



Land West of Glatton Road, Sawtry

CALL FOR SITES VISION DOCUMENT

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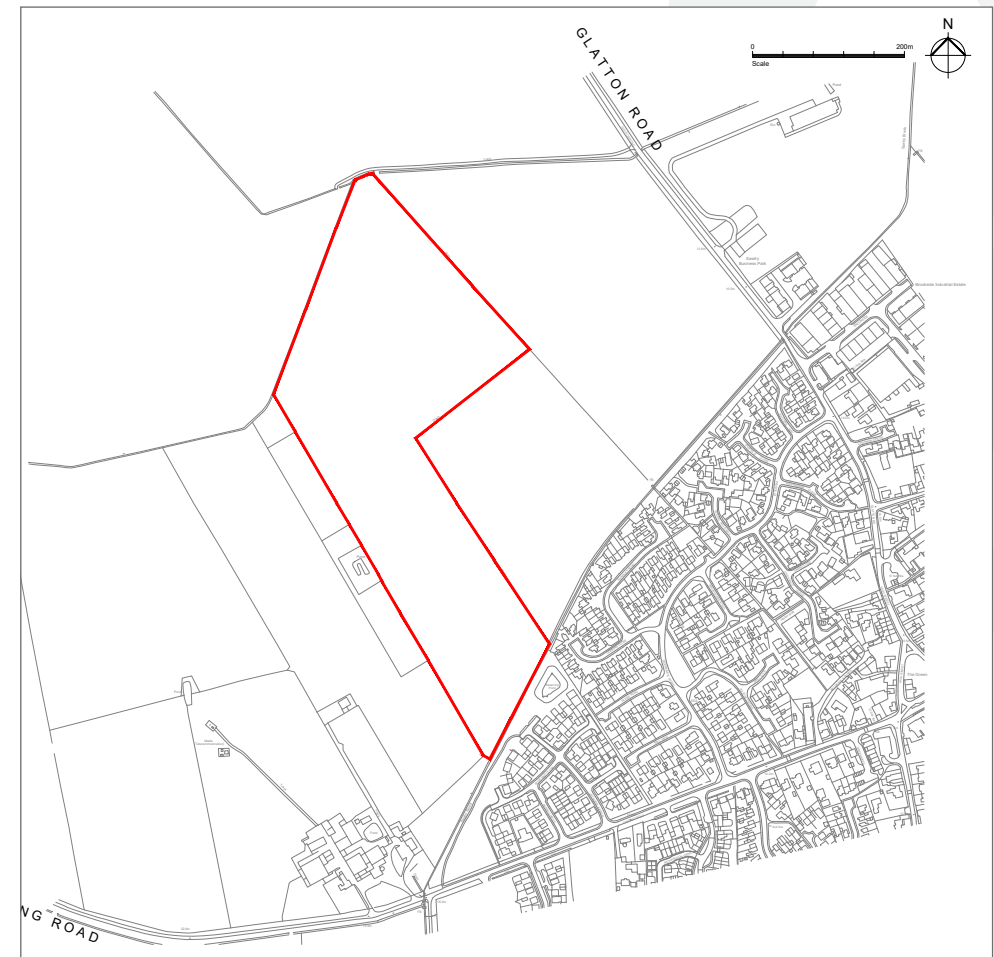
Introduction

Huntingdonshire District Council is in the process of updating their adopted Local Plan for the area which will contain proposals that will guide growth across the District to the year 2036. In response to the Call for Sites consultation, Mintridge Strategic Land are pleased to present Land west of Glatton Road, Sawtry ('the Site') as an opportunity for residential development.

The site is being promoted by Mintridge Strategic Land. Mintridge Strategic Land have an impressive track record and pipeline of successful sites and applications, focusing on the northern Home Counties and East Midlands. Their aim is to create great places by building long term relationships to deliver high quality developments where people aspire to live and which are a pleasure to live on and will enhance communities for years to come.

This Vision Document has been prepared by DLP Planning on behalf of Mintridge Strategic Land and it sets out the technical and environmental considerations in developing the site and seeks to put forward a technically deliverable proposal that will be utilised to inform further discussions with Huntingdonshire District Council and the local community. The Vision Document demonstrates the site's deliverability to support the emerging Local Plan Review.

The overarching vision for Land west of Glatton Road, Sawtry is to deliver a high quality, locally distinguishable and sustainable addition to the village. The proposed development would deliver much needed new homes, generous open space, play areas and an enhanced area of biodiversity.



Site location plan

Introduction



Aerial plan showing site Location

Site and Context

The site lies to the northwest fringe of Sawtry in Huntingdonshire and extends to some 12.63 hectares. The site is currently in agricultural use and field boundaries are defined on all sides by hedgerows and ditches with some trees located on the southern and northern boundaries.

The site's southern boundary adjoins Sawtry Brook.

Mintridge Strategic Land are promoting the site alongside the landowners.

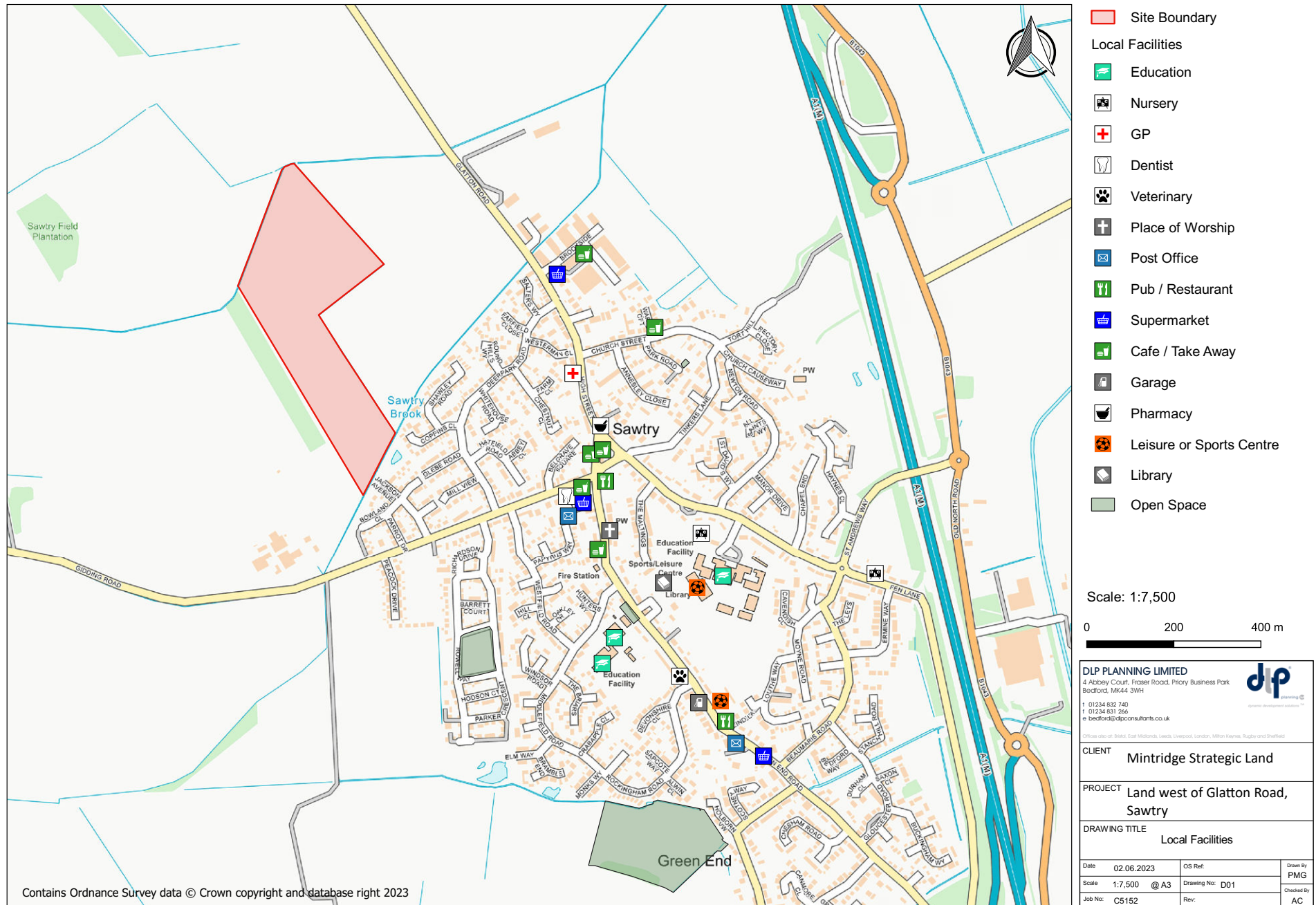
Sawtry is identified as a 'Key Service Centre' in the adopted Huntingdonshire Local Plan to 2036. The village has a good range of facilities and services for meeting day-to-day needs, including an infant and primary and secondary academy school, a GP and dental practice, a library, a church, a supermarket, a pharmacy, a nursery, a veterinary practice, a post office and a leisure centre. Sawtry Village Academy (secondary school) is located approximately 800m to the south of the site, within walking/cycling distance. The above services and facilities demonstrate that Sawtry is a sustainable village which has the capacity and existing services to accommodate an increase in housing growth.

The site is located to the west of the A1(M) and Sawtry is situated halfway between Peterborough to the north (10 miles) and Huntingdon to the south (9 miles). Sawtry has useful road links via the A1 and A14, and Huntingdon Mainline Station provides direct trains to London Kings Cross in under an hour.

Sawtry benefits from a bus service connection between Huntingdon and Peterborough. The 904 currently provides a bus service every 90 minutes during the daytime between Peterborough and Huntingdon (Monday to Saturday). This service does not operate in the evening or on a Sunday. Journey times from Sawtry to Peterborough Bus Station typically takes 35 minutes and 30 minutes to Huntingdon Bus Station. The first bus service departs Sawtry at 06.43am for Peterborough and the last service departing Huntingdon for Sawtry is 18.37pm. Service 46A provides a bus service connection between Hampton and Huntingdon (Monday to Saturday) with 3 return services provided per day (Monday to Saturday).

The nearest bus stops to the site are located at the High Street (440m when measured from the south eastern corner of the site) and The Green adjacent to Tinkers Lane (approximately 500m from the site when measured from the south eastern corner of the site).

Site and Context

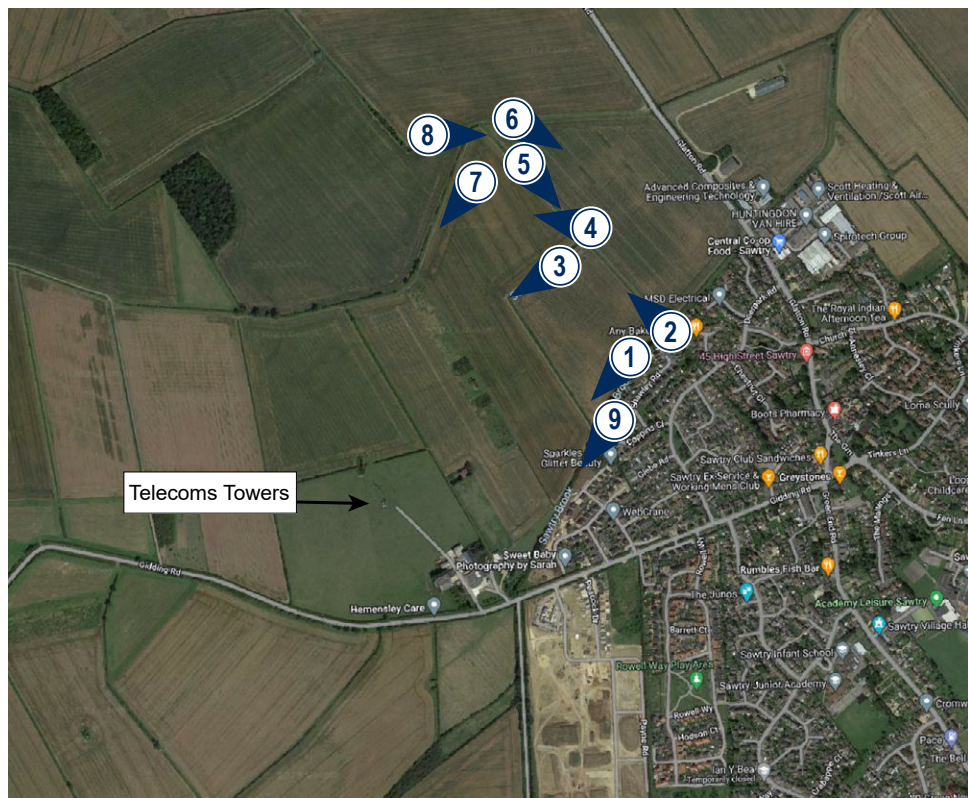


Plan showing local facilities

Site Assessment

The next part of this document undertakes a review of the potential of the site in the context of the village and the wider area, the need to deliver sustainably located sites and existing site constraints and opportunities.

This approach starts with a visual assessment of the area illustrated by a series of site photographs from different viewpoints around the area.



Photograph viewpoint



Photo 1 - View looking south-west towards the site from the PROW that runs through the adjacent site

Site Assessment



Photo 2 - View looking north from the PROW that runs through the adjacent site



Photo 3 - View looking southwest from the PROW running along the eastern boundary of the site. The site is beyond the fence.

Site Assessment



Photo 4 - View looking northwest from the PROW running along the eastern boundary. The northern part of site is located beyond the fence



Photo 5 - View looking south back towards Sawtry – site located to the east of the fence

Site Assessment



Photo 6 - View looking south back towards Sawtry



Photo 7 - View looking southwest along the site's northern boundary towards the telecom towers

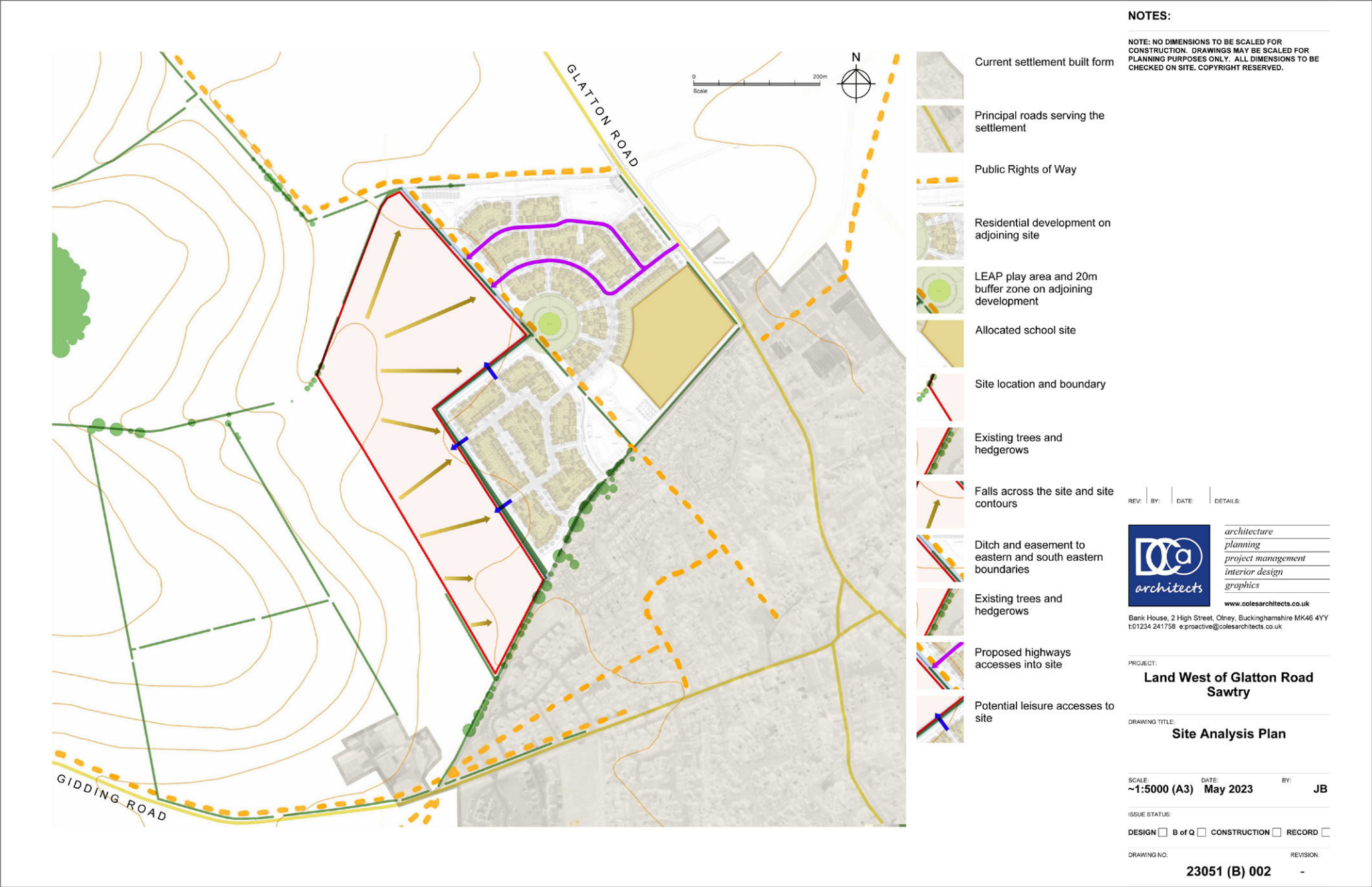
Site Assessment



Photo 8 - View facing east towards Glatton Road from the northeast corner of the site



Photo 9 - View along the northern boundary of the adjoining site to the south

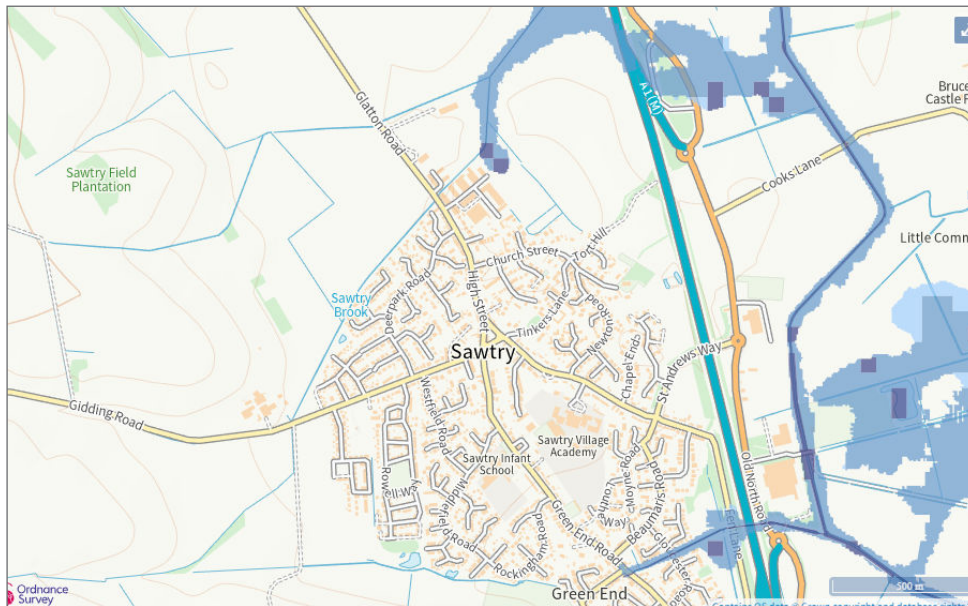


Site Opportunities

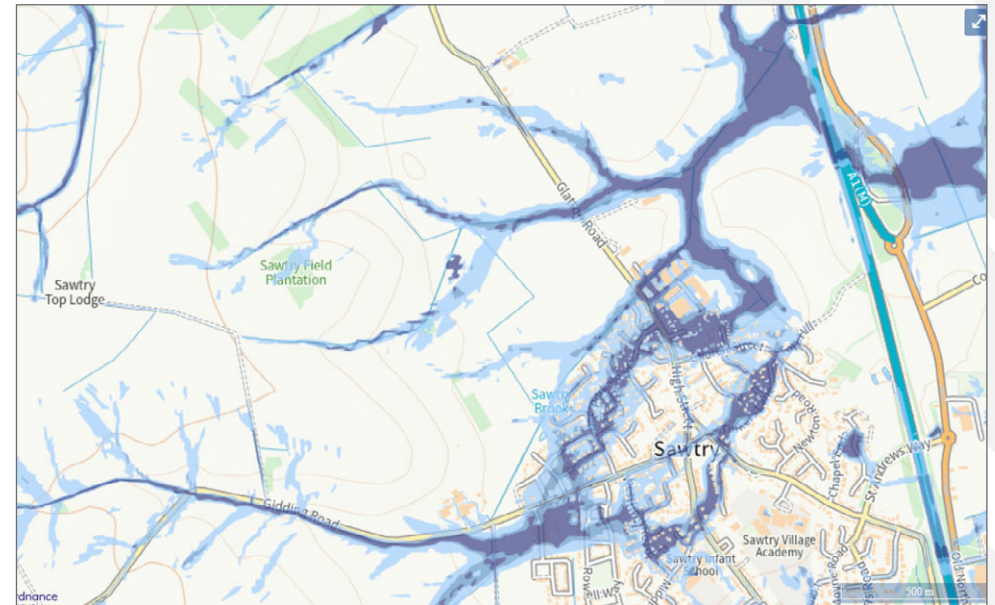
The site presents an opportunity for a sustainable and well-connected development, benefiting from the proximity to social and economic infrastructure, such as schools, open spaces and recreation grounds in Sawtry village to the south;

The site is greenfield land and comprises of arable agricultural field;

The surface water flood maps indicate that areas to the north of the site are affected by surface water flooding. Surface water affecting the site is generally classified as low risk, with higher risk areas generally confined to boundary areas or within the channels of the local ditches/watercourses. Large areas of the central site remain free from surface water flooding as shown by the Surface Water flood map;



Flood risk map



Surface flood map

Site Opportunities

The site is not within, or in proximity to, any designated heritage assets. The closest listed building (Grade II Listed The Manor House) is approximately 300m to the south east of the site, with a substantial residential area intervening between the site and those heritage assets. As such, heritage is not anticipated to be a constraint to development;

The site is not in close proximity of any designated nature conservation sites. The site is also not covered by any statutory or non-statutory landscape designations at either a National or Local level, such as National Parks, Areas of Outstanding Natural Beauty (AONB), Special Landscape Areas, or Areas of Great Landscape Value (AGLV);

The immediate landscape context of the site comprises surrounding low-lying, undulating and open arable fields just to the west and extending to the north. The fields are divided by ditches and low trimmed hedgerows with few trees. The landscape is contained to the west by rolling hills that comprise farmland with scattered hilltop woodland blocks. Several farmsteads and telecommunications masts are located on the hilltops. Site features are generally limited to the peripheries and comprise hedgerows and ditches;

Hedgerow enhancements, appropriate new tree screening and careful design of boundaries will help ensure adverse impacts are minimised to existing context;

Opportunities to create a sensitive approach with varied densities across the site to respond to different contexts;

The site comprises grade 3 agricultural land and would be sequentially preferable in terms of higher grade agricultural land to develop;

An opportunity to provide a mix of dwelling sizes and tenures to cater for current and forecast accommodation needs;

A Public Right of Way, located adjacent to the site's eastern boundary at the northern most part of the site, functions as a link to the wider footpath network to support local resident's access to the open countryside. The footpath will be retained and enhanced as part of the proposals; and

Provide new green infrastructure to the south of the proposals with the provision of open space and SUDS to benefit all residents.

Site Constraints

The proposed site is located outside the built up area of Sawtry;

Interface and integration with the residential layout encompassing the land north of Shawley Road and West of Glatton Road site (Allison Homes site) and the interface with the development to the south of the site;

Protection of the Local Green Space to the south of the site;

The site comprises an existing agricultural field and there is therefore potential for contaminants to be present, such as from agrochemicals from previous use;

The primary access route to the site for vehicles, will be from the Allison Homes site, which itself is accessed via Glatton Road. Secondary access for pedestrians, cyclists and emergency vehicles will be to the south of the primary access, also from the adjacent site; and

Existing vegetation along existing hedgerows, would need careful consideration and incorporation into the scheme.



Framework plan

Development Proposals

The proposals comprise an area of approximately 12.63 hectares in total, physically adjoining the existing built area of Sawtry. The site would be capable of delivering approximately 300 dwellings whilst offering an opportunity for residential expansion northward together with SUDS and substantial open space which will increase the net biodiversity of the area.

The main principle of the design concept is the delivery of a sustainable and integrated development which links to the existing built form and includes a mix of housing and accessible and adaptable properties including new green spaces located to the north/south and along the western boundary.

The access strategy will ensure a safe pedestrian and vehicular access strategy is deliverable. The primary access route to the site for vehicles, will be from the neighbouring Allison Homes site, which itself is accessed via Glatton Road – a well-travelled primary route into Sawtry. The proposals will therefore provide a strong level of consistency with the adjoining residential scheme. Secondary access for pedestrians, cyclists and emergency vehicles will be to the south of the primary access, also from the adjacent site.

Mintridge Strategic Land propose to undertake pre-application discussions with CCC Highway's department in due course to finalise the access strategy.

The layout of the Green Infrastructure network will enhance the setting of the proposed

development and reinforce the local landscape structure.

The scheme proposals will incorporate SUDS, which could benefit the wider site area and beyond. The drainage concept includes a series of attenuation basins at the lowest topographical points, incorporated into the informal open spaces managed for ecology and recreation. The attenuation basins would be proposed to manage surface water runoff and provide biodiversity and amenity benefits. This would ensure that there would not be an increase in the likelihood of flooding elsewhere.

The indicative plan demonstrates lower densities are achievable on the outskirts of the development. This would create a looser grain of built form that would be more appropriate at an edge of village location. The looser grain would further reinforce the transition between built form within the village and the wider countryside.

Planning Policy Context

This section contains an overview of the policies and guidance relating to design that has informed the proposed site layout.

National Planning Policy

The National Planning Policy Framework (NPPF) sets out government's planning policies for England and how these are expected to be applied. The NPPF recognises that the purpose of the planning system is to contribute to the achievement of sustainable development. Achieving sustainable development means that the planning system has three overarching objectives- economic, social and environmental. So that sustainable development is pursued in a positive way, at the heart of the NPPF is a presumption in favour of sustainable development (paragraph 11).

For decision-taking this means approving development proposals that accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Section 5 of the NPPF contains guidance on providing a sufficient supply of homes. The Framework states that to support the government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed.

The NPPF attaches great importance to the design of the built environment. Paragraph 127 specifically aims to ensure that developments:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Planning Policy Context

Local Planning Policy

The Development Plan for this area is: -

Huntingdonshire Local Plan to 2036

Objectives outlined within the Local Plan that are relevant to the design of this development include:

- To promote high quality, well designed, locally distinctive, 'Flood Risk' sustainable development that is adaptable to climate change and resilient to extreme weather;
- To facilitate opportunities for people to pursue a healthy lifestyle, actively participate in their community and have a high quality of life;
- To facilitate sustainable modes of travel and give high priority to providing access to public transport and provision of segregated routes for walking and cycling;
- To ensure inclusive and accessible provision for community needs including play and open space, green infrastructure and integrated community facilities;
- To provide a range of market and affordable homes that enables choice between types, sizes and tenures as well as over lifetimes and within individual communities;
- To maintain, enhance and conserve Huntingdonshire's historic environment, characteristic landscapes, natural habitats and biodiversity; and
- To utilise sustainable design and construction techniques; as a minimum to meet national standards for building performance as they evolve and to exceed them where feasible and viable to do so.

Policy LP11 relates to design context and identifies that a proposal will be supported where it is demonstrated that it responds positively to its context and has drawn inspiration from the key characteristics of its surroundings, including (amongst other factors) the natural and built environment to help create distinctive, high quality and well-designed places. It cites the Huntingdonshire Design Guide SPD (2017) and the Huntingdonshire Landscape and Townscape Assessment SPD (2007) as key guidance that should be applied.

Policy LP12 'Design Implementation' provides criteria for proposals which should demonstrate the following-

- Response to context;
- Ease of getting around;
- Well-designed public spaces;
- Sustainable design and construction methods.

Policy LP13 'Placemaking' requires large scale development proposals to be supported by a master planning process proportionate to the scale and complexity of the site and development proposed.

Policy LP14 'Amenity' requires proposals to provide adequate availability of daylight and sunlight, privacy, accessible waste storage, super-fast broadband and ensure any noise impacts to be acceptable.

The Cambridge sub-region Strategic Housing Assessment that outlines guidance on the mix of housing required for Huntingdonshire up to 2031. This indicates a requirement for the following housing mix: up to 4% 1 bedroom homes, 16-42% 2 bedroom homes, 26-60% 3 bedroom homes and up to 30% 4 or more bedroom homes, and this development proposal will comply with these guidelines.

Planning Policy Context

Local Plan policy LP30 (Biodiversity and Geodiversity) requires development proposals to ensure no net loss in biodiversity and provide a net gain where possible.

This development proposal will comply with the Developer Contributions SPD requirements for the contribution for informal open space to be 2.12 hectares of land per 1000 population or 0.00212 hectares per person. Out of this 2.12 hectares, 1.09 hectares/ 0.00109 hectares per person should be allocated for amenity green space (excluding domestic gardens) and out of this 1.09 hectares / 0.0008 hectares per person should be allocated for play facilities.

Huntingdonshire Design Guide 2017

Huntingdonshire District Council produced the Huntingdonshire Design Guide to meet the requirements of the NPPF in supporting Local Plan policies and site allocations to ensure that good design is integral to all new development in the district. The Design Guide sets out the important design principles that help to create schemes that:

- are attractive and sit comfortably within a site and its setting;
- make a positive contribution to the character of the surrounding area;
- provide spaces which function well and are safe and secure to use;
- conserve natural resources through building siting, design and construction;
- are accessible to all potential users, including disabled people;
- are practical to build, maintain and adapt;
- are environmentally, socially and economically sustainable.

Neighbourhood plan

Sawtry Parish Council have submitted to Huntingdonshire District Council their Neighbourhood Plan under the Neighbourhood Planning (General) Regulations 2012 to 27 April 2023. Once the Neighbourhood Plan has been Made, the Neighbourhood Plan will form part of the Development Plan for determining planning applications.

Policy SNP1 'The natural environment and protecting green spaces' encourages proposals which seek to protect and enhance the natural features that are a key component for the landscape and provide habitat for biodiversity enhancement. The policy identifies the location of Local Green Spaces and requires the protection of these spaces. The nearest Local Green Space to the site is Land North of Gidding Road along Sawtry Brook which is located to the immediate south of the site and would not affect proposals at Land west of Glatton Road.

Benefits of the Proposal

The benefits of the proposal include:

- A mix of house types and sizes, including market and affordable homes, catering for varied needs and creating a sustainable community;
- The delivery of safe, accessible and high quality landscaped open spaces including play areas and other recreation opportunities for both new and existing residents;
- An opportunity to reinforce the existing landscape character through enhancing existing landscaping and planting new trees and hedgerows;
- Homes including sustainable measures with the majority of homes orientated to maximise benefits of solar orientation for energy generation and well being opportunities;
- The potential to create biodiversity enhancements through enhancement of landscaping through new tree planting, SuDS features and the introduction of substantial areas of public open space; and
- Direct, indirect and induced jobs created through the construction of the development, stimulating the local economy.

Conclusions

This document has set out a Vision for the development of Land west of Glatton Road, Sawtry and demonstrates how the site is deliverable in the medium term and would support growth aspirations of Huntingdonshire District Council being in an area that is well connected to the larger settlements of Peterborough and Huntingdon, and has fast rail links into London.

The proposal has been informed by the careful analysis of the site's context and clear understanding of the physical opportunities and constraints. The design parameters have been led by the existing site constraints including the Sawtry Brook and its vegetation, peripheral hedgerows and properties, and the public right of way adjacent to the site. The proposals would include significant new areas of open space for play and recreation and these facilities will be of benefit to both new and existing residents.

Mintridge Strategic Land are promoting the Site for development alongside the landowners and are committed to working alongside the Council and other relevant stakeholders through the consultation process.

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