

Bowsall Developments Limited and Longhurst Group
Land North of Gosmoor Lane, Elm

Frequently Asked Questions – Public Consultation

This document is intended to provide answers to questions you may have around our consultation and provide information on how you can get involved.

1. What is the purpose of this consultation?

Hourigan Connolly (Chartered Town Planners) is preparing a full planning application on behalf of joint applicants Bowsall Developments Limited and Longhurst Group. We have been instructed to notify neighbouring homes and businesses, and other interested parties that a planning application is currently being prepared for the development of 1.94 hectares of land lying to the north of Gosmoor Lane, Elm for 63 no. new homes, open space and associated infrastructure.

Pre-application discussions have taken place with Officers of Fenland District Council and Cambridgeshire County Council and the proposals take account of their feedback.

Feedback received from this current consultation will inform the final details of the planning application and gives us an opportunity to explain the proposals before the submission of the formal planning application to Fenland District Council.

2. Who are the applicants?

The applicants are:

- Bowsall Developments Ltd ¹ who specialise in the procurement and delivery of new homes in collaboration with established Registered Providers (RP's).
- Longhurst Group ² a well-established RP who will manage the homes and site once the development is completed.

3. Why aren't you holding public events and how can I speak to the project team?

Due to the COVID-19 pandemic, we will not be holding face-to-face public consultation events to reduce the risk of spreading the virus. We are instead providing alternative ways for people to get in touch with us and make an informed response to the consultation.

4. When will you be submitting the planning application?

We plan to submit the planning application to the Council following the consultation period and once we have had a chance to consider all comments received.

We expect to submit the planning application during December 2021.

¹ <https://www.bowsall.co.uk/>

² <https://www.longhurst-group.org.uk/>

5. How many and what type of houses are proposed?

The proposed scheme comprises 63 no. new homes which will form a mix of apartments, bungalows (there are 4 no. bungalows, 2 no. of which will be Category 3 wheelchair adapted units) and two-storey dwellings. The proposed homes range from one to four bedrooms and have been designed so that they will appeal to a broad section of the community.

The whole scheme will be affordable, with 26 no. being sold on a shared ownership basis, and the remaining 37 no. for affordable rent. Four of the dwellings have been specially designed to meet the needs of disabled residents and these will be for affordable rent.

Further information on what the types of tenure proposed mean can be found on the Government's website in the Glossary to the National Planning Policy Framework – see footnote³.

6. Why are you proposing this development, hasn't the site had planning permission for housing previously?

The site previously benefited from outline planning permission for residential development which was granted in July 2017 and which expired in May 2021 (LPA Reference: F/YR16/0545/O). We are instructed that the site did not come forward during this time because it is too small to be of interest to national house builders and too large to be of interest to local developers.

The proposals we are now consulting on provide an opportunity to bring forward a high-quality affordable housing development to meet the acute need for such housing in the District.

Fenland is part of the Cambridgeshire Housing Market. The Council's Strategic Housing Market Assessment (SHMA) 2013⁴ identified an overall housing need for Fenland of 12,000 dwellings for the 2011 to 2031 period. Greater Cambridge's evidence base identifies an affordable housing need for Fenland of 5,814 dwellings for the same period (291 per annum on average rounded).

Table 7 of the Council's latest Annual Monitoring Report (February 2021)⁵ details affordable housing completions. This Annual Monitoring Report notes a total of 520 completions (gross) over the 9 years to 31 March 2020. Over the same period the Greater Cambridge evidence suggests a need for 2,619 dwellings (291 x 9) so there was an accumulated shortfall of circa 2,099 affordable dwellings to 31 March 2021.

7. Are there any proposed changes to the main road (Gosmoor Lane)?

The scheme includes provision of a footpath immediately outside the vehicle entrance to the site, and an additional stretch of footpath on the opposite side of the road, as shown on the layout.

A Transport Statement and Travel Plan will also be submitted with the planning application.

8. What about providing green space and biodiversity?

The scheme includes for the protection of trees and hedgerows wherever possible, although some limited removal is required to access the land. Any losses will be compensated for with new planting.

0.19 hectares of the land of the land is being dedicated to green infrastructure. This includes informal open space and an area which will be utilised as a Sustainable urban Drainage System (SuDs) which will also form part of a new biodiversity habitat as shown indicatively on the draft proposed site layout.

³ <https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary>

⁴ <https://cambridgeshireinsight.org.uk/housing/local-housing-knowledge/our-housing-market/shma/>

⁵ https://www.fenland.gov.uk/media/17464/Fenland-Monitoring-Report-2019-2020/pdf/Fenland_Monitoring_Report_2019-2020.pdf?m=637483740664070000

9. What will be done about the impact 63 no. new homes will have on local doctors and school spaces, etc?

As the development is providing affordable homes only, in accordance with the Council's planning policies, there will be no additional requirement to make any other contributions to infrastructure in the local area. The proposals aim to deliver a significant positive benefit to the local community by making a substantial contribution to the Council's acute need for more affordable homes.

10. How can I get involved?

There are a number of ways to comment on the draft proposals:

By email: feedback@houriganconnolly.com using "Gosmoor Lane" as the email subject line.

On our website: www.houriganconnolly.com/gosmoorlane

By Post: Gosmoor Lane consultation, c/o Hourigan Connolly, WeWork, 1 St Peters Square, Manchester, M2 3DE

Consultation Period: From Tuesday 23 November until midnight Tuesday 07 December 2021.

Please note: Comments received may be made public in details to be submitted with the planning application. All personal data will be redacted.