

To the Owner / Occupier

## PROPOSED RESIDENTIAL DEVELOPMENT LAND NORTH OF GOSMOOR LANE, ELM

Hourigan Connolly (Chartered Town Planners) is preparing a full planning application on behalf of joint applicants Bowsall Developments Ltd and Longhurst Group for residential development at land to the north of Gosmoor Lane in Elm.

We are now undertaking a 2-week period of consultation on the draft proposals so that the local community have an opportunity to engage in the process prior to a formal planning application being submitted.

All comments received will be used to inform and refine the full planning application before it is submitted to Fenland District Council.

When the planning application has been submitted, the Council will notify surrounding residents as part of their own statutory consultation process. You will then have a further opportunity to submit comments on the proposals directly to the Council.

At this pre-application stage, we value your comments on the draft proposals.



Site Location edged in red

**bowsall**  
developments ltd





Draft Layout

The draft layout is shown to the left which provides the following:

- 63 no. new homes ranging from 1-bedroom flats to 4-bedroom houses, and including 4 no. bungalows, 2 no. of which will be Category 3 wheelchair adapted units.
- Proposals are for affordable homes of which 26 no. will be shared ownership and 37 no. will be affordable rent.
- 4 no. of the homes will be specialist properties to provide wheelchair accessible houses with ground floor bedrooms to assist people with mobility difficulties or medical needs.
- Proposals include large area of Public Open Space.
- Separation distances between existing and proposed homes will meet Fenland Council's space requirements.
- Discussions have taken place with Cambridgeshire County Council to ensure the vehicular access arrangements are safe.
- Includes the provision of a footpath outside the entrance to the site to link into the existing footpath on Gosmoor Lane, and a new footpath link on land opposite.
- Full parking provision for each home will be provided throughout.
- Detailed soft landscaping scheme will be provided to include additional new trees and private garden space for the new homes.
- The scheme will be complemented by a detailed drainage scheme to address surface water and foul drainage.
- The public open space is located to the north to create a 'soft' edge to the open countryside.
- Refuse vehicles will be able to access the whole of the site to enable full recycling service.

## HOW TO COMMENT

The scaled version of the draft proposed site layout and a 'Frequently Asked Questions' Information Sheet are available to view on the Hourigan Connolly website. We invite you now to submit your comments on the proposals and this can be done either by post, email or via our website. **The consultation period will be open for 2 weeks from 23 November 2021 until 07 December 2021.** The details for submitting your comments are shown below:

**By post:** Gosmoor Lane Consultation, Hourigan Connolly, We Work, 1 St Peters Square, Manchester M2, 3DE.

**By email:** [feedback@houriganconnolly.com](mailto:feedback@houriganconnolly.com) (using "Gosmoor Lane" as the subject line)

**Website:** [www.houriganconnolly.com/gosmoorlane](http://www.houriganconnolly.com/gosmoorlane)

**Please note:** All comments received will be made public in the Statement of Community Involvement which will be submitted with the forthcoming full planning application. All personal data will be redacted.