

THE SITE

Introduction

Gladman Developments Ltd have successfully invested in communities throughout the UK over the past 20 years, developing high quality and sustainable residential, commercial and industrial schemes. Public consultation is being undertaken by Gladman Developments Ltd in order to present our emerging development proposals for land off Highfields Road, Highfields Caldecote to the local community. We are proposing a residential development of up to 125 homes, together with new open space, on site play provision, enhanced public footpaths, cycle paths etc.

The purpose of this public consultation process is to outline the details our draft scheme and seek comments from the local community which will be considered before the outline planning application is lodged with South Cambridgeshire

Site Description

The site is located to the north east of Highfields Caldecote and is immediately adjacent to existing development along Highfields Road to the east and to the north of a more recently completed residential development on Clare Drive. The site comprises of approximately 6.03 ha of agricultural land divided into three fields by established hedgerows and trees. The site boundaries are predominately defined by mature hedgerows and trees with the exception of the western boundary which is defined by Highfields Road.

Planning Context

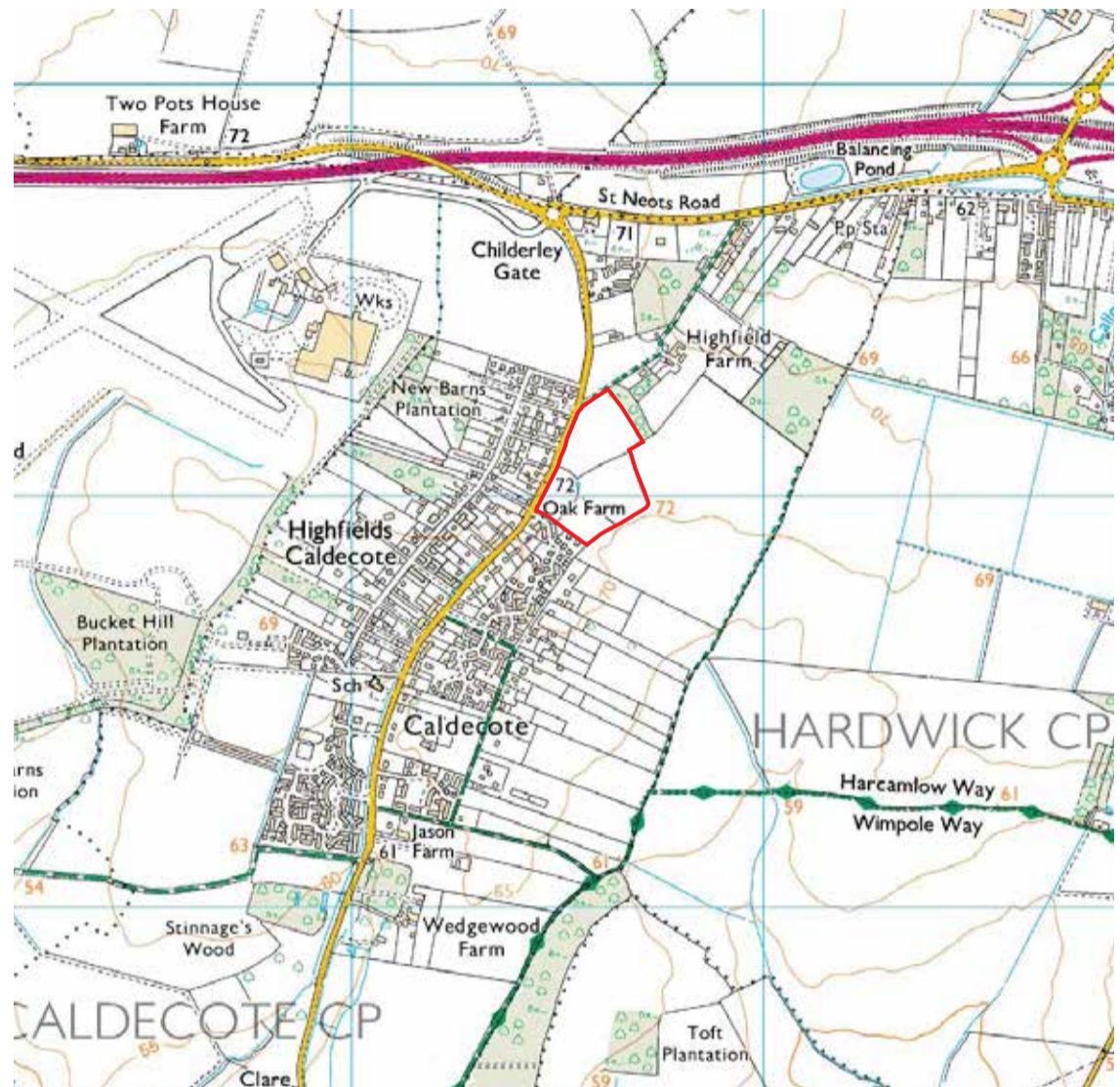
South Cambridgeshire District Council Core Strategy was adopted in 2007 and was prepared under the Town and Country Planning Act 1990. It covers the period up to 2016. The Council is currently preparing a new plan which will set out how the future development of the District should be shaped. This emerging Local Plan states that there is a requirement for 19,000 homes between 2011-2031, equating to an annualised requirement of 950 homes. South Cambridgeshire District Council cannot currently demonstrate a 5 year housing land supply, meaning that their Core Strategy housing policies are out of date and development proposals should be assessed against the National Planning Policy Framework.

The Need for New Housing

Every Council is required by the Government to boost significantly the supply of housing and to make planning decisions in the light of a presumption in favour of sustainable development. South Cambridgeshire District Council is required to provide enough housing land to meet its full future housing needs. Approval of this development will help towards meeting the housing need within the District.

Why is the site suitable for development?

The proposed development of the site would form a logical extension to the east of the village and a good range of local services and facilities are located nearby. The site is well connected by road to Cambridge and St Neots via the A428 to the north with easy access from Highfields Road. In addition there are no technical issues that would preclude the development of this site for residential purposes.



Site Location Plan

THE APPLICATION

Application Type & Submission Date

Gladman Developments Ltd will submit an outline application for up to 125 homes to South Cambridgeshire District Council in the summer of 2015. This would establish the principle of development and determine the access arrangements. All other details would form part of subsequent applications if planning approval is given.

Development Proposals

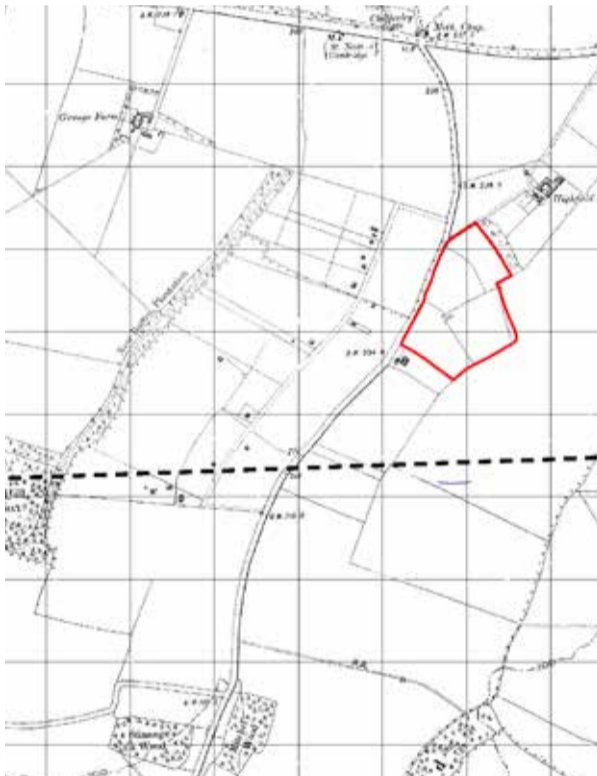
- Up to 125 new homes;
- Proposed new access point off Highfields Road via a new road junction;
- Provision of new public open space;
- A Sustainable Urban Drainage system;
- New public rights of way across the site improving connectivity to the wider footpath network; and
- Retention and improvement of landscaping to enhance the site and its boundaries.

HISTORIC MAPS

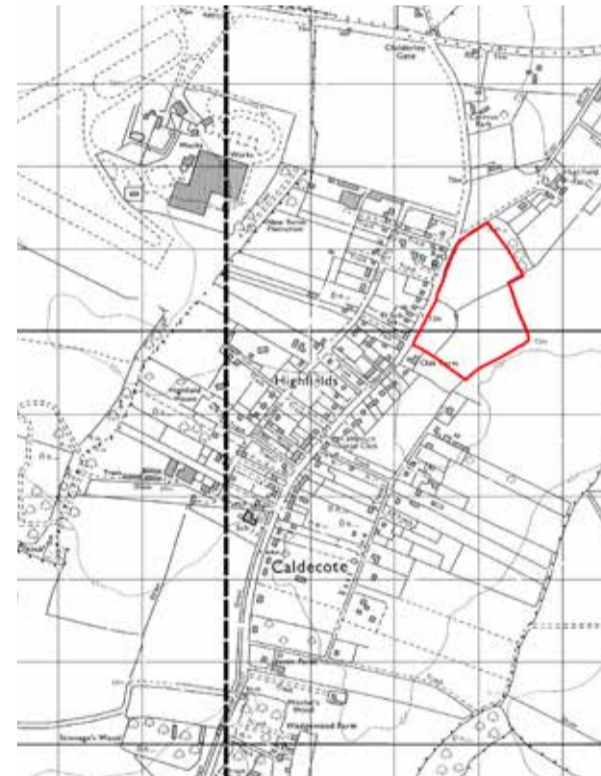
The historic maps below show the proposed development site in the context of the growth of Highfields Caldecote since the early twentieth century. The 1903 map shows that development is very sparse; Highfields Farm and a handful of rural dwellings provide the only indications of development. The 1938 map shows the sub-division of land into plots along Highfields Road and West Drive, indicating a steady increase in development over a 35 year period.

By 1980 Highfields Caldecote had substantially outgrown the old village to the south. During the Second World War, Bourn Airfield was constructed on the north-western fringes of the village in addition to a large industrial works development. Further residential plots can be seen on the village's eastern and south-eastern edges along Highfields Road and East Drive.

The 2014 map shows a marked increase in development over 34 years. This localised expansion has seen upgrades to the local road infrastructure, including the old St Neot's Road to the north being re-built as a dual carriageway linking Bedford to the west with Cambridge to the east.



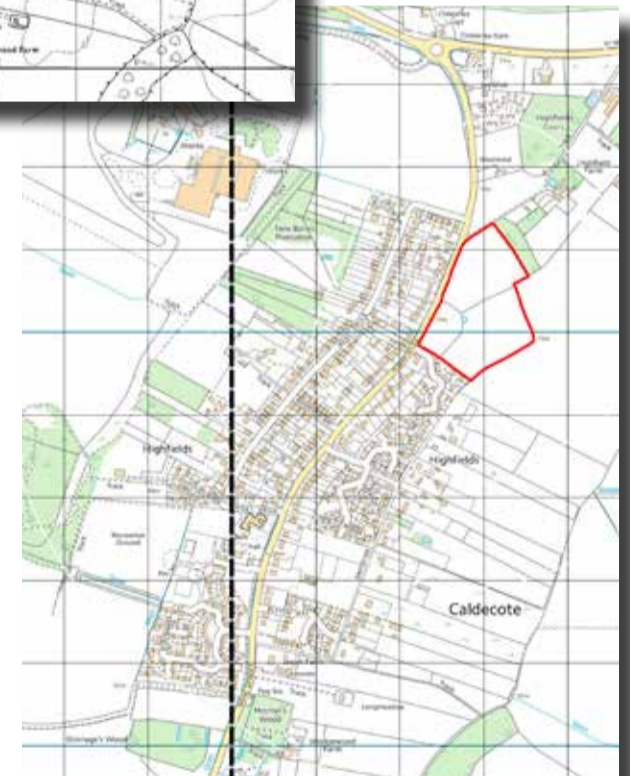
1903



1980



1938



2014

EXISTING LOCAL CHARACTER

SITE AND LANDSCAPE

Site & Setting

The site comprises of three agricultural fields, which are presently out of use. The site is relatively flat with a gradual fall from the north-eastern boundary running towards Clare Drive to the south. The site is generally well enclosed by a combination of mature hedgerows, mature trees and existing development. A small pond is located at the centre of the site. The site lies within the Western Claylands landscape character area, which is described and assessed in the Cambridgeshire Landscape Guidelines (1991).



VIEWPOINT 1: View north-east from junction of Highfields Road and Clare Drive

Visual Environment

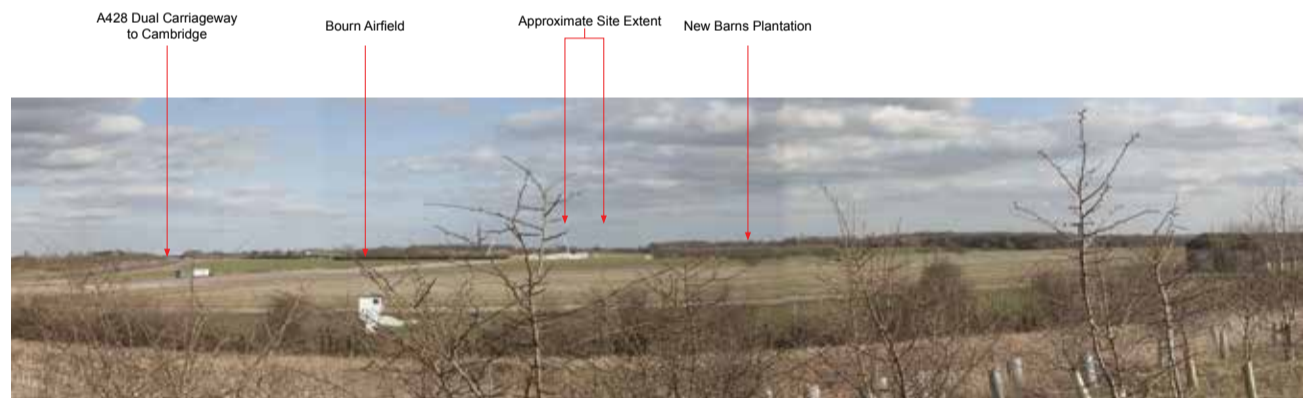
Close proximity views from vehicular users of Highfields Road are largely restricted to views through gaps in the surrounding vegetation. There are five properties off Clare Drive to the southern boundary with limited views across the site. Longer distance views from public footpaths in the wider landscape to the east of the site are restricted by the relatively flat nature of the landscape and intervening hedgerow and tree cover.



VIEWPOINT 2: View west from Public Right of Way to the east of Highfields Caldecote

Local Building Styles

The village contains a wide variety of building types, ages and materials. The local vernacular is predominantly modern and is characterised by a mixture of styles and uses both modern and traditional building materials. These include brickwork and render with slate tiled roofs.



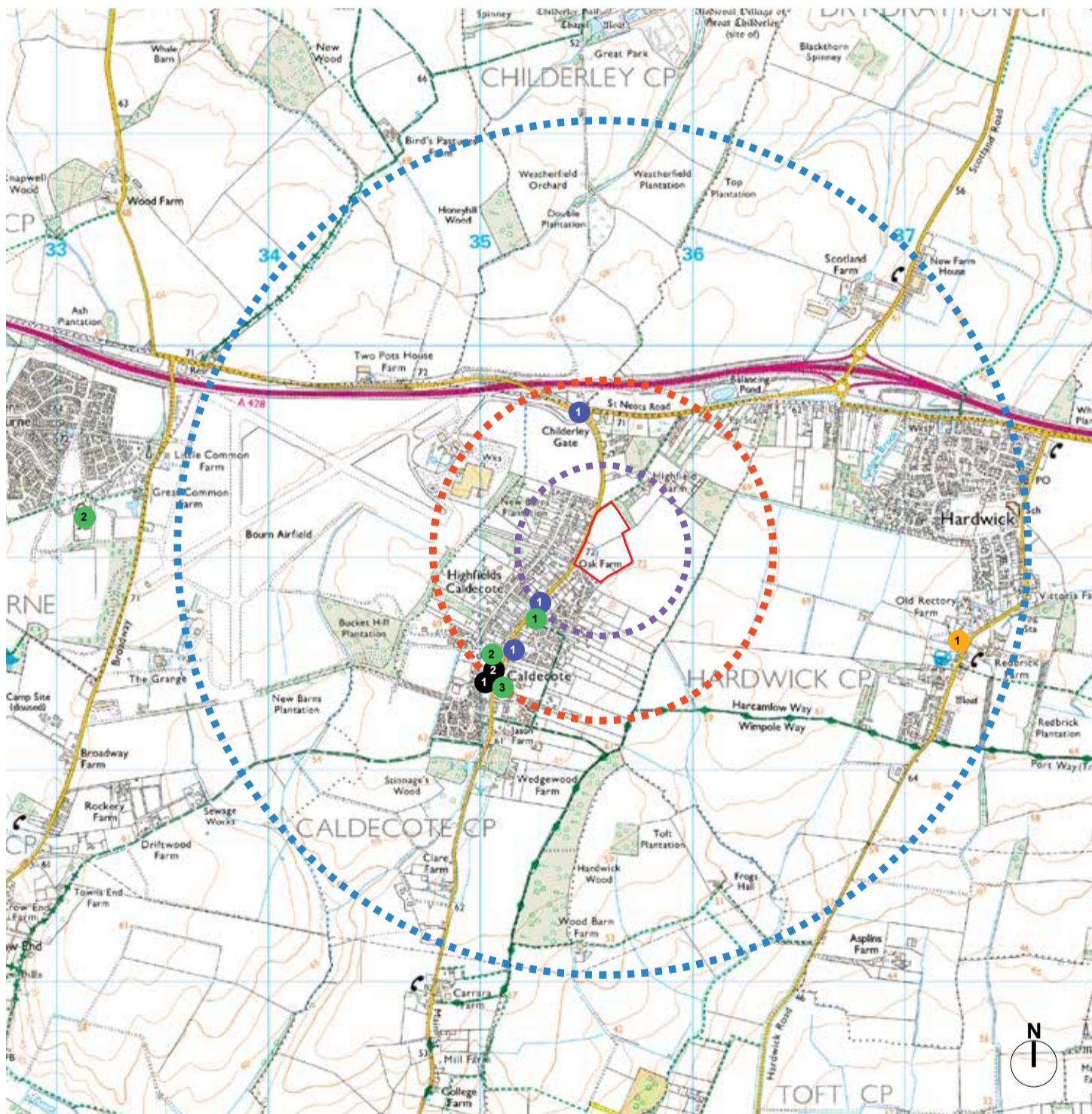
VIEWPOINT 3: View east from Broadway across Bourn Airfield

Below and left: Examples of traditional built form and materials used within the surrounding area. The proposals will seek to reflect the existing built character so as to create an appropriate and sympathetic development in keeping with the character of the site and its context.



LOCAL SERVICES AND FACILITIES

The site is in a sustainable location with good access to local services and facilities. Facilities and services within Highfields Caldecote include a primary school, playgroup, local shop, hairdressers and social club. In terms of public transport, the village has a number of bus stops within 400m of the site, which provide services to Cambridge and Cambourne. There is also the potential for the site to provide new pedestrian and cycling connections to the Harcamlow/Wimpole Way footpath, which extends across open countryside to the east and south through the old village of Caldecote to Kingston. The plan and key below show a range of existing local services and facilities that are located within 400m, 800m and 2km (straight line distance) of the site.



Key

- Site Boundary
- 400 metre distance offset from site
- 800 metre distance offset from site
- 2km distance offset from site
- Bus Stops
- Social Club
- Primary School
- Playgroup
- Place of Worship
- Convenience Store
- Hairdressers

KEY CONSIDERATIONS

The assessment of the site and its surroundings has identified a number of features which should be protected, retained and enhanced as part of the development proposals for the site. These considerations provide the opportunities and constraints for development and have been used to inform the preparation of the Framework Plan.



KEY			
	Application Boundary	6.03ha	
	Existing Public Rights of Way		
	Existing Trees & Hedgerows		
	Existing Overhead Cables		
	Foul Sewer Easement		
	Topography		
	Consider Views from Neighbouring Houses		
	Existing Pond		
	Gap in Existing Hedgerow		
	Views of Site Restricted by Existing Planting		
	Existing Ditches		
	Proposed Vehicular Access Point		
	Proposed Emergency Access Point		
	Potential Location for SUDs		
	Potential Landscape Buffer		
	Ecological Buffer		
	Retain Agricultural Access Point		



DESIGN PRINCIPLES

The assessment of the site and its setting has helped to inform the preparation of a Development Framework for the site. A number of design principles have influenced the development proposals for the site. These principles include:

1. Respecting local character and to retain and enhance views, including views from footpaths approaching the site and from adjacent housing;
2. Delivering a high quality "place" which is sustainable, safe, and attractive;
3. Providing a mix of housing - up to 125 new dwellings, offering 1-5 bedroom properties, comprising a range of house types from linked townhouses to detached properties which can respond to local housing need;
4. Ensuring well designed development which respects the character and appearance of Highfields Caldecote;
5. Establishing a legible environment, with a choice of interconnecting attractive streets and pedestrian routes which provide excellent connectivity across the site into both Highfields Caldecote and the surrounding countryside;
6. An attenuation area will be located offsite to take advantage of the natural contours, the areas surrounding them will be managed for biodiversity benefits [subject to infiltration testing];
7. Ensuring well designed pedestrian links with surrounding villages.
8. Providing an integrated network of public open spaces.

HAVE YOUR SAY

Your comments and suggestions will be taken into account when formulating the final planning application submission. All comments and feedback will be provided to the Local Planning Authority as part of the planning application.

Once a planning application has been submitted you will also be able to make further representations to South Cambridgeshire District Council who will take these into account before making their decisions on the planning application.

You can keep up to date on progress using this dedicated website which provides further information and includes an online feedback form for making comments:

Thank you for taking time to view our proposals.

Comments can be sent via:

www.your-views.co.uk/highfieldscaldecote

How do I comment?

You can respond by email:

comments@your-views.co.uk

(using Highfields Caldecote as the subject line)

or by post:

Your Views - Highfields Caldecote

Gladman Developments Ltd.

Gladman House

Alexandria Way

Congleton

CW12 1LB

Gladman consider all correspondence received and our response to the issues raised will be set out in a Statement of Community (SCI). As part of a planning application, Gladman submit to the Local Planning Authority a complete copy of all correspondence received (including any details such as your name, address and email where you have provided them). This ensures all your comments are available to the Council during the consideration of an application and shows who we have consulted. As the SCI forms part of the formal application documents, the Council may publish it online, subject to their own Data Protection policies. Should the application be the subject of an appeal, the same information will be forwarded to the Planning Inspectorate. If further consultation is carried out as part of the planning process, Gladman may use your details to make you aware of this and to ask for your views, but will not use this information for any other purpose.

