



Aerial photograph of the site at West Street, Gt Gransden.

Welcome

Thank you for attending today's public consultation in relation to a development proposed at West Street, Gt Gransden. The land is situated in generous landscaped surroundings incorporating open space provision, play equipment, a wild flower/nature reserve area and attenuation basins.

We would like to hear your views in respect of the potential residential development of this parcel of land. Please take time to review all the information presented here today and ask any questions you may have. Representatives from the development company and the appointed consultant team are on hand to assist.

It is proposed that an Outline Planning Application for up to 33 dwellings with all matters reserved apart from access will be submitted. This application is to be submitted in December 2018. Appearance, landscaping, layout and scale details would be considered in a subsequent Reserved Matters Application.

We welcome your views on the proposals.

Planning Policy

The application would constitute a 'departure' from the Development Plan.

However, the Development Plan Policies relevant to the supply of housing (EN17 and H23 of the Huntingdonshire local Plan (1995) and CS2 and CS3 of the Huntingdonshire Core Strategy (2009)) were set against a lower Objectively Assessed Need figure so the application with these policies would result in the failure to achieve the figure that the Council has currently identified as part of the emerging Local Plan to 2036. The policies are therefore no longer up-to-date or consistent with the NPPF, until the Council adopts the Local Plan to 2036. The 'tilted balance', as set out within part d of paragraph 11 of the NPPF, is engaged. For decision-making this means:

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are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- *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.*

It is considered that the principle of development is acceptable and the proposals constitute sustainable development.

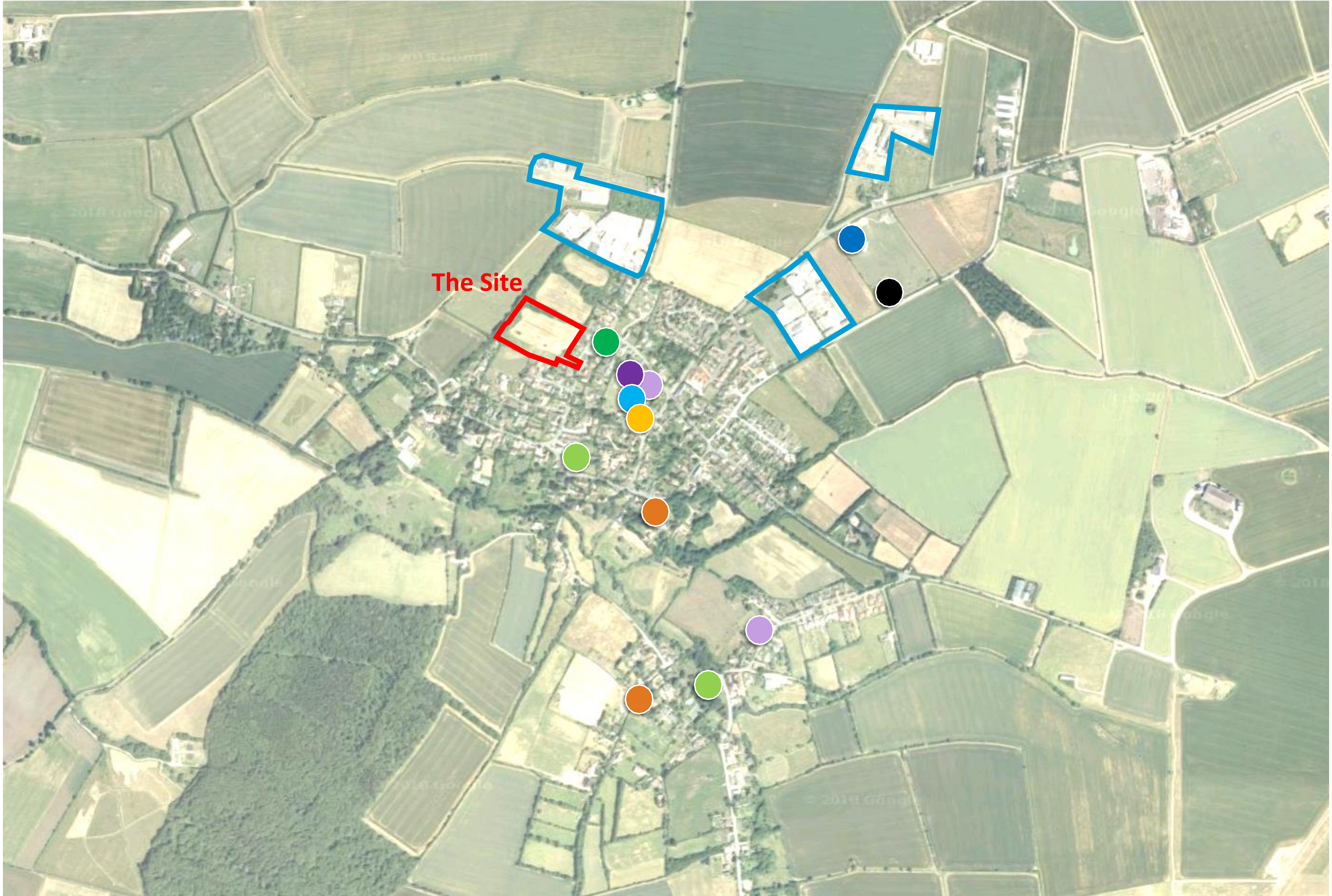
Constraints and Opportunities



Key:

-  Site Boundary
-  Existing tree belt to be reduced
-  Existing tree belt to be retained
-  Existing Trees
-  Relevant fall across site
-  Vehicle access
-  Pedestrian access
-  Conservation Area
-  Existing Buildings
-  Listed Buildings
-  Sensitive boundary
-  Sun Path

The Village: Local Facilities and Amenities



KEY:

-  THE SITE
-  PRIMARY SCHOOL
-  SHOP
-  POST OFFICE
-  BOWLS CLUB
-  TENNIS CLUB
-  FOOTBALL CLUB
-  PUBLIC HOUSE
-  CHURCH
-  COMMUNITY CENTRE
-  EMPLOYMENT AREAS

Proposal

- A mix of 1, 2, 3 and 4 bedroom homes, including 40% affordable provision
- Designed to provide its own individual character
- Excellent location - close to the village centre. The B1046 connects the village to the A428 which is one of the main roads accessing Cambridge
- All 1 bedroom units have a single parking space and all 2, 3 and 4 bedroom units have at least two spaces within the curtilage or a private garage
- Highly sustainable and traditional design approach



PROPOSED AFFORDABLE

Accommodation Schedule

Affordable:
4No. 1Bed
5No. 2Bed
4No. 3Bed

Private:
8No. 2Bed
7No. 3Bed
5No. 4Bed

TOTAL DWELLINGS: 33

Concept Illustrations



View from Entrance



View to the Public Open Space

Sustainability

Energy Strategy

The developments energy strategy will address the planning requirements for Huntingdonshire District Council.

The energy strategy is based around the reduction of energy consumption by using passive construction measures, active energy efficient equipment and low carbon technology.

The development will incorporate leading passive energy techniques which will reduce the consumption of energy to heat, ventilate and light the building.

The development will also incorporate energy efficiency measures in the building service systems to reduce the carbon footprint of the site using a highly efficient heat generation plant, heat recovery systems and energy efficient, highly controllable lighting.

The proposals will also make use of renewable energy systems, most likely comprising solar hot water panels to produce hot water for domestic purposes and photovoltaic panels to generate low carbon electricity on site.

Other technologies including air source heat pumps remain an option.

The strategy aligns with the fundamental principles required to surpass the Building Regulations and will make a considerable contribution to reducing the annual CO₂ emissions of the development. We want to use more than the 10% renewables and we would like to also implement water conservation techniques such as dual flush.



Building for Life Criteria

Based on BfL12's 'traffic light' system, developments that achieve 9 'greens' are eligible for 'Built for Life™' accreditation. 'Built for Life™' accreditation is a quality mark available immediately after planning approval, offering developers the opportunity to promote the quality of their developments during sales and marketing activity. It will also help those seeking a home to find a place to live which has been designed to have the best possible chance of becoming a popular and desirable neighbourhood.

It is the intention to submit the scheme to obtain the Building for Life Quality Mark once planning approval has been obtained.

Integrating into the neighbourhood

1 Connections Does the scheme integrate into its surroundings by reinforcing existing connections and creating new ones, while also respecting existing buildings and land uses around the development site?

The proposed scheme considers pedestrian and cycle routes across the site. There are two existing pedestrian routes which run along the northern and western boundaries. Our proposal connects to these to encourage and promote their uses. We are also proposing to amend the boundary treatment of the northern footpath so it becomes integrated within our development.

2 Facilities and services: Does the development provide (or is it close to) community facilities, such as shops, schools, workplaces, parks, play areas, pubs or cafes?

The development is centrally located to the village core where most village amenities are located. These include a pub, shops, school, GP and pharmacy. We are also providing a centrally located LAP within the development.

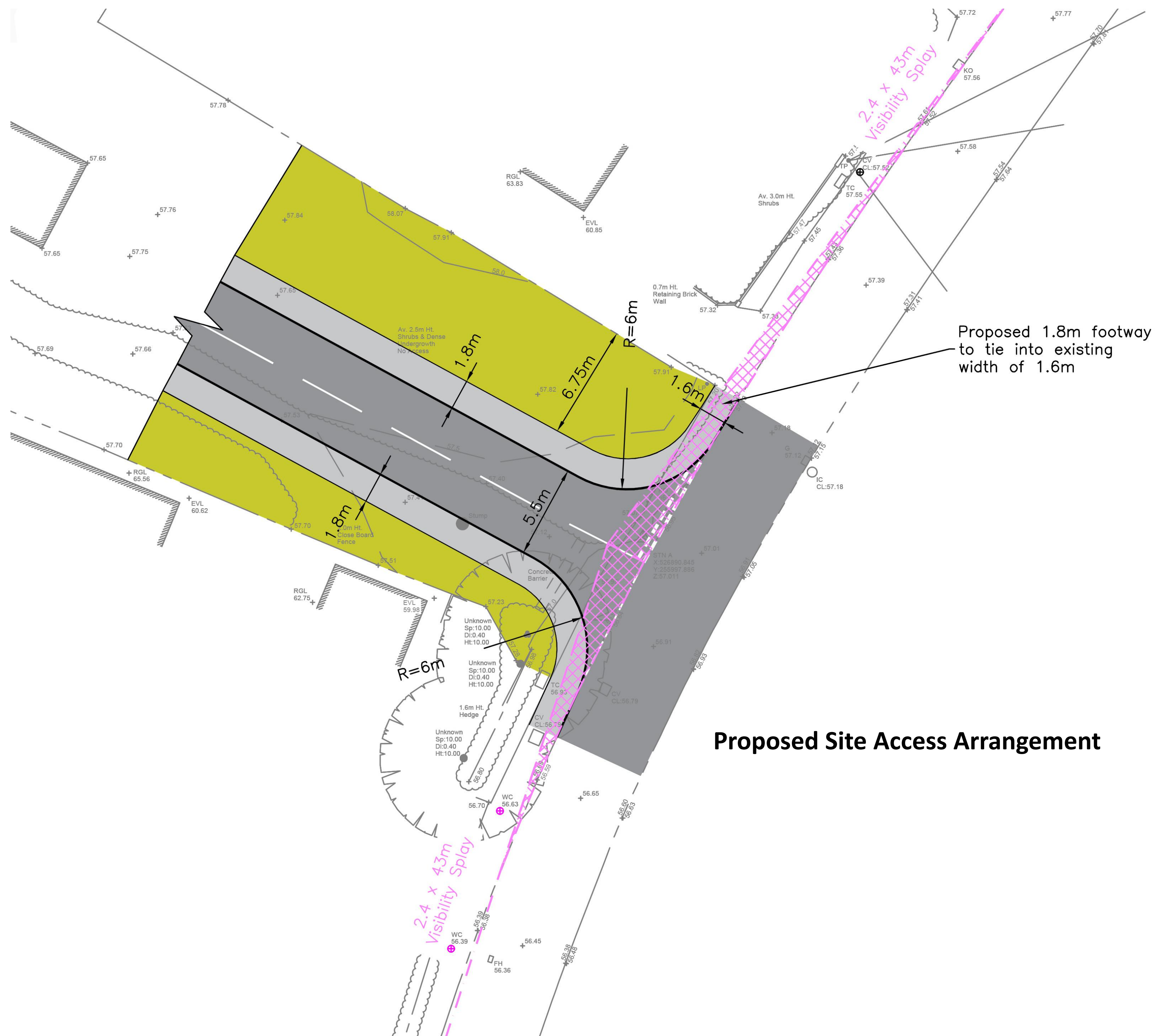
3 Public transport: Does the scheme have good access to public transport to help reduce car dependency?

The scheme is close to public transport including buses and rail connections to Cambridge and London.

4 Meeting local housing requirements Does the development have a mix of housing types and tenures that suit local requirements?

The scheme has been specifically designed to be compliant with S.C.D.C. policy requirements. We are also providing 7No. Affordable units within the development.

Transport Impacts



Proposed Site Access

Access to the proposed development will be provided by a three-arm priority give way, t-junction onto West Street similar to other junctions located to the north and south of the site.

The access road will be 5.5m in width with footways of 1.8m on either side. The access has been designed to comply with the most up to date geometric design guidance and the internal roads of the development will be designed to reflect the principles of 'Manual for Streets'.

Visibility splays of 2.4m x 43m will be provided to the left and the right of the access to afford appropriate vision to approaching traffic when emerging from the proposal.

Accessibility

The application site is well located to a range of local services and amenities within Great Gransden.

The local primary school, Barnabas Olay C of E is located within an approximate 5 minute walk of the site and the local convenience store, Gransden Food and Wine is located along Fox Street, approximately a 4 minute walk from the site. Amongst the various other amenities in Great Gransden, The Crown and Cushion Public House is located at the junction of West Street and Meadow Road and Gransden Industrial Estate is located along Caxton Road and could be reached on foot in approximately 10-12 minutes. Potton Self Build Headquarters office is located along Eltisle Road. The development would be located so journeys to work could be made either on-foot or by bike to either of these employment centres.

Great Gransden and Little Gransden fall within the school catchment area for Comberton Village College and a school bus is available to cater for morning and evening school runs.

Traffic Generation

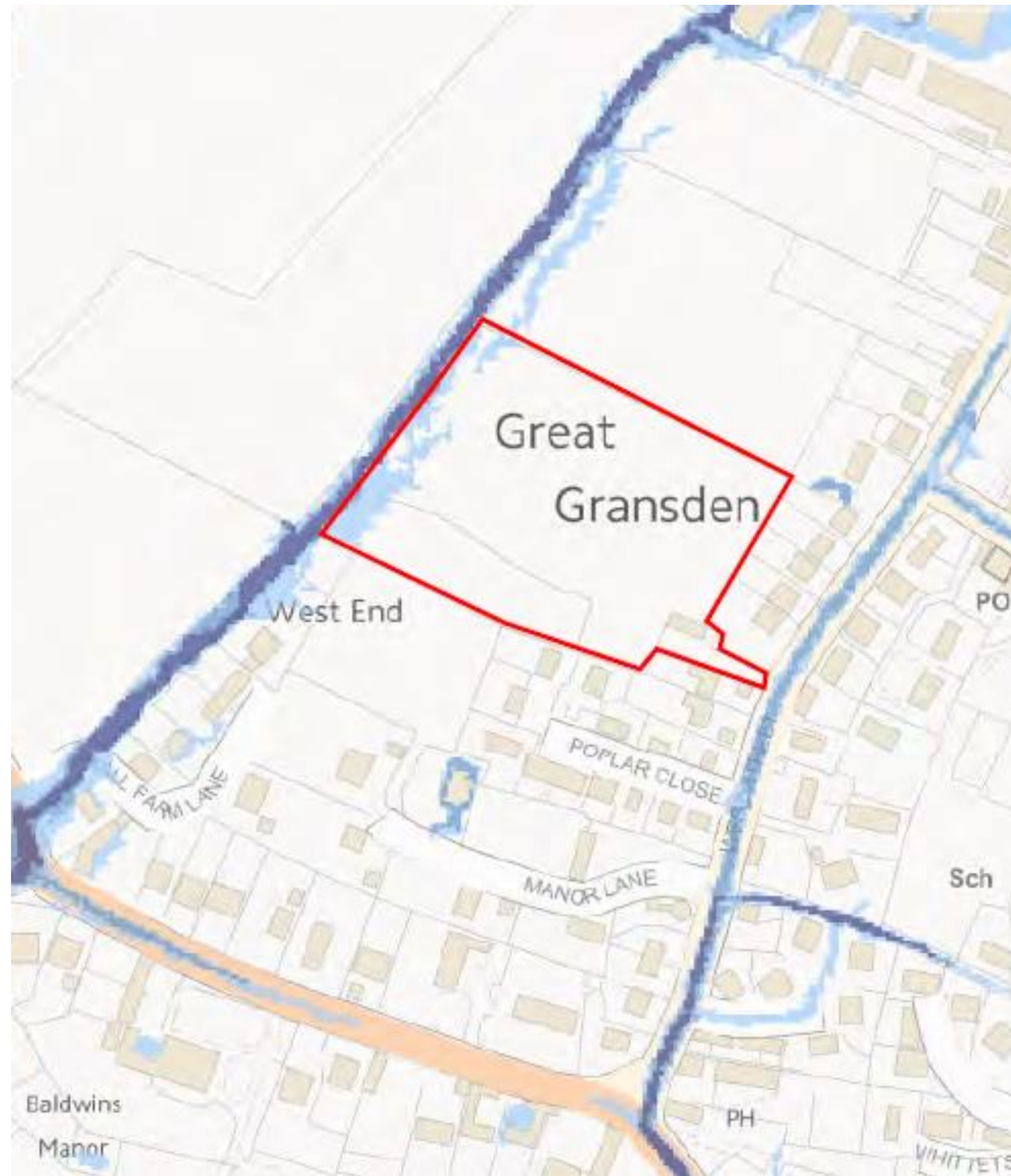
The forecast traffic generation of the proposed development will be calculated through an interrogation of the Trip Rate Information Computer System (TRICS) database which holds information related to the traffic generation characteristics of residential developments across the Country. An initial assessment of TRICS suggests that this proposal will generate in the region of 30 two way (arrival and departure) vehicle movements in the morning or evening peak hours, likely to be between 8am and 9am and 5pm and 6pm.

The forecast traffic generation will not lead to local highway congestion.

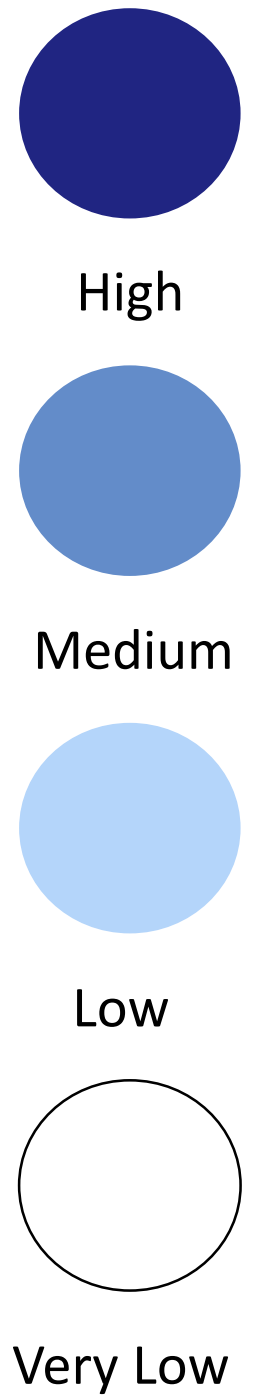
Proposed Drainage Strategy

Flooding

The site is located within Flood Zone 1 and has less than 1 in 1000 year risk of fluvial flooding. The site is also at a low risk of flooding from all other sources including surface water flood risk.



Flood Risk



Surface Water Flood Risk Map

Drainage Strategy

The site will be designed in-line with the Lead Local Flood Authority requirements.

Surface water from the site will outfall to the adjacent watercourse and will be restricted to a greenfield equivalent runoff rate. Surface water attenuation will be provided within a detention basin, geocellular attenuation and within sub-base storage below private roads. This will ensure that the water quality and quantity objectives are met.

Foul water will discharge to Anglian Water's sewer located within West Street. A pumping station will be incorporated on site to facilitate the outfall.





PiP Architecture

PiP Architecture is an experienced architecture practice located in central Cambridge. As a Registered Practice with CIAT, PiP Architecture's reputation is built on strong relationships with local planning authorities, local developers and a large returning client base. These Cambridge-based designers offer dependable designs from conception through to planning, construction and contract administration with efficiency. Solutions developed with modern architectural knowledge provide cost-effective urban designs on sites throughout Cambridge, Cambridgeshire and the wider East Anglia region.



Development Benefits

Development upon the site could bring a number of benefits, including:

- Boosting the supply of housing to meet the identified need for new housing in Huntingdonshire
- Provision of much needed affordable housing which will be available to qualifying local people including young families, first time buyers and those unable to step foot on the property ladder
- Large open space area including play equipment in parkland setting
- Landscaped grounds with extensive tree planting
- Supporting the local economy and increasing the viability of local businesses
- Creation of jobs associated with the construction phase
- Additional Council Tax and New Homes Bonus receipts which will be spent in the area
- Financial contributions will be secured through the planning process to ensure that the development contributes to local services and infrastructure

What Happens Next?

Thank you for taking the time to view our proposals, we do hope that you have found this presentation useful. We are in the process of preparing a planning application and would welcome your comments to help inform our ongoing proposals.

You can take part in our consultation and let us have your views in the following ways:

- You can complete one of our feedback forms before leaving
- Comments can also be sent directly to us by post or email – please see our contact details below

We will consider all feedback received prior to finalising the proposal and submitting a planning application.

Get in Touch

Comments can be submitted via any of the following means:

- Online Survey at www.carterjonas.co.uk/greatgransden
- By email to great-gransden@carterjonas.co.uk
- By post to FAO Camilla Burgess, Carter Jonas LLP, One Station Square, Cambridge CB1 2GA
- Comments to be submitted by Sunday 9th December 2018
- The exhibition boards will also be available to view at www.carterjonas.co.uk/greatgransden