

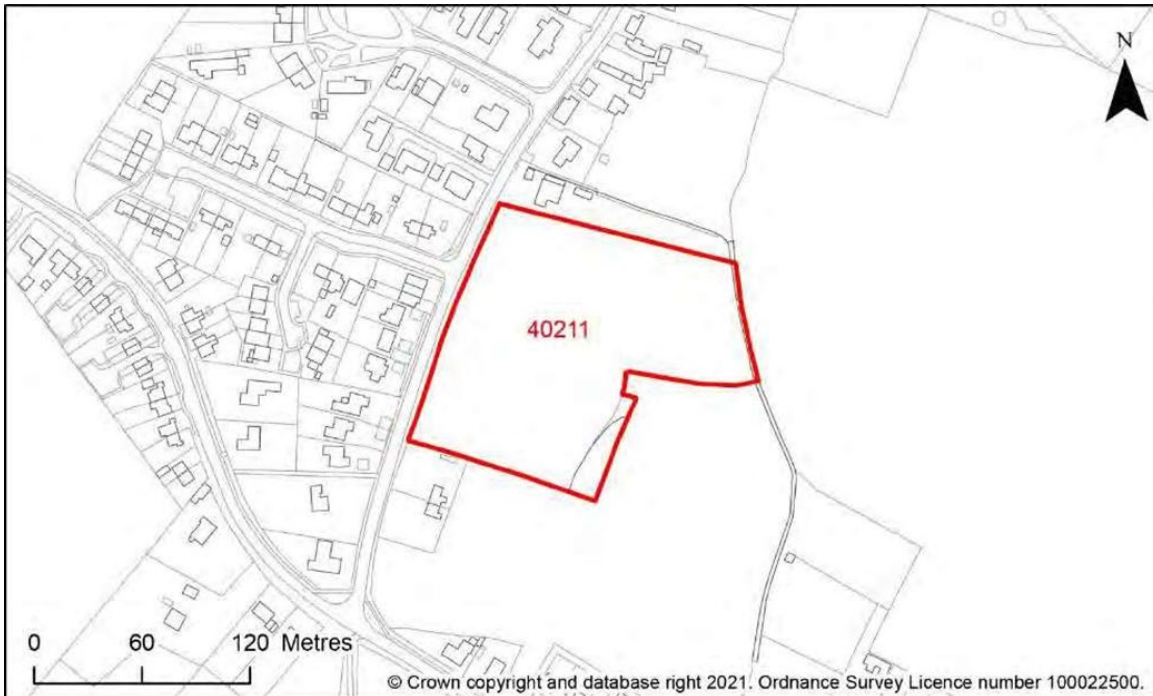
GREATER CAMBRIDGE LOCAL PLAN (GCLP) – FIRST PROPOSALS

REGULATION 18: PREFERRED OPTIONS

**REPRESENTATIONS: [REDACTED] – LAND OFF HIGH STREET,
LITTLE EVERS DEN (SITE REF: 40211)**

INTRODUCTION

1. We act for [REDACTED] in respect of Land off High Street, Little Eversden (Site Ref: 40211). The boundaries of the site are shown on the image below which offers the opportunity for a sympathetic development which relates well to the existing settlement form.



2. On behalf of our client, we make the following comments on the Regulation 18 Preferred Options Consultation.

S/RRA: ALLOCATIONS IN THE REST OF THE RURAL AREA

1. Land off High Street, Little Eversden (HELAA Site Ref: 40211) as shown edged red on the plan below offers the potential for a sympathetic development which will fit well with the existing form of the settlement.



2. Small allocations in Infill Villages that are well related to the existing form of the settlement will help to deliver a broader range of housing stock including affordable housing.

3. We have analysed the local authorities HELAA review which appraises the development potential of the site. The HELAA review (copied below) provides an accurate assessment of the site and we highlight that the site scores well with no constraints to development identified.

Land off High Street, Little Eversden CB23 1YU (Ref: 40211)

		Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework Wholly within the Cambridge Greenbelt Wholly within the Lord's Bridge Restricted Zone
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 30 year event 3% lies in a 1 in 100 year event 8% lies in a 1 in 1000 year event

<p>Landscape and Townscape</p>	<p>Green</p>	<p>NCA 88 Bedfordshire and Cambridgeshire Claylands</p> <p>District Area: Western Claylands: The site is slightly atypical due to the enclosure by surrounding village development</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 3B: Bourn Tributaries Lowland Farmlands</p> <p>The site is a large field with its western edge completely open against the High Street. The site is suitable for development due to its contained area and presence on the High Street. The impact on landscape character is low to negligible. If development took place landscape mitigation would be required along all boundaries with sufficient space for large trees and at an appropriate width to filter views from the</p>
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Issue	Assessment	Comments
		surrounding landscape or from neighbours
Biodiversity and Geodiversity	Amber	<p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI. All non-householder applications will require consultation with Natural England regarding Eversden and Wimpole Woods SAC. There are no apparent priority habitats within the site; however, there are grasslands, woodland areas, hedges and wooded boundaries on site that are likely to have ecological value.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	<p>Within 100m of a Listed Asset</p> <p>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 assets.</p>
Archaeology	Amber	A medieval moat is located in the area
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Less than or Equal to 720m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p>

Issue	Assessment	Comments
		Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Green	No comment Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
Noise, Vibration, Odour and Light Pollution	Amber	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.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 3
Strategic Highways Impact	Green	Within Highways England Zone 10 - South West <2,000 dwellings / 5,000m2 employment - Capacity for growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: LE5; LE9 Very High; Moderate

Available (Outcome = Green)

Question	Response
I	
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or 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	16
Estimated dwelling units	30
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

4. For the reasons highlighted in this representation we encourage the Local Planning Authority to amend the Development Strategy in the GCLP by including more allocations in rural settlements. Land off High Street, Little Eversden (Ref:40211) scores well in the HELAA review and should be identified as a residential allocation.