



# CLAREMONT

PLANNING CONSULTANCY

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

EMAIL: [planningpolicy@scambs.gov.uk](mailto:planningpolicy@scambs.gov.uk)

22 March 2019

Dear Sir or Madam,

## **SUBMISSION OF SITES AT PRIEST LANE, WILLINGHAM TO THE GREATER CAMBRIDGE CALL FOR SITES 2019**

On behalf of Southern & Regional Developments Ltd, Claremont Planning have been instructed to present their sites off Priest Lane, Willingham to the Local Planning Authority through the Greater Cambridge Call for Sites 2019 exercise. Claremont Planning are keen to establish that the sites are available, suitable and viable for residential development and that it can robustly contribute towards the housing land supply of the District as it looks to review their Local Plan in 2019.

The sites are unconstrained by ecological and environmental considerations and partly covered by existing structures relating to the site's previous use as a horticultural nursery. Therefore, the frontage site should be regarded as previously developed land and as such is sequentially preferable for re-development through the lens of the National Planning Policy Framework. This is the basis on which Southern & Regional Developments Ltd intend to pursue the site and present it to the Local Planning Authority as a suitable location and new direction of growth at Willingham through an outline planning application.

### **The Priest Lane Frontage Site**

The site is located to the south of Priest Lane, east of Willingham village. The site covers an approximate developable area of 1.8 hectares. The site has a strong northern boundary which is formed by Priest Lane; which will form the direct frontage and primary vehicular access into the site. The entirety of the site is well bound by existing tree and hedgerow cover, with a wooded area adjacent to the eastern boundary. The existing landscaping and planting are of a substantial height which will contribute towards the softening of the development's edge and allow for a more sympathetic transition from the edge of the village into the countryside when travelling along Priest Lane. To the south of the site is open fields, some of which are also in the control of Southern & Regional Developments and to the west is 16 Priest Lane and its curtilage.

The site currently forms one field of a relatively rectangular shape. As the site location plan shows below, the site has been developed through horticultural nursery use previously and should not be considered as greenfield land. The southern and western areas of the site

comprise of a range of buildings and structures relating to horticultural and nursery use, along with areas of hardstanding. Claremont Planning identifies this site as previously developed land, which the NPPF 2018 defines as “land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.” This definition also responds to the PDL explanation provided by the Local Plan Glossary, which also excludes agricultural /forestry buildings, gardens, allotments or landfill/mineral operations. Through formal pre-application discussions with the LPA the previously developed status of the site has been confirmed.

Although the site does have substantial screening along its boundaries, the existing buildings remain clearly distinguishable from public vantage points and cannot be considered to have blended into the landscape. As illustrated in the enclosed photograph document, these buildings are currently un used but still represent built form on the site. Paragraph 84 of the NPPF states that previously developed land, and sites that are well-related to existing settlements, should be redeveloped where opportunities exist. This site is well located to Willingham village as it is immediately adjacent to existing built form and the settlement boundary sits adjacent to the development boundary. Its location and existing built form comply to paragraph 84 and as a result, the site should be sequentially preferable over greenfield sites.



The site is unconstrained in regard to environmental or historic statutory designations; however, the site is currently outside of the development boundary of Willingham village. The site abuts residential dwellings along Priest Lane and Claremont Planning believe that this site would form a natural extension of development along the road. The site is within flood zone 1 and its flat topography is typical of the wider fenland area of this part of Cambridgeshire. There are no locally listed or statutorily listed heritage assets within consideration distance of the site and the site is over 150m from the Willingham Conservation Area.

The site is located approximately 5 minutes' walk from the settlement centre with a range of services based along Church Street and High Street to include at least three public houses, two food stores, as well as a medical practice and post office a further 5 minutes' walk from the village centre. The village primary school is located 0.5 miles to the south, an 11-minute walk from the site. The site therefore is well located to a range of services without requiring the use of a car and thus demonstrates an appropriate location to make best use of the range of services available within Willingham.

### ***The Site's Development Potential***

There is a strong basis for the site's developability, given its robust relationship with the settlement edge of Willingham and its sustainable, accessible location to the village's main services. The site is unconstrained in regard to statutory designations and as such offers an excellent opportunity for residential development. NPPF policy gives substantial weight to previously developed land and states that these sites are sequentially preferable over greenfield sites. It has been illustrated that the site is brownfield by definition, with existing structures, buildings and hard standing on the site relating to its former horticultural use. These structures are not in use and are in a state of disrepair.

Given that the site is brownfield and unconstrained, it is advanced to the Local Planning Authority that this site is an appropriate location for development and that it is suitable for accommodating new residential dwellings. The delivery of the site will also contribute to securing the long-term robust position of the Local Planning Authority's housing land supply, which is a key consideration as the Council moves to review its Local Plan.

To demonstrate the site's developability, Claremont Planning have prepared and enclosed a draft masterplan. The masterplan illustrates the proposed housing type and mix alongside the indicative landscaping. The indicative masterplan shows 54 dwellings, 22 to be affordable units between 2-bed and 3-bed and the 32 market houses will be between 2-bed and 4-bed. This equates to a 30dph density and an affordable housing provision of 40% which are policy compliant with H/8 Density and H/10 Affordable Housing. All of the houses are proposed as 2-storey, arranged to take into account the properties to the west of the site, which are bungalows. The residential amenity of these properties has been considered and incorporated into the site design. The trees and hedgerow which form the site's western boundary are being strengthened with further planting; of native trees to provide a mature screen. Additionally, no houses have been positioned on this boundary in order to provide necessary separation.

There will be a single access point from the centre of the site which will branch into two internal roads. There are three proposed materials for the road to distinguish shared and private spaces. The access point will allow for safe ingress and egress onto Priest Lane, a straight section of road. Currently the site is within a 60mph zone and adjacent to the 30mph zone. Claremont Planning propose that the 30mph zone is extended to incorporate the area of the site and further the safety of pedestrian and vehicular movements. All of the dwellings have garages and off-road parking in accordance with typical parking requirements as well as generous curtilages. A pedestrian footway alongside the highway is also proposed which will improve connectivity across the entire site and into Willingham village centre.

The masterplan has also indicated the proposed landscaping for the site. The site is currently well bound by an existing hedgerow and tree coverage which will be reinforced by further planting. This will also soften the development edge between the open fields and built form.

## **The Southern Site Extent**

The land in control of Southern & regional Developments extends further to the south of the identified frontage land, as demonstrated by plans enclosed. This larger site provides for a more strategic level of growth at the village but still reflects a scale that is proportionate to the facilities available at Willingham. The larger site area of around 3.4 hectares includes the frontage site, so relates to a wider area for consideration 1.6 hectares with an estimated capacity of 40 homes alongside substantial open space and landscaping

Access would be gained from Priest Lane through the frontage developed area to the land beyond. The site has a strong northern boundary which is formed by Priest Lane; which will form the direct frontage and primary vehicular access into the site. The entirety of the site is well bound by existing tree and hedgerow cover, with a wooded area adjacent to the eastern boundary. The existing landscaping and planting are of a substantial height which will contribute towards the softening of the development's edge and allow for a more sympathetic transition from the edge of the village into the countryside when travelling along Priest Lane. To the south of this expanded site is further fields before the private route of Schole Road.

## **Conclusion**

The Priest Lane frontage site is in a highly sustainable location that is well connected to Willingham and the villages local services. The site is highly appropriate for residential development and achieving planning permission will ensure its delivery within an effective timescale.

It should be reiterated that the frontage site is unconstrained in nature and is located adjacent to the development boundary and dwellings along Priest Lane. As this covering letter has stated, the buildings, structures and hard standings relate to the former horticultural use of the site; and illustrate the brownfield nature of the site. As national policy dictates, previously developed land is sequentially preferable for redevelopment, and in reference to this site, the buildings are not in use and are in disrepair. Therefore, the residential development offers an excellent opportunity for its redevelopment.

As outlined, the adopted Local Plan is due to begin its review in 2019 and the calculated 5.0 years of housing land supply, means that a planning application would strengthen the housing land supply and ensure the delivery of more housing in the new Plan period. A pre-application meeting and subsequent planning application will reinforce the availability, suitability and viability of the site.

In respect of this, the frontage site at Priest Lane, Willingham is commended to the Call for Sites 2019 as part of the preparation of the Greater Cambridge plan. It should be noted that a pre-application meeting has already been held with South Cambridgeshire District Council to aid a strategy in progressing the frontage area and ensuring that its realisation is in line with the Council's objectives.

The wider site that extends further south of Priest Lane is identified to the Council as a longer-term prospect and strategic growth area that also has the capacity to accommodate generous levels of open space.

Please do not hesitate to contact me if you have any questions regarding the sites presented for the Council's consideration.

Yours sincerely,



**Katherine Else MRTPI Bsc Hons PG Dip**  
Managing Director



**Enc:**

Priest Lane Frontage - Draft Masterplan: Sketch Layout (01) PLW-SL-001

Priest Lane Frontage – Site Location Plan

Land South of Priest Lane – Wider Site Location Plan

# Draft Masterplan

A3



**NOTES**  
 This drawing is the copyright of RUA & all rights reserved. No part of this drawing, text or drawings, or any part thereof, may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of RUA. All rights reserved. No part of this drawing, text or drawings, or any part thereof, may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of RUA. All rights reserved. No part of this drawing, text or drawings, or any part thereof, may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of RUA. All rights reserved.

House Type	No of Dwellings	Building Footprint (m <sup>2</sup> )	No of Bed rooms	No
A	20	2	4	4
B	18	2	3	36
C	18	2	4	72
D	18	2	4	72
E	18	2	4	72
F	18	2	4	72
<b>Total</b>				<b>30</b>

  

House Type	No of Dwellings	Building Footprint (m <sup>2</sup> )	No of Bed rooms	No
100	18	2	4	72
101	18	2	4	72
<b>Total</b>				<b>144</b>

  

House Type	No of Dwellings	Building Footprint (m <sup>2</sup> )	No of Bed rooms	No
100	18	2	4	72
101	18	2	4	72
<b>Total</b>				<b>144</b>

Total house footprint (m<sup>2</sup>): 54  
 Total Gross development area (GDA): 4.43  
 Total Net development area (NDA): 3.40  
 Density (based on gross area): 30 units

\* Denotes A11 types

RUA  
 ARCHITECTURE  
 URBAN DESIGN

10 Great Park, Northampton, NN4 6AA  
 T: 01604 522407 F: 01604 522407 www.rua.co.uk

Project: Priest Lane, Wellingham

Drawing: Sketch layout (01)

Scale: 1:1000 @ A3 Date: 28.11.20 2A

Author: PLW  
 Checker: PLW/SL/101

Client: Landshold Capital LTD