



CLAREMONT

PLANNING CONSULTANCY

SUBMISSION OF CALL FOR SITES UPDATE LAND AT PRIEST LANE, WILLINGHAM (reference 40468)

A Call for Sites submission was made under the name of Southern & Regional Developments during the Consultation process in March 2019 relating to their land interest at Priest Lane, 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 40468. 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 Priest Lane, Willingham scored 'amber' overall.

In terms of the adopted Development Plan policies – the site scored amber due to its location outside of the Development Framework.

Regarding flood risk, the site was scored amber, the assessment identifies that the site is wholly in Flood Zone 1. A small proportion (4%) of the site is located within 1 in 30-year event area for surface water flood risk, 9% lies in a 1 in 100-year event whilst 20% lies in a 1 in 1000-year event.

In respect of Landscape and Townscape, the assessment scored amber. It identified that the site is marginally anomalous of the character type due to its sense of enclosure from its vegetated boundaries. The site doesn't allow for views in or out except where this boundary vegetation is particularly thin or in poor health. The site itself is half woodland and the other half is enclosed densely by hedging. Development of the site would have the most impact on this section of woodland. Views to the north are long across the wide field on the north side of Priest Lane, but the low-lying nature of the land allows for landscape mitigations to be used with success. The unit numbers may be out of character for the village edges and would not allow for the retention of the woodland.

In terms of Biodiversity and Geodiversity, the assessment scored amber, this found that any residential development above 50 outside of the current urban area will require consultation with Natural England. There are areas of woodland that have been registered on the 2014 National Forest Inventory that are likely to qualify as primary habitat, although there does appear to have been woodland clearing prior to May 2019. There are no other 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. The assessment advises that applications on site may find it difficult to demonstrate provision of 10% biodiversity net gain and thus off-site compensation may be necessary. Although the development of the site may have a detrimental impact on a designated site, the impact could be reasonably mitigated.

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.

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

The Archaeology assessment scored amber, the site was found to be located 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 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 amber, this found that the site is located close to the 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 amber. This found that the site is capable of being developed to provide healthy internal and external environments in regard to noise/vibration/odour/light pollution after careful site layout, design and mitigation.

The Air Quality Assessment scored green. This found that the site does not lie within an AQMA. Minimal traffic impact on the 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 73% Grade 2 and 27% Urban. Also identified to be 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	30
Estimated dwelling units	54
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.

The site has scored well in terms of its consideration within the HELAA. As such, it is considered that it should be taken forward as a potential site for allocation for residential development through the emerging Local Plan.

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 Willingham and provides a logical direction of growth. The site is bound by existing residential development to the east and west demonstrating a coherent pattern of development.

The site is located within Flood Zone 1, it is not within a protected open space designation and is not considered to have a detrimental impact on any designated or non-designated heritage assets. The site is accessible to key services and facilities of Willingham and is capable of providing an appropriate site access design.

In terms of landscape there are opportunities to improve the landscape boundary treatment and retain the most important trees and landscape setting. There is also the ability to provide biodiversity net gain improvements on the site through improved mitigation.

The site is capable of providing a safe and convenient access and can improve pedestrian and cycle links to improve permeability to the facilities and services of the settlement. The development of the site would assess the transport impacts and capacity on existing roads and take into consideration committed and allocated sites in the vicinity of the site area.

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.

Given the brownfield nature of the site and the fact that it is largely unconstrained, it is considered an appropriate location for development and is considered suitable for accommodating residential development.