



CLAREMONT

PLANNING CONSULTANCY

SUBMISSION OF CALL FOR SITES UPDATE LAND AT BOXWORTH END, SWAVESEY (reference 40506)

A Call for Sites submission was made under the name of Southern & Regional Developments during the Consultation process in February 2020 relating to their land interest at Swavesey. 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 Swavesey was given the reference number 40506. 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 Boxworth End, Swavesey 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 primarily outside of the Development Framework.

Regarding flood risk, the site was scored amber, the assessment identifies that the site is located partly in Flood Zone 2 (6% of the site) and partly within Flood Zone 3 (6% of the site). In respect of surface water flooding, 3% of the site lies within a 1 in 30 years event, 6% of the site lies in a 1 in 100-year event and 30% lies in a 1 in 1000-year event.

In respect of Landscape and Townscape, the assessment scored red. It identified that the site is considered to be an important break in the linear form of the village, with important views out to the countryside to the east. The visual and landscape character impact would be significant because of the infilling of the Important Countryside Frontage along Boxworth End would need to be maintained and the sensitive eastern boundary also sufficiently buffered. Some limited development focused onto the north and south of the site could be achievable with landscape mitigation.

In terms of Biodiversity and Geodiversity, the assessment scored amber, this found that all new housing developments will require assessment of increased visitor pressure on nearby SSSI, whilst there are a number of drains and watercourses on site that will require survey and probable mitigation. The assessment notes that there are no other apparent priority habitats within the site however, there are buildings, grasslands and woodland that will likely be of some ecological value. Although the development of the site may have a detrimental impact on a designated site, the impact could be reasonably mitigated and compensated.

The Open Space/Green Infrastructure assessment scored Green, the site was found within or partially within an Important Countryside Frontage. The site is not located on any protected open space designation. Any impact of the proposed development on open space/green infrastructure could be reasonably mitigated.

The Historic Environment assessment scored amber. This found that the site is located within 100m of a Listed Asset going onto state that the listed building opposite is well set back from the street on both sides, so it is not seen in an open setting. Provided that an appropriate layout and landscaping are in place, development on the east side of Boxworth End is not likely to have a significant harmful impact on setting.

The Archaeology assessment scored green, a field evaluation undertaken as part of the assessment process has confirmed that no significant archaeology survives in the area.

The Accessibility to Services and Facilities scored Green, the site was found to benefit from good 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 amber, the site access found the access to be acceptable in principle subject to detailed design with potential access constraints able to be overcome through development.

The Transport and Road assessment scored green. The assessment provided no comment in respect of transport and roads, noting that the development of the site will not have a detrimental impact on the functioning of trunk roads and local roads.

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

The Air Quality Assessment scored amber. This found that the site is not located within an AQMA and its development will have minimal traffic impact on this.

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

Further Constraints were identified as being within land classified as Grade 3 agricultural land. It also identifies that strategic highway impact being located within Highways England Zone 3 – 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 there are no known legal or ownership impediments to development.

Achievability

The site scored green and confirmed that there is reasonable prospect that the site will be developed where the site has been promoted by the landowner and is known to be achievable 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 | 12 |
| Estimated dwelling units | 50 |
| Estimated employment space (m ²) | - |
| 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

Southern & Regional Developments 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 boundary of Swavesey and provides a cohesive relationship with the built form located along Bucking Way Road, Boxworth End and Ramper Road to the north.

As part of the updated Call for Sites information that has been submitted, a revised site plan has been provided. The includes an amended red line site boundary to illustrate the site's removal from the flood plain. The flood risk relevant to the site can effectively mitigated and safeguarded as public open space and not subject to development.

The promoters consider that the site could be developed at a scale and density appropriate to the character of Swavesey. Most importantly, there is an opportunity to maintain and enhance the designated Important Countryside Frontage represented by the site's western boundary in respect of protecting its amenity value to local people. Through careful siting and landscape mitigation there is an opportunity to create a well-designed landscape scheme that takes into consideration the important landscape features identified.

Residential development of the site could provide direct enhancement to local biodiversity as well as providing improved public access to new green spaces. Consideration will be given to heritage assets in the vicinity of the site to identify the need for any recording and ensure no detrimental impact on heritage assets.

A safe and convenient access can be provided for the site and there are no concerns regarding high way safety or impact on the local road network.

Swavesey is a highly sustainable location for development with an established local service base including schools, places of worship, local shops and a doctors surgery. The site is located within 15 minutes' walk of all local services and facilities. Public transport provision is also easily accessed from the site with good, regular services to Cambridge offering links to higher order centres and employment provision.

The site offers the opportunity to provide a sensitive approach to landscaping seeking where possible to facilitate views into and out of the site to the surrounding countryside and retain the semi-rural character of the site's surrounding area.