proposals.
- 3.6 20 September 2018 - representatives of the Longstowe Hall estate met with the planning portfolio holder, leader of the council and director of planning at South Cambridgeshire District Council to discuss this community-based proposal. This meeting followed previous discussions held in July 2018 as well as announcement made in spring that year by the leader of the council and planning portfolio holder with regard to more sustainable housing to be delivered in particular villages including Longstowe.

Community Consultation

- 3.7 Consultation with the community is a vital aspect of the proposed development and has been maintained throughout in preparation for this representation. Consultation will continue as the proposal is brought forward.
- 3.8 The proposed development is the product of extensive public consultation which both identified the need for a community led scheme and has helped to shape development proposals.
- 3.9 The landowner has conducted a series of public consultations in the area with local residents including the following:

- 18 April 2019** Parish Council AGM where the housing needs survey was reported on, and where parishioners expressed further interest in housing, but thought that Longstowe Hall Estate would be averse to releasing land for building.
- 10 October** Initial presentation to the Parish Councillors.
- 14 October** Presentation to 4 members of the oldest families living in the Parish – Murdens and Hemmins & second presentation to 3 young families in the village.
- 26 November** 2 presentations to Core group of 9 families living in the heart of the village.
- 9 December** Presentation to a group from the houses beyond St Johns Farmyard and more persons with properties in Rushbrook Close.
- 10 December** Individual presentation to family immediate adjacent to the centre of village development site
- 14 December** Presentation to 2 households looking on to the centre of village plot
- 2 January 2020** Presentation to owners of larger family homes in the village

3.10 The outcomes from public consultation are summarised in the following requirements from the local community:

- Development directly opposite Rushbrooke Close is favoured by a clear majority as integrating the village better;
- All community members wanted to see properties set back from the road edge, to mirror the look opposite (with front garden);
- Parking to be for a minimum of 2 cars per household to avoid any roadside parking;
- A mixture of properties with bungalows are favoured for retirement;
- To include family homes to encourage families to put down roots;
- Retirement homes would ideally be retained for rental to elderly Longstowe residents;
- Potential for existing farm buildings to be used for conversion into shared office space;
- Development to explore renewable energy infrastructure;
- Explore green solution to sewerage and therefore not adding to the overburdened existing system;
- Prevention of the landscaped areas being left under the ownership of any developer to prevent a later application seeking to build on the green spaces;
- Potential for Longstowe Estate to retain ownership and maintenance of the landscape areas;
- Replacement of the large grain store at St Johns would be an improvement rather than converting it.

Village Assessment Conclusions

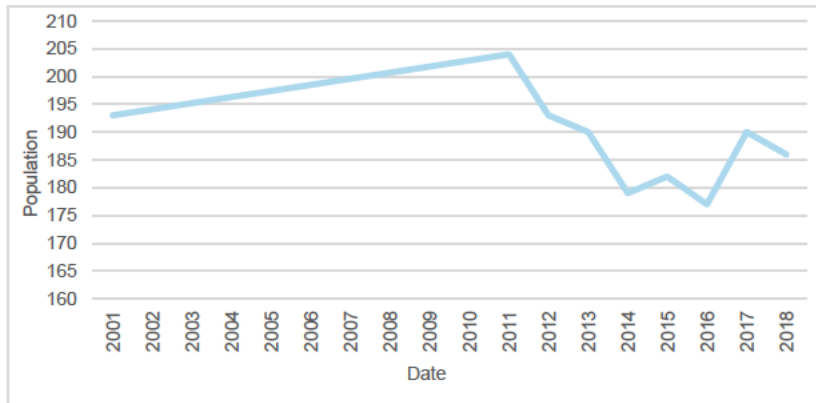
3.11 The population of the village has declined by 9% from 204 in 2011 to a projected 186 residents in 2018, a lower resident population than in 2001 (193)¹ (Figure 2.1). The age profile shows:

- Those aged 64+ make up 17% of the population, comparable with the district.

¹ Census 2001, Census 2011, ONS Small area population projections 2018

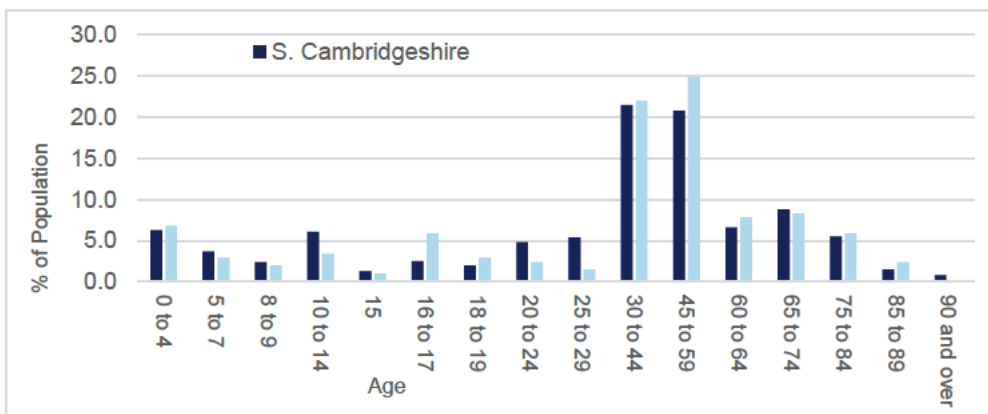
- The village has a higher % of:
 - older children (15-19 years), 10% compared to 6% in the district;
 - elderly (75+), 10.3% compared with 9.9% in the district;
 - working age population (30-64), 54.7% compared to 49%;
- The village has fewer children (0-14), 15% compared to 18.5%.

Figure 2.1 – Longstowe Population Change



Source: NOMIS, ONS Census 2001, Census 2011 and ONS Small area population estimates 2018 (OA: E00092047)

Figure 2.2 – Longstowe Age Profile



Source: ONS Small area population estimates 2018 (OA: E00092047)

Community buildings

3.12 Community buildings bring people together, enable them to play an active role in their community and improve the quality of life in their neighbourhoods, helping to build stronger communities.² They are an important facilitator of social interaction and help to build social capital in the form of:

- Personal relationships;
- Social network support (the level of resources or support that a person can draw from their personal relationships);

² A key objective of SCDC Community Services Vision

- Civic engagement (the actions and behaviours that can be seen as contributing positively to the collective life of the community or society);
- Trust and co-operative norms that shape the way people behave towards each other and as members of society.

3.13 Longstowe is a small village but supports two community buildings: a village hall and a church, as well as a part-time post office run from a residence.

3.14 The village hall is a central element of the social life of the village and is also used by neighbouring villagers. It is used for village events and is available for hire, enabling a range of local clubs to offer activities in the village for all age ranges. There is growing demand for its space, particularly since its refurbishment.

3.15 The Hall is run by a group of Trustees, residents of the village, who undertake its maintenance and manage bookings. This largely falls to the older demographic in the village and a typically small dedicated group of volunteers. This creates pressures on the system, particularly as the population is ageing and without an increase in the village population, its capacity to sustain and continue to offer a full range of community facilities and social opportunities will be diminished.

3.16 Within the village itself, there are good connections, with access from the site to community infrastructure via public footpaths and bridleways. In addition to this, there are permissive routes through Longstowe Hall Estate, which add to the variety of walks available. All routes are well used by dog walkers, creating a mobile community within the village environs.

3.17 The assessment suggests the need for the following:

- Addressing the under provision of existing allotments;
- Provision of a new community orchard
- Onsite provision of informal open space, children's play area and youth provision;
- Funding to help with maintenance of village hall and augment play area, particularly for older/teenage children;
- Provision of smaller houses/bungalows to facilitate downsizing and first-time buyers;
- Contributions to education provision.

Benefits of the scheme

3.18 Public consultation feedback and Village Assessment Research have been accommodated in the development proposal and help shape the concept masterplan. A consultation map showing the local of community members consulted is attached at **Appendix 2**.

3.19 The Concept Masterplan within the Development Site Report provides an indicative layout for the site. The purpose of the Masterplan is to demonstrate one way that the site is capable of accommodating the proposed quantum of development and the needs of local residents.

3.20 In addition, the proposed development will bring forward further benefits to the area, including:

- 40% Affordable housing;
- A triple uplift in natural capital well exceeding the targets set out by the LPA;
- Retirement properties to accommodate local need;

- Dwellings to be a mixture of sizes including semi-detached properties;
- Dwellings set back from the High Street;
- Green footpaths connect the site area with wider village;
- Creation of a nature reserve with wetlands, grassland and woodland; and,
- Creation of public green space.

Technical Assessments

- 3.21 A Highways Review, prepared by EAS, accompanies these representations. As part of the review, an access appraisal was undertaken which found that an access onto the highway, along with the necessary visibility splays, can be achieved.
- 3.22 A Flood Risk Analysis prepared by EAS accompanies these representations. The assessment concludes that there are no restrictions to development.

Question 12. How should the Local Plan help us improve the natural environment?

- 3.23 Part of the proposal is inclusion of a nature reserve, wetlands, grassland and woodland to the west of the high street. This open space will provide:
- Recreation opportunities, through the provision of play spaces;
 - Exercise opportunities using linked footpaths; and,
 - Sustainable development features including landscaping and tree planting.
- 3.24 The site therefore contributes to supporting biodiversity, increasing opportunities for recreation and exercise, mitigating and adapting to climate change and enhancing the landscape's character.
- 3.25 This Local Plan must deliver effective policy which protects and enhances the natural world by making the environment better for all. There are many ways to provide appropriate solutions at a local level; both on and off-site solutions seem relevant. These approaches need to be creative and cost-effective and in step with the Vision for the Natural Future of Cambridgeshire in 2050 (Natural Cambridgeshire and affiliated organisations). Robust site-specific decision making which is flexible and takes a balanced account of local needs is an appropriate approach.

Question 13. How do you think we should improve the green space network?

- 3.26 Part of the proposal is areas of open space and a green corridor, to the west of the high street. This open space will provide:
- Recreation opportunities, through the provision of play spaces;
 - Exercise opportunities using linked footpaths; and
 - Sustainable development features including landscaping and tree planting.

- 3.27 The site therefore contributes to improving the green space network, increasing opportunities for recreation and exercise, mitigating and adapting to climate change and enhancing the landscape's character.
- 3.28 This should come through from an up-to-date base assessment of Greater Cambridge assets, which leads to a Local Plan wide (and beyond) strategy. Development proposals can then be shaped around the identified priorities. As part of a policy framework that allows for off-site mitigation and off-site net gain enhancements can be used to improve the wider green space network.

Question 14. How do we achieve biodiversity net gain through new developments?

- 3.29 Land at Longstowe Estate presents an opportunity to deliver biodiversity net gains. The site is currently a mix of arable fields, residential and agricultural buildings of low ecological value. The development proposals, through a landscape-led approach, will seek to deliver open space that is functional whilst also creating resilient and diverse habitats.
- 3.30 The new Local Plan should ensure a sufficiently flexible policy to enhance and sustain additional biodiversity in an effective and efficient way that is optimised for each development, adopting onsite and off-site.

Question 16. How should the Local Plan help us achieve 'good growth' that promotes wellbeing and social inclusion?

- 3.31 Policies should highlight wellbeing and social inclusion as a key priority for new developments. The proposed development of 30 homes in Longstowe is a development of sufficient size both spatially and in terms of the population it brings to make a substantial beneficial impact on Longstowe and brings benefit to social inclusion and wellbeing through a strongly community led scheme responding directly to residents needs. Furthermore, the site delivers a substantial amount of on-site green infrastructure, creating exercise and recreation opportunities for new and existing residents.

Question 17. How do you think our plan could help enable communities to shape new development proposals?

- 3.32 Policies and procedures that encourage meaningful consultation and require developers to demonstrate how schemes have been influenced by local communities.
- 3.33 Community engagement should be sought during the design process, during construction and through opportunities to influence the scheme and/or be engaged in its management and maintenance after completion (where relevant), particularly in circumstances where unforeseen consequences emerge.
- 3.34 The proposed development has focused on community engagement from the outset to create a proposal that directly represents community needs. This proposal will help sustain the community and addresses all comments received through extensive consultation.

Question 31. How should the Local Plan help to meet our needs for the amount and types of new homes?

- 3.35 There should be flexibility within the Local Plan to respond to changing housing needs over the Local Plan period. It is important to identify a baseline housing need with discretion for further development if a particular housing need arises. This would support the Government's objective

of significantly boosting the supply of homes where needed and ensure groups with specific housing requirements are properly considered/catered for (NPPF Paragraph 59).

Question 41. Do you think the Local Plan should be more flexible about the size of developments allowed within village boundaries (frameworks), allowing more homes on sites that become available?

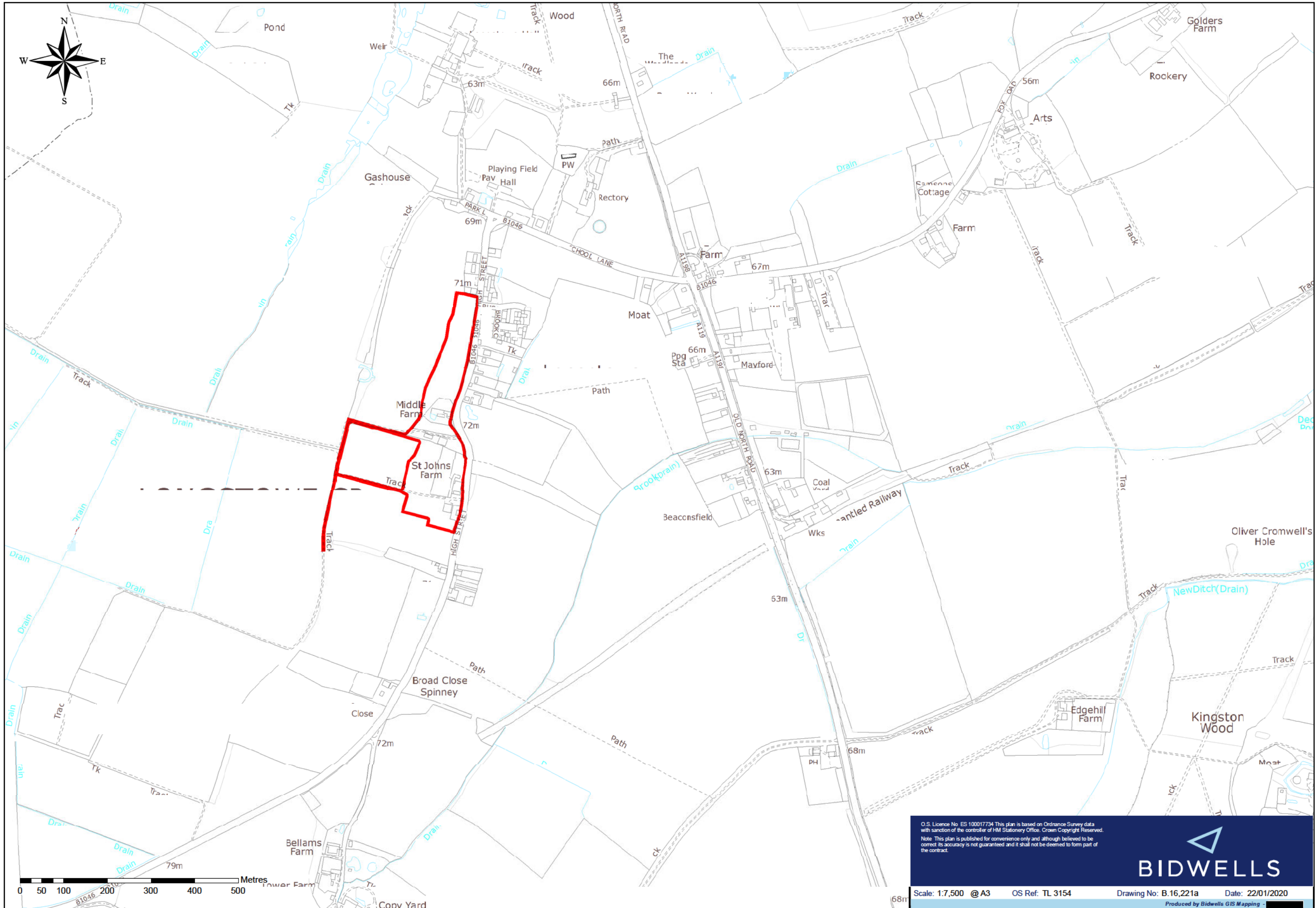
- 3.36 There should be more flexibility when considering the scale and size of developments that are permitted within village boundaries. The Local Plan currently restricts the amount of development that is permitted in Minor Rural Centres (Policy S/9) to 30 dwellings; in Group Villages (Policy S10) to eight dwellings and in exceptional circumstances to 15 dwellings; and in Infill Villages (Policy S/11) to two dwellings and in exceptional circumstances to eight dwellings.
- 3.37 These policies should not restrict development to a certain number of dwellings and should instead encourage an appropriate density depending on the context of the site that is being considered for development. Some sites might be capable of accommodating higher density development which can enable a more sustainable distribution of growth, particularly in the case of some villages within the district which are well connected in terms of being located on key transport corridors with access to rail, bus and cycleway links, thereby making them sustainable locations for development. A more flexible approach towards considering development in villages should therefore be used when allocating development sites and in the determination of planning applications.
- 3.38 There should also be more flexibility in considering applications which are located outside village boundaries, provided the site in question is suitable in other terms including its access to transport and services, and provided it is not overly constrained in terms of other environmental designations.

Question 47. What do you think about growing our villages?


- 3.39 The Local Plan should seek to allocate a component of its housing needs towards growth at existing villages. Development within existing villages can help to sustain existing facilities and deliver new facilities and infrastructure, support shops and business uses and meet both the market and affordable housing needs of the local community. Village growth should involve public consultation to ensure development proposals address local need.

APPENDIX 1

LOCATION PLAN



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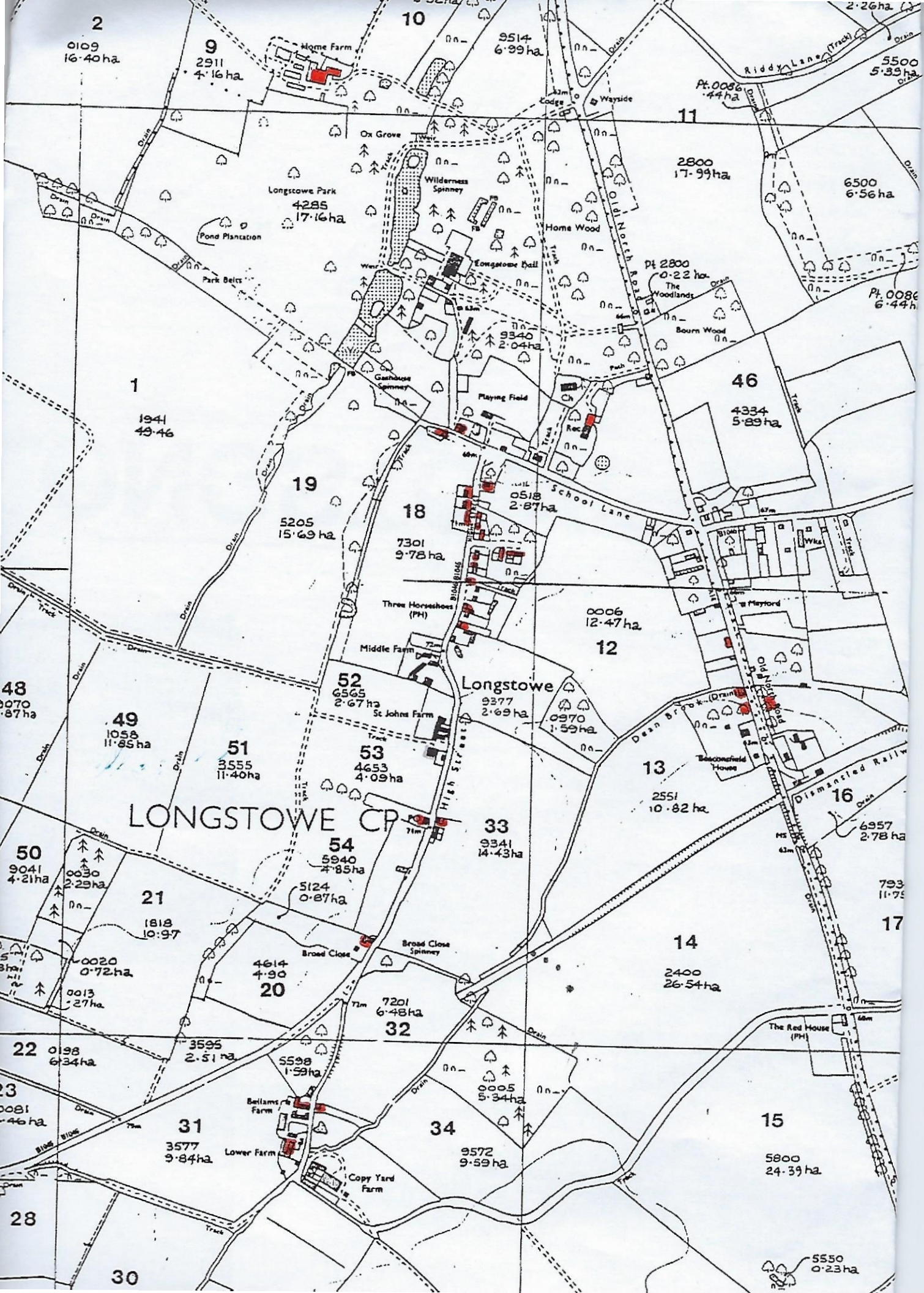


BIDWELLS

Scale: 1:7,500 @ A3 OS Ref: TL 3154 Drawing No: B.16,221a Date: 22/01/2020
 Produced by Bidwells GIS Mapping

APPENDIX 2

CONSULTATION MAP





BIDWELLS

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