



# CLAREMONT

PLANNING CONSULTANCY

## **SUBMISSION OF CALL FOR SITES UPDATE LAND AT FEN END, WILLINGHAM (reference 40469)**

A Call for Sites submission was made under the name of European Property Ventures (Cambridgeshire) during the Consultation process in February 2020 relating to their land interest at Fen End in Willingham. The Greater Cambridge Local Plan is currently undergoing a period of review and as part of this process a Housing and Economic Land Availability Assessment (HELAA) 2021 has been prepared. Within the HELAA the site at Willingham was given the reference number 40469. Set out below is a summary of the findings of the review of the site as provided within the HELAA along with an update from the site promoter.

### **Site Suitability**

The site at Fen End, Willingham scored 'red' overall being found to be unsuitable for development.

In terms of the adopted Development Plan policies – the site scored amber due to its location outside of the Development Framework and it being within 250m of a Mineral and Waste Consultation Area.

Regarding flood risk, the site was scored amber the assessment identifies that the site is located wholly within Flood Zone 1. A small proportion (1%) of the site is located within 1 in 30-year event, 3% lies in a 1 in 100-year event area for surface water flood risk whilst 27% lies in a 1 in 1000 event.

In respect of Landscape and Townscape, the assessment scored amber. The site is described as a roughly triangular plot of land behind houses along Earith Road and Fen End. The land is somewhat open to the north but intervening vegetation prevents views of the site from the surrounding area. The site is well enclosed with housing and inset within the 'V' of intersecting roads. The site has an access point onto Fen End and would be suitable for development as impacts would be generally low. Landscape buffers required.

In terms of Biodiversity and Geodiversity, the assessment scored amber. Any residential development above 50 outside of the current urban area will require consultation with Natural England. There are no apparent priority habitats within the site, however there are buildings, extensive grasslands, wooded areas, hedges and wooded boundaries on site that are likely to have ecological value. Applications may find provision of 10% net gain of biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with policy. Development of the site may have a detrimental impact on any designated site or those with a regional or local protection but the impact could be reasonably mitigated or compensated.

The Open Space/Green Infrastructure assessment scored Green, the site was found not to be within a protected open space designation and any impact of the proposed development could be reasonably mitigated or compensated.

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The Historic Environment assessment also scored green. This found that the development of the site would not have a detrimental impact on any designated or non-designated heritage asset.

The Archaeology assessment scored amber, the site was found to be in a landscape of prehistoric and Roman archaeology.

The Accessibility to Services and Facilities scored amber, the site was found to benefit from adequate accessibility to key local services, transport and employment opportunities with the proposed development of the site not requiring the delivery of accompanying key services.

The assessment of Site Access scored red, the proposed site does not have a direct link to the adopted highway. There is no possibility of creating a safe access.

The Transport and Road assessment scored amber, this found that the site is located close to Church Street/B1050/High Street junction which has been identified for improvement due to capacity issues. The development will have to assess the impact and provide mitigation to ensure there is sufficient capacity. The applicant will also have to consider committed/allocated sites and the cumulative impact onto the local highway network. In addition the development will have to promote sustainable travel to the busway and local services. Any potential impact on the functioning of trunk roads, and or local roads could be reasonably mitigated.

The Noise, Vibration, Odour and Light Pollution assessment scored green. This found that the site is capable of being developed to provide healthy internal and external environments after careful site layout, design and mitigation.

The Air Quality Assessment scored green. This found that the site does not lie within an AQMA and there would be minimal traffic on AQMA.

The Contamination and Ground Stability Assessment scored amber. This notes that there is potential for historic contamination on site and advised that conditions are required.

Further Constraints were identified as Agricultural Land Classification 100% urban, within Highways England Zone 2 – A14 which has limited capacity for growth.

### **Availability**

The site scored green and the assessment recognises that the land has been promoted by the landowner who has confirmed that the site is available for development. The site has no relevant recent planning history and is considered to be available for development in the next 0-5 years.

### **Achievability**

The site scored green and confirmed that land has been promoted by the landowner/developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	22
Estimated dwellings units	63
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 years

### Updated Commentary from Site Promoter

European Property Ventures (Cambridgeshire) would like to make the following observations in respect of the suitability of the site for development.

It is recognised that the site is currently located outside the Development Framework however representations to the Local Plan have identified the site's suitability as a potential residential allocation and it could therefore be included within an amended development framework boundary as part of the Local Plan review. The site is adjacent to the existing settlement and provides a logical direction of growth. Development of the site is not impeded due to its location within 250m of a Mineral and Waste Consultation area, the relevant consultation can be undertaken.

The site is located within Flood Zone 1 and is therefore a suitable location to provide residential development. Adequate on-site mitigation in the form of SUDs can be incorporated into the scheme proposals.

The landscape and townscape assessment have identified that the site is well enclosed and would be suitable for development due to its low impact. Landscaping could be incorporated into any scheme proposals. This would also aid the improvement of biodiversity net gain in accordance with policy. The site is not located within an area of protected open space designation and the site would have no detrimental impact on any heritage assets.

Archaeology is not considered to be a constraint to development, assessment and recording can be undertaken in respect of any relevant archaeological interest in proximity to the site.

The site has access to local services and facilities and 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.

Objection is raised to the identification that the site is not capable of providing a safe access. A proposed access has been identified by Highways Engineers and a site access plan is provided as part of this submission. Furthermore, there is the opportunity to deliver enhanced pedestrian and cycle linkages to the settlement centre to provide alternative to the private car and improve permeability of the site.

Noise, Vibration, Odour and Light Pollution can be mitigated for through appropriate design and layout and no concerns have been raised in respect of these technical matters. Air Quality and Ground Contamination and stability are all matters that can be mitigated and safeguarded through condition.

The site is in a sustainable location close to facilities and services and offers a logical location for additional development to assist in meeting market and affordable housing provision at the settlement of Willingham.