



CLAREMONT

PLANNING CONSULTANCY

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

EMAIL: planningpolicy@scambs.gov.uk

21 March 2019

Dear Sir or Madam,

EUROPEAN PROPERTY VENTURES (CAMBRIDGESHIRE) LIMITED PROMOTION OF LAND AT FEN END, WILLINGHAM

On behalf of European Property Ventures (Cambridgeshire) Limited (EPV), Claremont Planning have been instructed to present their site at Fen End, Willingham through the 2019 Greater Cambridge Call for Sites exercise. This submission seeks to notify the Local Planning Authority of the suitability of the site to accommodate a modest residential development.

Through continued promotion of the site at Fen End, Willingham it is the intentions of EPV to gain allocation of the site within the Joint Local Plan currently being prepared by Cambridge City Council and South Cambridgeshire District Council. By gaining allocation within the new Plan the site can come forward within an efficient time frame and contribute to the immediate housing supply of the next Plan; an issue that is especially pertinent given the increasing housing pressures within this sub-area of Cambridgeshire.

In order for the new Plan to deliver a robust development strategy that meets current and future needs, it is vital that an appropriate mix of sites come forward and gain allocation. Through an evaluation of the site at Fen End, it is clear that the site is suitable to accommodate a modest residential development given its unconstrained nature and highly sustainable location. As such, Claremont Planning are keen to establish that the site is available, suitable and achievable for a residential development which can robustly deliver towards the housing supply of the next Plan.

The Greater Cambridge Local Plan

South Cambridgeshire District Council adopted their Local Plan in September 2018 which established a provision to deliver 19,500 new homes across the period 2011-2031. Willingham was assessed as a category two settlement, which Policy S/6 states should be a direction for new development within the District.

A Main Modification for the Local Plan included an obligation for the Local Authority to begin a new Local Plan in 2019 which would be completed in conjunction with Cambridge City. A joint Plan will thus seek to review and address the Greater Cambridge needs. The prospects of an early Local Plan review, the impacts of cross-boundary housing need and the marginal

five-year housing land supply (calculated as 5.0years with a 20% buffer in May 2018) all increase the pressures upon housing delivery within South Cambridgeshire. As such it is vital that the LPA actively seek to boost the supply of new homes and provide a diverse range of sites which can deliver to the immediate, medium and long term of the next Plan period.

Therefore, in preparation for the Local Plan Call for Sites exercise, Claremont Planning progress that the site at Fen End, Willingham should be allocated within the next Local Plan as a site available and suitable of delivering a modest residential development which meets the increased housing need of the Greater Cambridge area and the local needs of Willingham. The ability of small and medium sized sites to robustly deliver towards the housing land supply of the District should not be under-estimated.

The Fen End Site

The site is located to the north of Willingham Village and sits adjacent to the defined settlement boundary. As the site location plan shows below, the site covers an approximate area of 2.9 hectares and encompasses agricultural pasture land with a range of outbuildings and structures relating to agricultural use. Existing residential development abuts the site to both the east, south and west, with further agricultural land to the north. The site is enclosed by areas of hedgerow and vegetation.



The site is bound by Fen End to the east and Earith Road to the west, with access available from an entrance along Fen End. The map below shows the indicative site access and the capacity and width of the track to accommodate a vehicular entrance.



The entirety of the site is within Flood Zone 1, a key opportunity given the extent of high Flood Risk within the District which is associated to the Fen low-lying landscape. Additionally, the site is unconstrained in regard to environmental, ecological or historic statutory or local designations. As such there are no material considerations affecting the deliverability of the site.

The site is located within a five-minute walk from the settlement centre which hosts a range of local facilities and services available along Church Street and High Street. The service base of the village includes a primary school, pharmacy, library, Doctors surgery, post office, public houses, shops and restaurants.

The Site's Development Potential

There is a strong basis for the site's suitability, given its robust relationship with the settlement edge of Willingham and its sustainable, accessible location to the village's main services. The availability of the site has been demonstrated by the enclosed Landowners Note, as European Property Ventures (Cambridgeshire) have secured a Promotion Agreement on the site with the intentions to secure allocation in the Local Plan and subsequent planning permission. Having provided a context of the site at Fen Land, the unconstrained nature of the site in regard to ecological, historic and environmental statutory and local designations has illustrated the excellent opportunity and achievability for a residential development.

It is advanced to the Local Planning Authority that this site is an appropriate location to accommodate a new residential development. 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.

Conclusion

Claremont Planning on behalf of European Property Ventures (Cambridgeshire) therefore request that the site at Fen End, Willingham is considered for allocation within the emerging Greater Cambridgeshire Local Plan.

It is reiterated that the site is highly appropriate for residential development, being immediately adjacent to existing residential development, within close proximity of local facilities, transport links and employment locations. Achieving allocation in the new Local Plan will ensure its delivery within an effective timescale.

The new Local Plan will likely require an increased housing requirement and alongside the current marginal 5.0 years of housing land supply, it is crucial that South Cambridgeshire identify and allocate a robust supply of residential sites that can come forward during the Plan period alongside the strategic allocations identified within the adopted South Cambridgeshire Local Plan. In respect of this, the site at Fen End, Willingham is put forward to the 2019 Call for Sites and allocation would strengthen the housing land supply and ensure the delivery of more housing in the new Plan period

The identified site is immediately available, suitable and achievable and is within a highly sustainable location. Please do not hesitate to contact me should you have any queries or wish to discuss the site in more detail.

Yours sincerely,



Katherine Else MRTPI Bsc Hons PG Dip
Managing Director



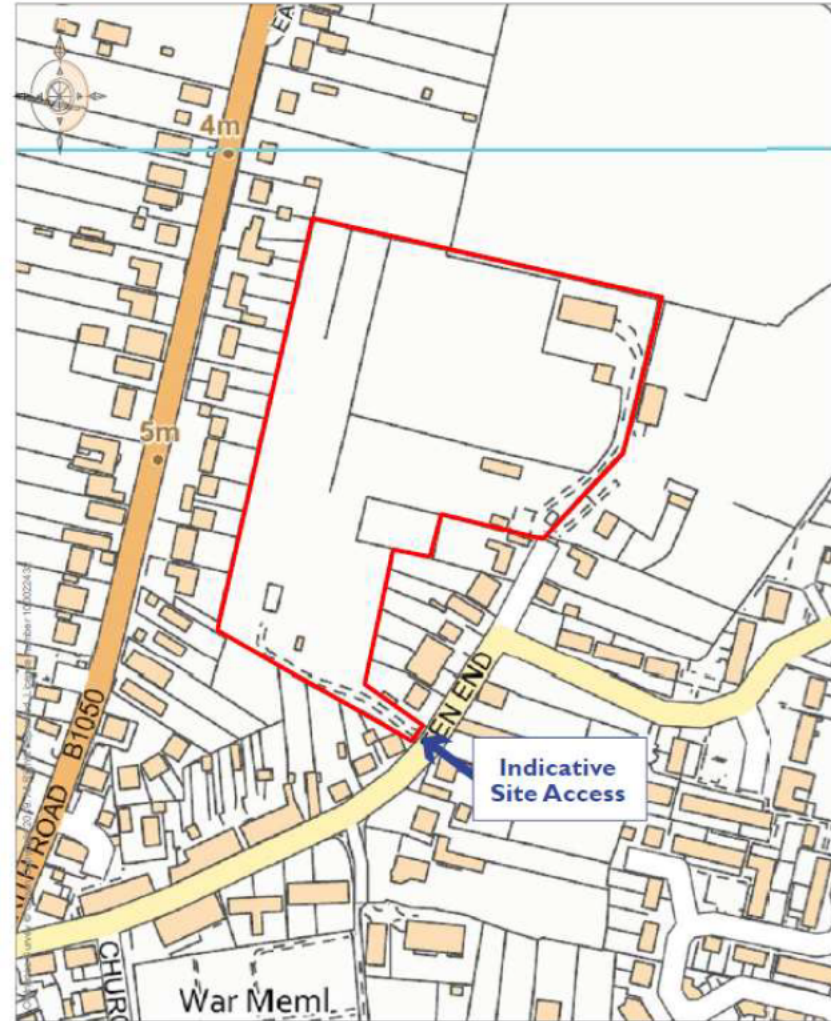
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Site Plan

Site Plan



The site in context



The site in detail

Project Fen End, Willingham
 Title Site Plan
 Client European Property Ventures

Drawing Number
 04120-2
 REV
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Status
 FINAL
 Drawn By
 JC
 PM/Checked by
 TR
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