

Welcome to our consultation on our proposals for new homes on land north east of Soham Road, Fordham. Members of the project team are available to answer any questions you have and listen to feedback.

NEW LOCAL PLAN

East Cambridgeshire District Council is currently preparing a new local plan which will run from 2017-2037.

The Council's current anticipated timetable for the emerging Local Plan is as follows:

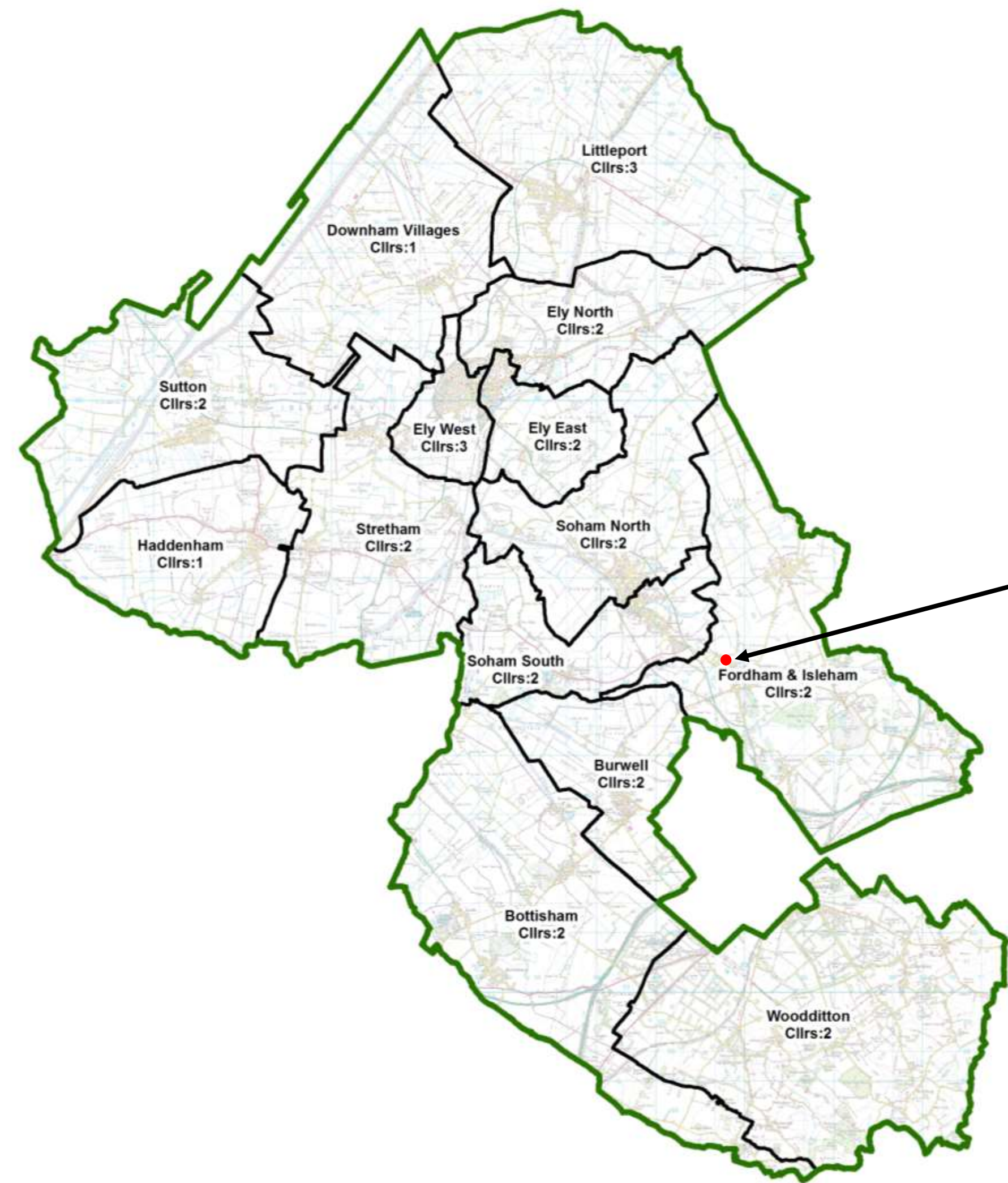
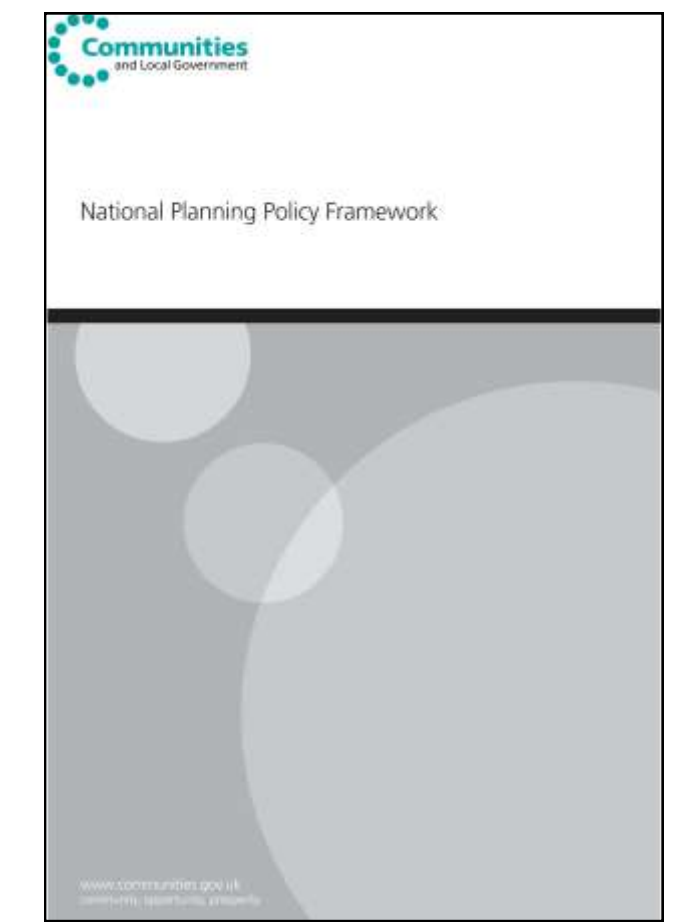
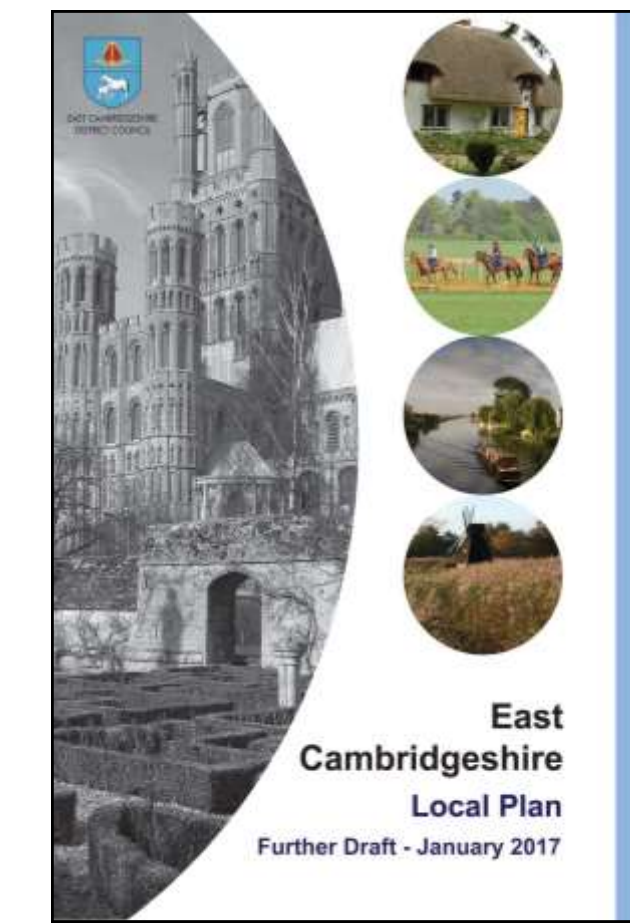
- 3rd Draft (Proposed Submission) for public consultation – Nov/Dec 2017
- Submission to Secretary of state - January 2018
- Adoption – September 2018

CALL FOR SITES

This site has been the subject of representations to the Council on two occasions in February/March 2016 and January/February 2017. The initial findings of the 2016 representations was that the site "has merit" for development. The Council is currently considering our 2017 representations.

HOUSING NUMBERS

The Council will need to provide 11,400 homes between 2014-2036 and 6,900 jobs, which equates to 518 dwellings per annum. In contrast the Council only managed to deliver 181 dwellings in 2015/16 and it is clear that a step change is required in housing delivery and that houses need to be provided where there is demand. Even taking into account allocations and approved applications the Council still needs to identify 10,290 new homes.



Proposed Site



11,400 new homes needed in east Cams



Planning Policy Context Fordham

DESIGNATION OF FORDHAM AS A LARGE VILLAGE

Fordham is designated by the Council as a large village. The Local Plan defines a **Large Village** as “a settlement with, normally, a population over 1,500 and that contains a wide range of services and facilities to meet people’s daily needs, including, normally, a primary school, doctor’s surgery and a range of shops and services. It should also provide employment opportunities and have good public transport.”

FIVE YEAR HOUSING LAND SUPPLY

East Cambridgeshire District Council cannot demonstrate a deliverable 5 year housing supply in accordance with Government policy and therefore needs to favour applications in sustainable locations – Fordham clearly falls within this category, with this site being in walking and cycling distances of local services and facilities of a large village.

HOUSE TYPES

There is a clear need for a varied range of house types within the District and this site will provide a mix of house types as well as a significant level of affordable housing (40%) in accordance with local policy.

Aerial View of the Site and Access Looking South East:



COMMUNITY BENEFITS

THIS SCHEME WILL PROVIDE

- New housing to help meet needs, including 40% affordable housing.
- Provision of a Children’s Play Area – which will not only meet the needs of this development but the wider area.
- New Public Open Space.
- New landscaping with opportunities for Biodiversity enhancement.
- Increased population will aid the viability and vitality of local services and facilities.

INFRASTRUCTURE PROVISION

- Doctors Surgery – plans are currently being promoted to expand facilities in Soham.
- Education – scheme will provide contributions towards primary and secondary education.



The Development



Key:

-  Site Boundary
-  Proposed Site Access
-  Primary Road
-  Secondary Road
-  Proposed Development
-  Attenuation & Nature Area
-  Proposed Planting
-  Public Open Space and Children's Play Area
-  Proposed Pumping Station



HOUSING

Image – masterplan of site – include location of pumping station
1.8 hectare site suitable for a development of up to 55 dwellings to suit a range of housing needs.

Housing mix to include

- Smaller 1 & 2 bedroom properties
- Larger 3-4 bedroom properties
- Up to 40% affordable housing – potentially 22 dwellings



NEW PUBLIC AREAS

- Creation of open space and children's play area which will be accessible to proposed and existing residents
- Landscaping on the eastern site boundary to soften rather than screen development
- Retention and augmentation of existing hedgerows on southern and northern boundaries



Up to 55 new homes to
Suit a range of housing
needs

Transport

TRANSPORT AND TRAVEL

There are bus stops within 100m of the site on either side of Soham Road. An hourly service between 0620 – 1952 is provided from these stops to Ely and Cambridge.

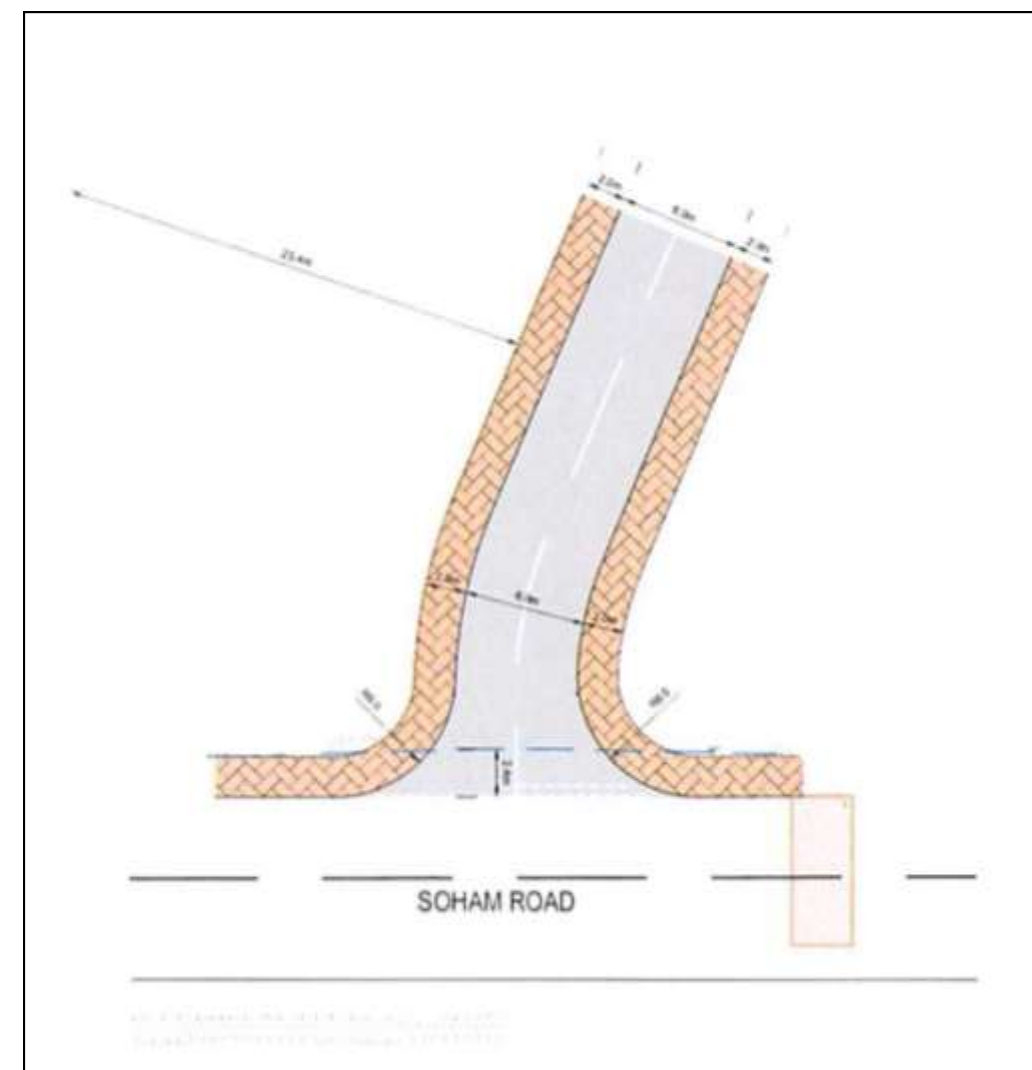
The site has ready access to the A142 which provides good connectivity to Ely, Newmarket and the A14/Cambridge.

There are local shops within 700m and the Primary School is 1.3km from the site.

ACCESS

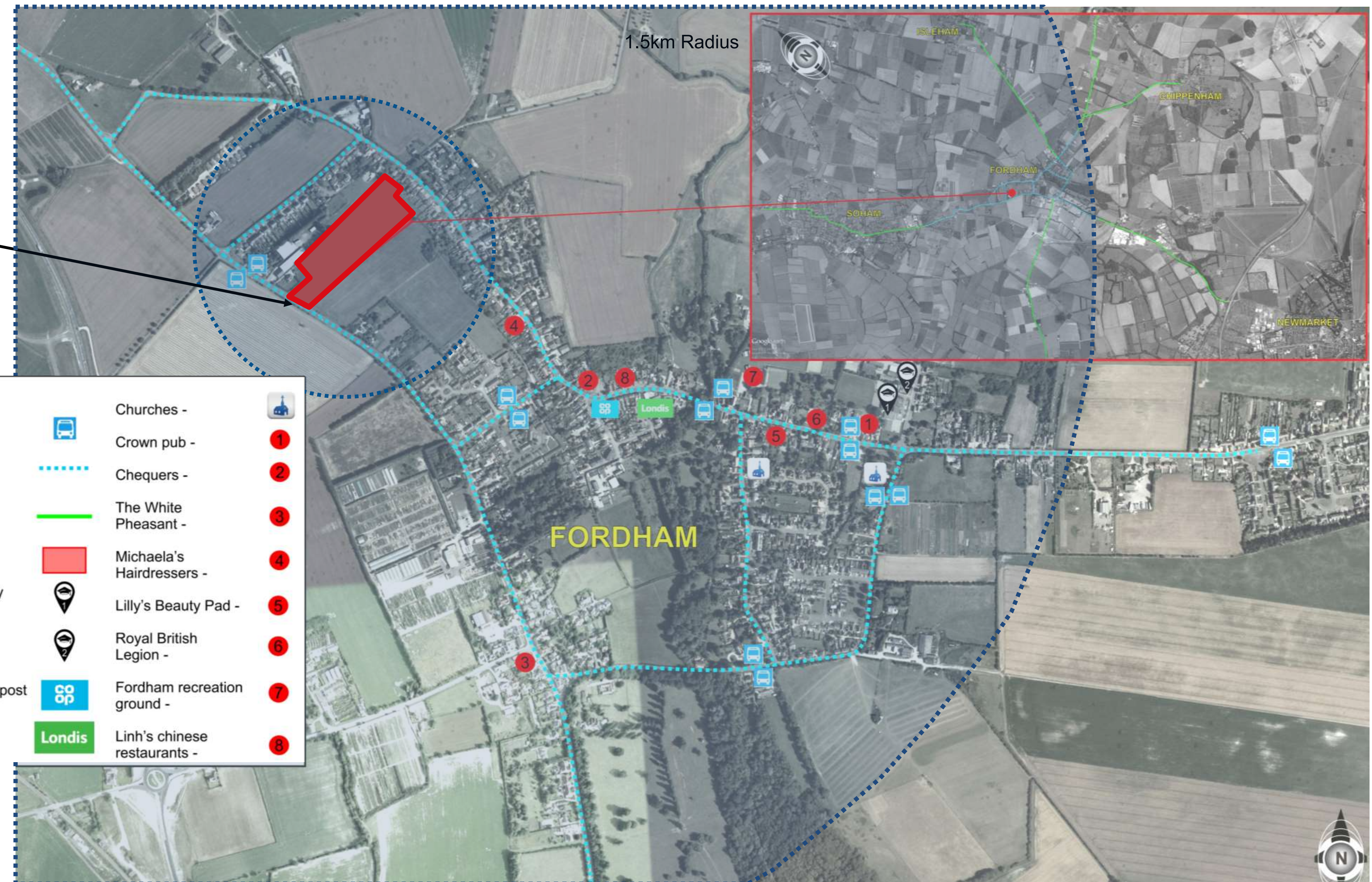
Access will be from a single point from Soham Road. The proposed access road will be 6.0m wide with 2.0m wide footways either side connecting to the existing shared foot/cycleway along Soham Road. Dropped kerbs and tactile paving will be provided at the new access to match that provided for pedestrians and cyclists at the southern end of Murfitt's Lane. The applicants are committed to working with Cambridgeshire County Council to enter into a Traffic Regulation Order to extend the existing 30mph to a point west of the site, which will benefit both existing and proposed residents.

Cambridgeshire County Council have confirmed in principle the acceptability of the proposed access arrangements



Bus Stops
within 100 metres
of the site

KEY :	
Bus Stops -	Bus icon
2km (Walking distance) -	Dotted blue line
5km (Cycling distance) -	Green line
Site Boundary -	Red rectangle
Fordham Primary School -	School icon
Fordham Pre School -	School icon
Co op (part time post office) -	Co-op icon
Londis -	Londis icon
Churches -	Church icon
Crown pub -	Pub icon
Chequers -	Chequers icon
The White Pheasant -	White Pheasant icon
Michaela's Hairdressers -	Hairdressers icon
Lilly's Beauty Pad -	Beauty Pad icon
Royal British Legion -	Legion icon
Fordham recreation ground -	Recreation ground icon
Linh's chinese restaurants -	Chinese restaurant icon





BIO-DIVERSITY

The site has been subject to a Phase 1 Habitat Survey which has confirmed, with the exception of nesting birds, that the site has limited ecological value. The proposed landscaping associated with the site will allow the bio-diversity and ecological value of the site to be enhanced. The existing hedgerows will be retained and augmented.

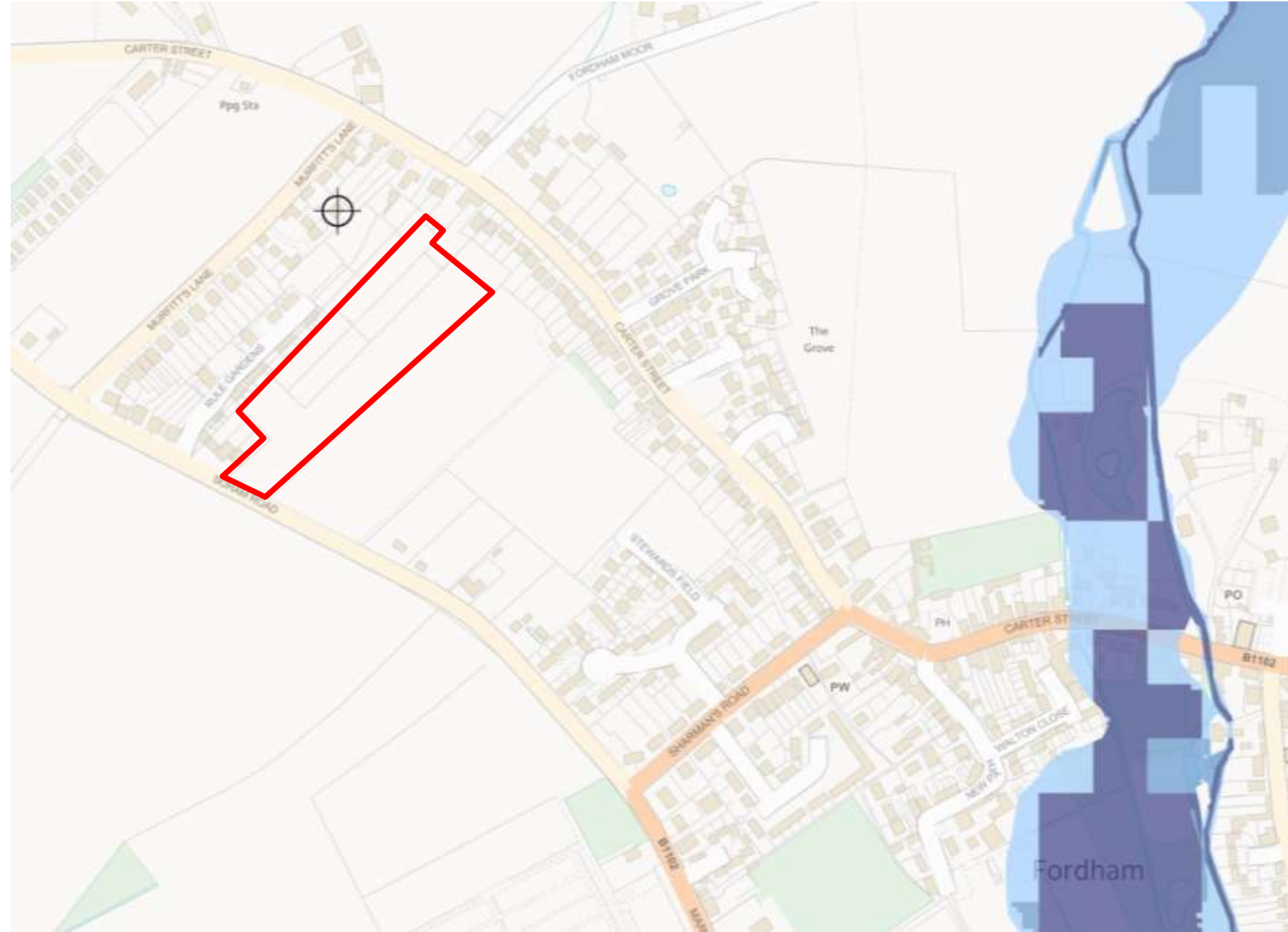
HERITAGE

No's 201 & 203 Carter Street are Grade II listed Buildings and specific care will be taken with regards to the design of the proposed dwellings to ensure that the setting and the character and appearance of these buildings are not compromised. A heritage assessment will be undertaken to understand the potential impact of development on these assets.



ARCHAEOLOGY

The site will be the subject of both a desk top archaeological assessment as well as a geophysical survey in accordance with a brief to be agreed with Cambridgeshire County Council.

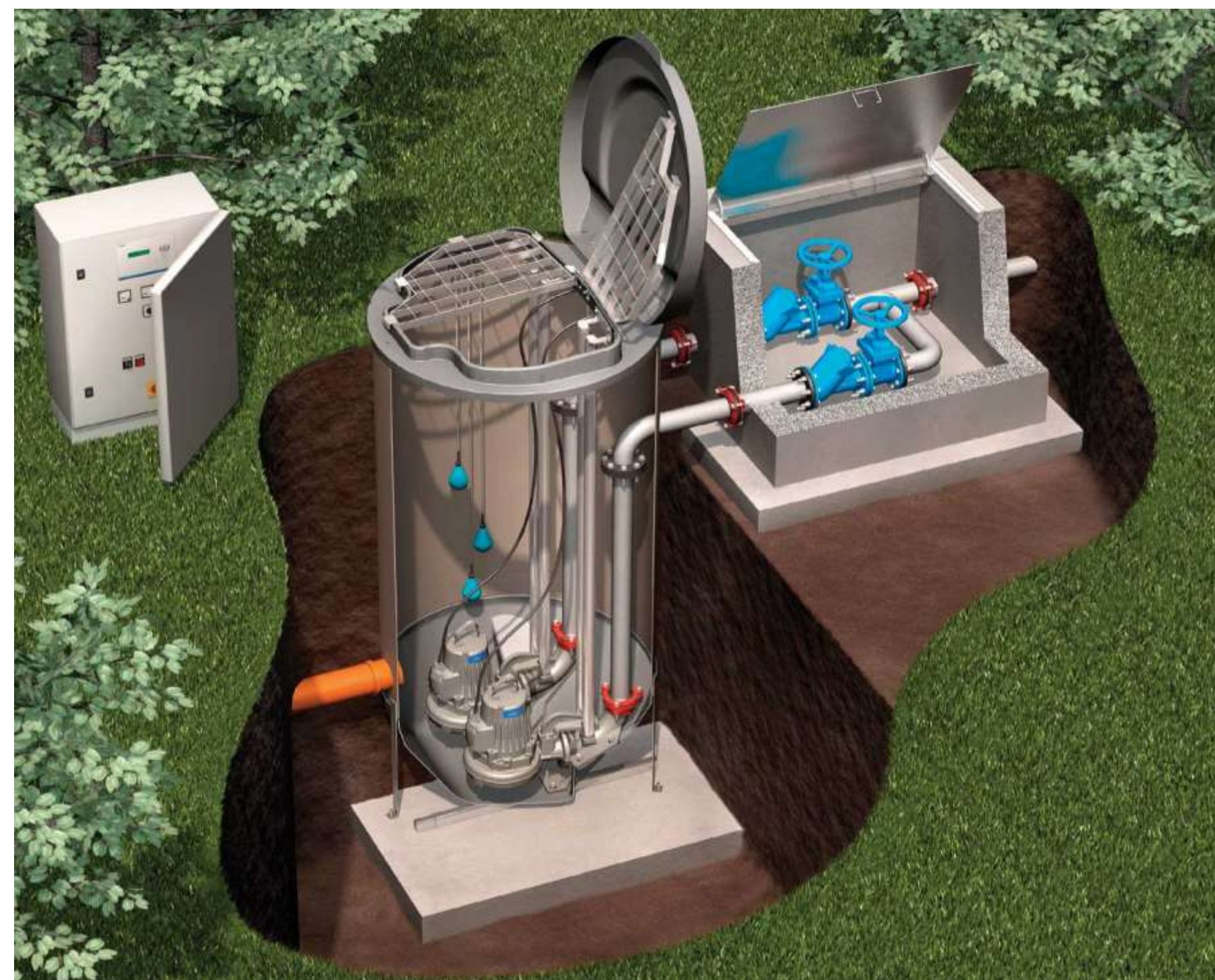


ENVIRONMENT AGENCY: FLOOD RISK MAP

FLOOD ZONE

The site is located within Flood Zone 1 (low probability of flooding) which have less than a 0.1% chance of flooding in any year, this is sometimes known as having a 1:1000 year chance.

Residential development is appropriate in flood zone 1 as no measures are required to protect properties from tidal or fluvial flooding as its at low risk from these sources.



SEWER PUMPING STATION CONNECTION

FOUL DRAINAGE

Foul water flows will be connected to the existing sewer. Due to the topography of the site a pumping station is proposed in the north-east corner of the site.

The pumping station will discharge flows to the Anglian water sewer either in Carter Street or Soham Road. Anglian Water has been consulted regarding the appropriate location to discharge foul flows to the network and whether any off site re-inforcement works will be required.

SURFACE WATER DRAINAGE

The site currently relies on infiltration of surface water run off to discharge water from the site; no ditches or water courses exist either on or adjacent to the site.



ATTENUATION BASIN—where the surface water will be stored until it is filtered back into the ground.

Geology maps show that the site is underlain by chalk with nearby borehole records showing sand overlying the chalk. Due to the likely ground conditions on site, soakaway testing is being undertaken to confirm the permeability of the site for the case of infiltration drainage. It is currently envisaged that the site will contain a mix of open (basin/swales etc) and below ground (attenuation crates/filter drains) discharging the surface water runoff into the underlying soils.

Landscape Visual Impact Assessment

The site represents a logical and sustainable infill to the settlement of Fordham which abuts the site to the north, east and west. Soham Road forms a defined settlement edge to the south.

There are limited views into and out of the site with existing built form limiting views of the site from the north, east and west. Views to and from the countryside to the south are also limited owing to the flat topography and vegetation along the A142 which forms an effective visual screen.

The illustrative masterplan has been informed by landscape analysis to enable the development to assimilate into its context. The development provides the opportunity to enhance the eastern site boundary, improve connectivity with adjacent areas and create an area of public open space that forms a central community core to the proposals.



View into Site looking West from Soham Road towards existing neighbours



View looking North from Soham Road into Site



View looking South to adjacent field (from proposed entrance)



View looking South from adjacent field towards Soham Road





Existing dwellings on Murffit's Road



Existing dwellings on Murffit's Road



Existing dwellings on Carter Street

PROVIDE YOUR FEEDBACK TO — James Hockney



Post to 17 Hanover Square, London, W1S 1BN



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TIMELINE FOR APPLICATION

Anticipated timeline for scheme coming forward:

Prepare and submit outline planning application - Summer 2017

Determination of planning application at committee – Winter 2017

Submission of reserved matters and discharge of conditions - Summer 2018

Commence development – Autumn/Winter 2019

ABOUT ENDURANCE ESTATES

Endurance Estates Strategic Land is a land promotion company based in Cambridgeshire. We work with land owners to promote land for development through the planning process. Once we have gained planning permission we select a partner to build the new homes.

We insist on high quality design that respects its surroundings and creates desirable places for people to live.



Existing dwellings on Carter Street



Existing dwellings on Carter Street



Existing dwellings on Sherman's Road