



Land off West Wickham Road, Horseheath, CB21 4RP

Call for Sites Submission

Victoria Heath MRTPI

Land off West Wickham Road –Greater Cambridgeshire Local Plan Consultation

Section 1: Contact Details



Contact Name –

Victoria Heath

Organisation –

Fisher German LLP

Address –

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Section 2: Promoter Information

I am Submitting as a:

Planning Consultant

Is there more than one landowner? –

No

Have all landowners been informed of this submission? –

Yes

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

No

Section 3: Site Details

Site Address –

Land off West Wickham Road, Horseheath, South Cambridge, CB21 4RP.

Is the site greenfield or previously developed land? –

Previously Developed Land

What is the current use of the site? –

The lawful use of the site is considered to be equestrian as per the consent granted on site in 1997 (Ref: S/1214/97/F).

Section 4: Proposed Use

Please provide the suggested use for the site –

Residential

Please select all uses that the site is suitable for –

Market and Affordable Housing

Custom Build/ Self Build

What is the minimum number of residential units that you would expect to deliver on the site? -

The proposed site is approx. 6.1ha and is located to the north of Horseheath and west of West Wickham Road. 6.1ha site could deliver up to 106 dwellings (assuming 25dpha and 70nda).

The site comprises a dwelling house with equestrian fields and associated buildings/stabling and hardstanding. It is predominantly outside of albeit abutting the settlement boundary to Horseheath, within the open countryside. It is located within Flood Zone 1 (Low Probability of Flooding), does not comprise any listed heritage assets and is not subject to any environmental designations according to DEFRA mapping.

Horseheath is identified as an 'Infill Village' within the existing and draft proposed settlement hierarchy and so within the lowest tier. However, the site is considered previously developed land due to its non-agricultural use and in part accommodating built form, which should be prioritised for development and immediately adjoins the settlement boundary of Horseheath therefore is considered a suitable location for development.

Access is achieved off West Wickham Road. West Wickham Road benefits from a pedestrian footway which starts 100m south of the site and provides connectivity through the village. The site has extensive road frontage therefore the site could also accommodate alternative access arrangements if required.

A Public Right of Way runs north south through the site and provides connectivity between Streetly End and Horseheath village centre. A second Public Right of Way runs east-west along the northern boundary of the site and utilises the old roman road.

Horseheath has limited services and facilities (Place of Worship and Village Hall). It is however only a 5-minute driving distance (2.9 miles) to Haverhill to the east. Haverhill offers all key services and facilities including shops, schools and medical centres. The nearest bus stop is located along Haverhill Road (approx. 500m south of the site), and provides regular connections to Cambridge, and Haverhill. The location is therefore considered sustainable due to its connectivity to larger settlements nearby.

What is the maximum number of residential units you would expect to deliver on the site? -

6.1ha site could deliver up to 170 dwellings (assuming 40dpha and 70nda).

Are you looking to provide accompanying uses? –

No

When is the site available for development?-

0-5 years

Please elect the broad type/location of the site from the list below (as many as applicable)

Within or adjacent to an Infill Village

Section 5: Site Constraints

Is the site affected by flood risk?-

No. The entire site is located within Flood Zone 1 (Low Probability of Flooding).

Does the site have access to key utilities?-

Yes, existing development on site is serviced by key utilities.

A full suite of reports would support any future planning application detailing how any constraints would be overcome and mitigated against, including Ground Investigation Reports, Ecology Assessments, Flood Risk Assessment and Drainage Strategy, Transport Assessment and Landscape Visual Impact Assessment.

Does the site contain or lie adjacent to key infrastructure (such as pipelines, pylons or electricity sub stations)

Yes, existing development on site is serviced by key utilities, and we are not aware of any restrictive easements.