



dynamic development solutions™

Daniels Bros (Shefford) Ltd and [REDACTED] For and on behalf of

Greater Cambridge – Call for Sites (SHELAA)

Land at
**60 Hay Street and north of Craft Way,
Steeple Morden**

**Prepared by
DLP Planning Ltd
Bedford**

March 2019



Prepared by:	William Lloyd BSc (Hons) Planner
Approved by:	Neil Osborn MRTPI Senior Professional Director
Date:	March 2019

DLP Planning Ltd
4 Abbey Court
Fraser Road
Priory Business Park
Bedford
MK44 3WH

Tel: 01234 832740

DLP Consulting Group disclaims any responsibility to the client and others in respect of matters outside the scope of this report. This report has been prepared with reasonable skill, care and diligence. This report is confidential to the client and DLP Planning Ltd accepts no responsibility of whatsoever nature to third parties to whom this report or any part thereof is made known. Any such party relies upon the report at their own risk.

CONTENTS	PAGE
1.0 Introduction.....	4
2.0 Site Context and Description	5
3.0 Planning Policy Assessment	9
4.0 Proposed Site Allocation.....	11

1.0 Introduction

- 1.1 This report has been prepared by DLP Planning Ltd on behalf of our clients, Daniel Bros (Shefford) Ltd and [REDACTED], who is resident at No 60 Hay Lane, to highlight a site which we ask to be considered in the Strategic Housing and Economic Land Availability Assessment (SHELAA) as part of the March 2019 'Call for Sites'.
- 1.2 The land is available and deliverable and comprises a paddock to the north of Craft Way, Steeple Morden and the adjoining curtilage of No 60 Hay St which together comprise a total of 1.09 ha. Having regard to the potential to retain the existing dwelling and the existing residential access, the site would have a capacity to accommodate in the order of approximately 30-35 dwellings.
- 1.3 This Statement provides background to the site, a description of the site and surrounding area, and a brief planning assessment. The intention is to highlight the credentials of the development and emphasise that it is available and suitable for residential development.
- 1.4 As the site presently lies outside the settlement boundary for Steeple Morden it has been assessed against the National Planning Policy Framework (February 2019).

2.0 Site Context and Description

2.1 This section of the report has been prepared to supplement the Council's standard 'Call for Sites' form which has been completed and submitted as part of this representation.

Site Context and Description

2.2 The site and its access is owned by Daniels Bros (Shefford) Ltd and [REDACTED] who is resident at 60 Hay Street. Both parties are in agreement to bring the whole site forward for development.

2.3 Whilst the site has a total area of approximately 1.09 hectares the majority comprises the curtilage to a large single dwelling along with its ancillary buildings and its access driveway. To the south of the dwelling is a smaller paddock which is in common ownership and has a frontage to Craft Way. This paddock is also subject to a separate representation.



Figure 1 – Site Location Plan (D02)

2.4 As illustrated by the above Figure, the site has clearly defined boundaries – to Craft Way, to the wooded curtilages to dwellings to the west and north and to the east to the landscaped grounds of the large, but unlisted, house located outside the village at Brook End. The site is therefore very well contained and does not constitute or extend into open countryside.

2.5 Whilst there is an existing access onto the site off Hay Street, and this adequately serves the

dwelling currently occupying the site, in the event that all or part of the site were to be allocated this access is not considered suitable to accommodate residential development so all access to development would be from Craft Way.

- 2.6 With regards to the areas surrounding the site, to the north beyond the existing mature natural screening is a large gated development of flats known as Woodland Grange . South of Craft Way comprises residential dwellings. These were designed with a principally southern aspect so that only ancillary uses and garages face Craft Way and therefore the site.
- 2.7 To both the west and east of the site is land that is designated as part of the Conservation Area. This designation does not include any part of the site, save for the driveway to 60 Hay Street, which would be retained only for pedestrian and cycle access.
- 2.8 The site is not located within or near to any Green Belt designations or Areas of Outstanding Natural Beauty.
- 2.9 The site in its entirety is located within Flood Zone 1, so there is little to no risk of flooding.
- 2.10 Having assessed Historic England's heritage register there are three listed buildings in close proximity to the site all lying within 150m of the site:
- 40 Hay Street (Grade II)
 - 42 and Country Shop, Hay Street (Grade II)
 - Victoria House, Hay Street (Grade II)
- 2.11 Due to their location to the west, and the extent of existing vegetation, the settings of these heritage assets would not be adversely affected by development of the site.
- 2.12 Immediately north of the site is a County Wildlife Site, to which any development would need to have suitable regard however with appropriate landscaping this could be achieved, especially with the existing vegetation on site. Due west of the site is an area of woodland which is classified as forming part of a priority habitat inventory for deciduous woodland and is also part of the forest inventory.
- 2.13 Accordingly, it is considered that the site would be a logical extension to the settlement which

would not cause harm to the setting of the village or adversely affect the amenity of any existing dwellings and could be designed so as not to have an adverse effect or cause demonstrable harm to any interest of acknowledged importance.

2.14 In the wider area there are numerous rights of way lying adjacent to the site to the north, west and east, comprising:

- West – Steeple Morden 13#1 (Footpath)
- North – Steeple Morden 15 (Footpath)
- East – Steeple Morden 14#1 (Footpath)

2.15 None of these transect the site itself apart from the one to the west which allows access across the site's access and follows in part its western and northern boundaries. No existing right of way would therefore be adversely affected by development.

Settlement of Steeple Morden

2.16 Given the relative size of the settlement, it offers a range services including a primary school, church, public house and post office. In addition, there are several sports facilities such as a cricket & football pitches, tennis courts and a bowls lawn. Whilst Steeple Morden does have a number of facilities available, the larger settlement of Royston which is located approximately 6km to the south east offers a much wider range of services which are within accessible distance from the site.

2.17 Assessing the transport connections of the site, it is well situated within the road network, with the A505 being located 4.0km to the south-east and providing connections to Royston and Letchworth Garden City. The A1 is also located 7.2km to the west of the settlement providing connections to Biggleswade, Letchworth Garden City and Stevenage.

2.18 Local bus service provision is available, with there being two stops along Hay Street, one located to the north of the site access approximately 50m away, and the other circa 225m south of the site access. The number 127 bus operates through the settlement providing a service between Royston and Guilden Morden on several occasions throughout the day.

2.19 The nearest station is Ashwell & Morden that is located 3.9km to the south. A regular service is provided throughout the day to London (Kings Cross), Cambridge and Kings Lynn as well

as intermediate stations such as Stevenage and Hitchin.

Planning History

2.20 In the table below is the complete planning history for the site – not all the following application apply to the whole site area.

Application Ref.	Description	Decision
SC/0028/72/D	Erection of 10 houses. Craft Way Steeple Morden Cambridgeshire	Refused 14/03/1972
SC/0338/72/F	Erection of 7 houses. Craft Way Steeple Morden Cambridgeshire	Refused 08/06/1972
SC/0996/72/O	Erection of one dwelling. 40 Hay Street Steeple Morden Cambridgeshire	Approved 29/11/1972
S/0361/74/D	Erection of a bungalow. The White House Steeple Morden Cambridgeshire	Approved 26/07/1974
S/1433/87/F	Mobile Home 60 Hay Street Steeple Morden Cambridgeshire	Refused 11/08/1987
S/4451/17/OL	Outline planning application for up to 2 no. residential dwellings and associated garages (all matters reserved except means of access). 60, Hay Street, Steeple Morden, Royston, SG8 0PE	Refused 23/02/2018

2.21 Much of the planning history on site took place over 30 years ago, but the most recent of the application submitted in 2017 (S/4451/17/OL) was refused on the grounds of impacts on both the Conservation Area and the visual amenity of the area. However, having reviewed the submission a more sympathetic solution can be found that would remove the current reasons for refusal and utilise natural landscaping to ensure the site is suitable screened from off site locations arising from a comprehensive planned development of the wider site area specifically utilising Craft Way as the access and avoiding direct vehicular access to Hay Street.

3.0 Planning Policy Assessment

- 3.1 Taking a 'policy neutral' approach to considering site potential prior to making new allocations in a Local Plan, the site has been assessed against national guidance in the form of the National Planning Policy Framework (February 2019).
- 3.2 **Paragraph 8** of the NPPF sets out the three pillars that must be achieved in order for a development to be classified as being sustainable, these being; social, economic and environmental.
- a. **Economic Objective** – The proposed development site is a logical extension to the settlement of Steeple Morden given the surrounding levels of development. By allocating this site the LPA would be providing available land in a suitable location to support the growth of the settlement.
 - b. **Social Objective** – With the site looking to develop entry-level housing, it is catering to the current needs within the settlement whilst supporting an already strong and vibrant community. In addition, the site will take design cues from the surrounding areas to be reflective of the area, whilst creating a safe space, that links well into the existing services and open spaces.
 - c. **Environmental Objective** – Due to the local environmental designations and listed buildings there is a requirement to protect or enhance these areas, which can be achieved through a suitable design. Furthermore, in order to ensure the environmental credentials are achieved natural resources will be used prudently, with climate change considered as part of the site and how this can be mitigated.
- 3.3 Where development is in accordance with **paragraph 8** of the NPPF it can be deemed as a 'sustainable proposal', which is in line with **paragraph 10**.
- 3.4 **Paragraph 67** of the NPPF sets out the requirements for LPA's identifying suitable housing sites, with the key considerations being towards the availability, deliverability, suitability and viability.
- 3.5 In this context the site can be considered available. Subject to the site being allocated and granted planning permission it can be delivered immediately in accordance with the NPPF

definition of deliverability. As has been discussed in section 2.0, it would be a suitable housing site that would be a logical extension to Steeple Morden.

- 3.6 **Paragraph 68** indicates that LPA's should look to allocated small and medium sites, not just larger strategic sites. This is due to the smaller sites normally being able to be built out more quickly, whilst also adding to the mix of dwellings available in the area. Therefore, this site would support the provision of a diversity of housing opportunity as well as assisting the LPA meeting their housing delivery target.
- 3.7 In accordance with **paragraph 71** of the NPPF this site could also provide entry-level housing, suitable for first time buyers. It potentially meets the specified criteria in relation to size and scale.
- 3.8 Finally, in accordance with chapter 12 of the NPPF, which sets out the requirements for well-designed spaces, the development has potential to provide a very high-quality scheme in a largely self-contained site demonstrating a high design standard to meet prevailing planning policy and with regard to the context of its surroundings.

4.0 Proposed Site Allocation

- 4.1 The proposed site could provide a mix of dwellings for market and affordable needs or entry-level homes, which can be sympathetically designed to respect the surrounding context in regard to structure, form and character in the settlement, enabling the development to seamlessly integrate into the existing development.
- 4.2 Particular attention can be paid to matters of access, to the relationship with the site boundaries and public rights of way and, in addition, the wildlife and woodland designations and the proximity of the listed buildings can be taken into account to ensure that any impacts are mitigated against through means of design.
- 4.3 Specifically, the site has access to Hay Street, accordingly it is free from constraint, available and deliverable.

BEDFORD

4 Abbey Court, Fraser Road
Priory Business Park, Bedford. MK44 3WH
bedford@dlpconsultants.co.uk
01234 832 740

BRISTOL/SPRU

Broad Quay House (6th Floor)
Prince Street, Bristol. BS1 4DJ
bristol@dlpconsultants.co.uk
01179 058 850

EAST MIDLANDS

1 East Circus Street, Nottingham
NG1 5AF
nottingham@dlpconsultants.co.uk
01158 966 622

LEEDS

Princes Exchange
Princes Square, Leeds. LS1 4HY
leeds@dlpconsultants.co.uk
01132 805 808

LONDON

The Green House, 41-42 Clerkenwell Green
London. EC1R 0DU
london@dlpconsultants.co.uk
020 3761 5390

MILTON KEYNES

Midsummer Court, 314 Midsummer Boulevard
Milton Keynes. MK9 2UB
miltonkeynes@dlpconsultants.co.uk
01908 440 015

SHEFFIELD/SPRU

Ground Floor, V1 Velocity Village
Tenter Street, Sheffield. S1 4BY
sheffield@dlpconsultants.co.uk
0114 228 9190

RUGBY

18 Regent Place, Rugby, Warwickshire
CV21 2PN
rugby.enquiries@dlpconsultants.co.uk
01788 562 233



IEMA Transforming the world
to sustainability



RTPI
Chartered Town Planner



RICS[™]