

This form was started at:13/12/2021 13:40:59

This form was completed at:13/12/2021 13:54:56

Internal form classification:N / A

Submit additional site information

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To complete this submission, you will need:

- evidence of landowner support
- site address
- a site plan

Are you submitting a new site, submitting an amendment or commenting on an existing submission?

I am submitting a new site

I am submitting an amendment to an existing site submission

I am making a comment on an existing site submission

Contact details

Title

Mr

Pronoun

he/him

First name

Ben

Surname

Borthwick

Name of organisation (if applicable)

Smith Jenkins Town Planning

Address line 1

Smith Jenkins Ltd

Address line 2

1st Floor, 1 Canon Harnett Court

Address line 3

Address line 4

Postcode

MK12 5NF

Daytime telephone number

[REDACTED]

Email

[REDACTED]

Please indicate your status

Landowner

Developer

Land agent

Registered provider

Planning consultant

Other

Landowner contact details

Landowner title (optional)

Landowner name

Mill Stream Developments Ltd

Landowner organisation (if applicable) (optional)

Landowner organisation address (if applicable) (optional)

[REDACTED]

[REDACTED]

[REDACTED]

Landowner organisation postcode (optional)

[REDACTED]

Landowner email

[REDACTED]

Landowner telephone

[REDACTED]

Is there more than 1 landowner?

No

Yes

Have all landowners been informed of this submission?

No

Yes

Do all landowners support this submission?

No

Yes

Are there any issues that would prevent council officers to undertake a site visit?

No

Yes

Amendment to existing site submission

HELAA (Housing and Employment Land Availability Assessment) reference number

55082

If you don't know your reference number, please locate it on the [HELAA reference map](#).

Please provide a brief summary of the proposed amendments to the site

We continue to be of the view that our client's site represents a sustainable opportunity to deliver residential development with significant benefits and only very limited adverse impacts. The site is well located such that future occupants of dwellings would be able to walk to the village using the existing path through The Burtons, into West Way and then along the footpath of Kneesworth Road and Whitecroft Road into the centre of the village. A local bus stop is located on Kneesworth Road, just outside West Way and the train station is within 1,500 metres of the site and would therefore be in walking distance for future occupiers. Development of the site would therefore in an appropriate location to access the facilities of the village.

Our client continues to offer the entire site or, alternatively, part of the site for residential use including a minimum of 50% affordable homes across the entire site or 100% affordable homes on the partial site. Our client remains willing to do all he can to assist the Council in ensuring a development fulfils this role. The site would support NPPF paragraph 79 which states that to promote sustainable development rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Allocation of the site for new housing would also adhere to NPPF paragraph 69 which requires planning policies to identify opportunities for villages to grow and thrive, especially where this will support local services. The site would also represent a small sized site capable of making an important contribution to meeting the housing requirements of the area, and would also be capable of being built-out quickly.

We consider that a potential impact on Landscape Character identified by the HELLA assessment could reasonably be addressed in design and layout terms, particularly in the context that the assessment concludes that a reduced development may be acceptable subject to responding to the surrounding character and with landscape mitigation.

Against this background, we would request that our client's site is included for consideration at the next plan-making stage.

Has the site boundary changed?

No

Yes

Are you submitting new accompanying evidence for the site?

No

Yes

Are you amending any of the other previous information provided?

No

Yes

Your ref no: HSZXRQDM

Declaration

[Open a read only view of the answers you have given \(this will open in a new window\)](#)

Please note: If you are using Internet Explorer as your browser, you will not be able to view your answers via the link above as this is not supported in Internet Explorer.

Declaration

I declare that the information I have provided on this form is accurate