

Call for Sites Consultation
Planning Policy Team
South Cambridgeshire District Council
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

21st March 2019

Dear Sirs,

Re: Land at Davids Lodge, and to the north of Davids Lodge, along Old North Road and Fox Road, near Bourn, CB23 2TZ

I am writing to you on behalf of the land owner of Davids Lodge. This landowner also owns a parcel of land to the north of Davids Lodge at the junction with Fox Road. These two parcels of land have been submitted further to the Council's request for Call for Sites. This letter accompanies the completed submission form and a plan showing the area of land at the above address, available for development. The site area is outlined in red on the attached location plan.

This submission responds to a request from South Cambridgeshire District Council to put forward sites capable of accommodating 5 or more dwellings.

The site that has been put forward through this Call for Sites submission comprises two parcels of land along Old North Road and Fox Road. There is a strip of land between the parcels that is not in the ownership of my client and does not form part of this submission. This does not impact on the deliverability of each parcel that can be accessed from separate access points. Both of the parcels of land are set within a group of dwellings and commercial uses that are located along the A1198 between Bourn and Longstowe.

The overall site area of the two parcels of land outlined in red is 0.95 hectares. It is considered that based on a density of around 25 dwellings per hectare, and the retention of existing landscaping around the boundaries and an area of the site for community use, the site could deliver between 15 to 20 new homes.

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The land is located within the countryside beyond the Green Belt. It is surrounded by residential properties on all four sides, and commercial premises to the east of Davids Lodge. The western boundary of the site has an established row of trees that are protected by a Woodland Preservation Order (7/73). The proposed development estimated development capacity for the combined site, takes into account the retention of the protected trees.

The current use of the southern parcel of land is a residential bungalow, with horse stables and ménage to the rear of the property. The northern parcel of land is used as paddock land.

Site credentials

The southern parcel of land at Davids Lodge constitutes previously developed land, with a bungalow to the front and stables and ménage to the rear. There is an existing access to the property on Old North Road, and the land is self-contained and screened by mature landscaping along its western, southern and eastern boundaries. The land is level and presents an opportunity to create an attractive village mews of family homes, which would have negligible impact viewed from the surrounding area.

The northern parcel of land is also contained and heavily screened by mature trees along its western edge with the A1198, as well as an effective tree screen along the northern boundary.

Access to the northern parcel of land could be provided from B1046 Fox Road from an existing dropped kerb and access, with an opportunity to provide an attractive village form of development that could include a mix of smaller affordable and starter homes, and private market homes. The option of providing self-build properties on this land would also be considered viable.

This small settlement is located along the A1198, a main road through to Cambourne, and has built up over the years with various equestrian uses, and commercial premises, establishing itself as a satellite settlement to Bourn situated to north east along Fox Road (B1046).

At present, the settlement includes a collection of properties and commercial premises with no village focus. The development of this land at Davids Lodge and northern parcel along Fox Road, presents an opportunity to create a central focus/heart to the settlement. There is capacity within the northern parcel of land to provide a community hub, which could include a village hall, play area and communal gathering area.

There are existing bus services along the A1198 and also along Fox Road. Bus stops are located at the junction between A1198 and Fox Road, and also along Fox Road, in close proximity to the site. The bus services provide public transport links to Bourn, Cambourne, St Neots and Cambridge. These existing services located in close proximity to the site, therefore provide the opportunity to use existing public

transport to surrounding settlements, promoting the sustainability credentials of a development at this site.

Available, deliverable and viable

The site that is identified within this submission is in single ownership, and the land would be available immediately for development.

The site is relatively level with no signs of contamination, other than the equestrian use of the land. Direct access can be provided onto both A1198 from the southern parcel of land, and Fox Road B1046 to the northern parcel. As such, the development could easily be delivered and also be viable.

It is envisaged that if brought forward for development through the adoption of the new Local Plan in 2022, this development could be completed within one year period, by 2023. The development could however start sooner if permission were granted ahead of the adoption of the new Local Plan say in 2020/2021, and would then be completed no later than 2022.

Conclusion

This submission sets the scene about how a development of this land near Bourn could deliver a range of housing to meet local demand and create a community hub within the settlement, supporting and sustaining village life.

The land is therefore available, deliverable and viable, and is put forward for consideration by the Council for the Call for Sites and review of the emerging Greater Cambridge Local Plan.

If you have any queries about the scheme, please do not hesitate at

[redacted] or on tel. no [redacted]

Yours sincerely,

[redacted signature]

Peter Biggs
Planning Consultant
Lanes Land and New Homes

Mobile [redacted]
Email [redacted]