

Wellington Gardens

Land Off Main Street, Witchford

New homes for Witchford, Cambridgeshire

Catesby Estates plc are putting together proposals for new homes on land north of Main Road in Witchford.

Our sensitively designed proposals for Wellington Gardens has been tailored to fit the character of the local area and surrounding landscape, whilst providing an increased range of new homes for local residents.

There will be increased connectivity to the existing footpath and byway which borders the site benefiting hikers and dog walkers.

What Happens Next?

Catesby Estates will be submitting an Outline Planning Application later this year which will set the principles of the development in more detail including site access and housing layout.

Should the application be approved, we will then work with housebuilders to deliver a range of new homes, with first residents taking occupation early 2020.



Have your say

Your views will help shape our proposals before we submit our planning application to East Cambridgeshire District Council.

Comments received will be compiled in Statement of

Community Involvement documents and submitted with our planning application.

Any comments you make in response to these proposals will not affect your right to comment on a planning application submitted to the Local Authority at a later stage in the process.

How to Contact Us

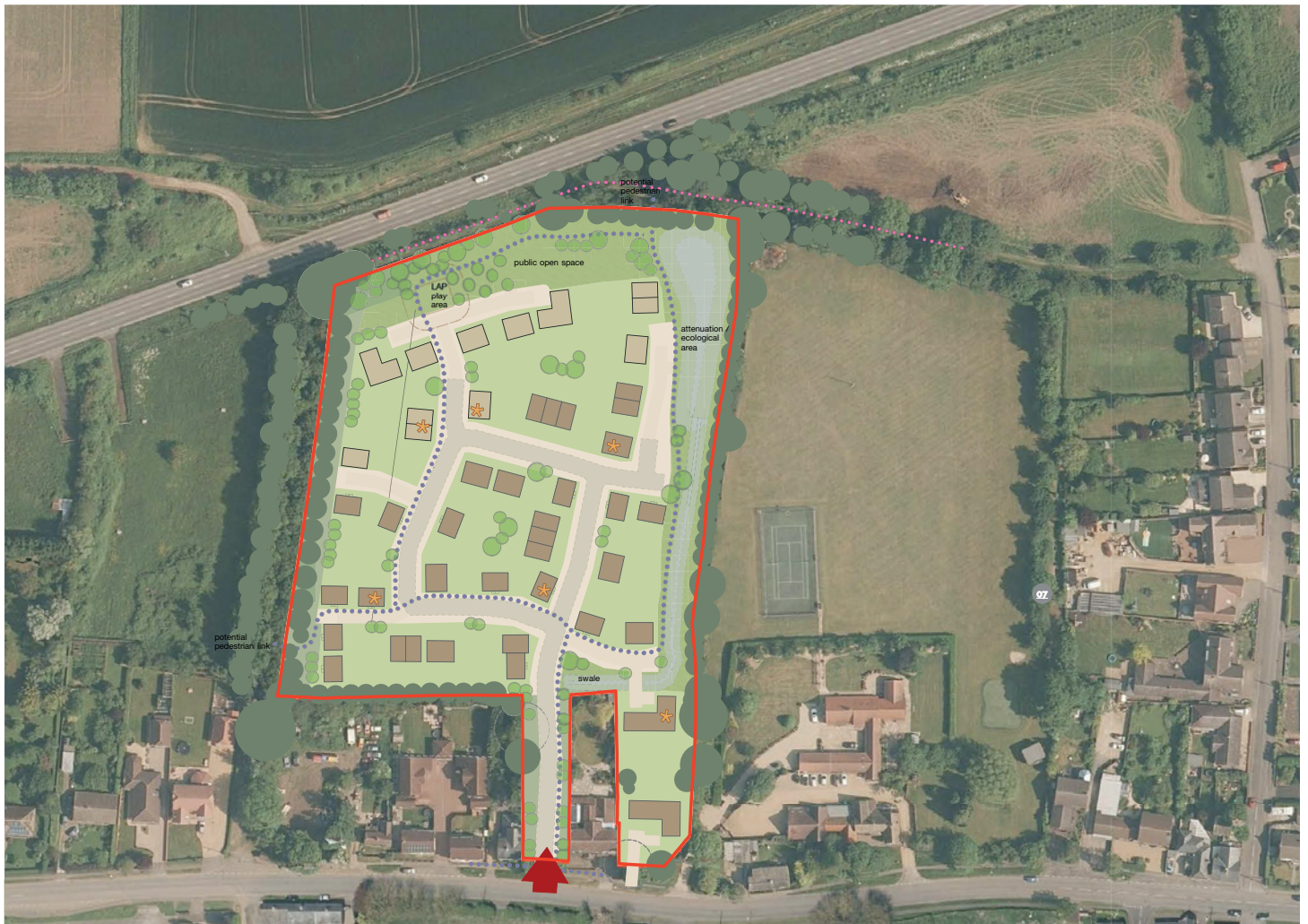
Fill in the Feedback Form and send it back to us
freepost CATESBY ESTATES (no stamp required)

Email your comments to: **info@catesbyestates.co.uk**
or call: **01926 836910**

You can follow our progress at:

www.catesby-wellingtongardens.co.uk

Thank you for taking the time to read this information.
Please let us have your feedback by 28th January 2019.



Concept Masterplan

	Development boundary		Residential street		Focal building locations		Public Open Space		Retained boundary hedge
	Proposed primary access		Private drive		Local Area of Play (100m sq; 5m offset from dwellings)		Retained planting buffer		Proposed trees / planting
	Informal pedestrian route		Indicative frontage		Residential development blocks		Retained trees		Attenuation area



The Site

The proposals for Wellington Gardens is on land north of Main Road, Witchford. The site is 6 acres consisting of one grassland field, boarded by a byway to the west along with a public right of way and the A142 to the north.

Located within the administrative area of East Cambridgeshire District Council, the site has potential for new homes, including a policy compliant 30% affordable housing.

- **Up to 47 new homes**
- **30% new affordable homes which will help to address the significant unmet needs of both the parish and the district**
- **Provision of a well-balanced mix of housing which will help to address the current balance in the housing stock, and meet the current and future housing needs of the district including smaller 1 and 2 bed properties**

- **Increased connectivity to the existing footpath and byway which borders the site benefiting hikers and dog walkers**
- **Highly sustainable and is within walking distance to local services and facilities**
- **Can be developed immediately**
- **Has no identified environmental constraints preventing development**
- **Vehicular access is proposed via a simple priority junction to be formed with Main Street. The development is forecast to generate minimal vehicle movements which is not considered to represent a significant increase in the volume of traffic, by independent Highways Consultants**
- **Existing hedgerows and trees will be supplemented with landscape buffers to retain the rural character as well as providing a haven for local wildlife.**





Our Proposals

Our proposals ensure the housing integrates well within the area, with significant landscape buffers and footpath connectivity to the byway and the footpath to the west and north of the site respectively. This spacious and well laid out site has been designed to benefit both residents and wildlife.

Buildings would be orientated to frame key spaces, provide safe environments, and be in keeping with their surroundings.

The landscape proposals will seek to retain boundary vegetation where possible and create new areas of planting and open space. The proposed development respects the residential amenities of nearby properties, with appropriate separation distances between new and existing properties.

The new homes would be in a range of sizes and styles, including 30% affordable housing to enable more young families and first-time buyers struggling to get onto the housing ladder find a home within their financial means.



Planning background

The NPPF provides a national framework for Councils to produce their own Local Plans, which reflect the needs and priorities of their communities, with a strong emphasis on the delivery of sustainable development.

Witchford is identified as a 'larger village' (tier 2) with a good range of services, including schools, post office, church and local pub and therefore considered suitable to accommodate housing growth.

The Council is currently preparing a new Local Plan for East Cambridgeshire. The Council submitted the Local Plan to the Secretary of State in February 2018, and this is currently under examination. Once adopted, the Local Plan will determine what East Cambridgeshire will look like in the future and how it will become an even better place to live, work and visit.

Wellington Gardens is being promoted through the Local Plan process for residential development including policy compliant 30% affordable housing.



More information is available at: www.catesby-wellingtongardens.co.uk

FEEDBACK FORM

Please let us have your feedback by Monday 28th January 2019.

Name:				
Address:				
Email:				
What would be most important to you when considering development on this site (Tick as many as you like)				
Number of Affordable Homes	Yes		No	
Range of House Sizes	Yes		No	
Landscaping and Ecology	Yes		No	
Transport and Road Infrastructure	Yes		No	
Other – please specify				
Are there any issues or opportunities in the village that you feel are relevant to the proposals? If yes, please specify			Yes	No
Please provide any other comments you wish to make here:				

All comments received will be reviewed by Catesby Estates plc.

For more information on our policies visit www.catesbyestates.co.uk/catesby-policies or contact us at 01926 836910 / info@catesbyestates.co.uk



Looking for a new home?

The worsening of the UK housing crisis is well publicised, with the Government vowing to deliver 300,000 new homes every year.

The pressure on the housing market is significant with the demand for homes outstripping supply. An increase in life expectancy, immigration, single person occupancy

and the demand for second homes being just some of the contributing factors.



What is affordable housing?

Affordable housing is a combination of social rented, affordable rent and shared ownership housing, provided to eligible households whose needs are not met by the market.

The average price of a home in Witchford is £318,015
(Source: Rightmove).



Over 37% more than the UK average of £231,095 (Source: Land Registry)

House prices have risen by 34% in Witchford since 2015
(Source: Rightmove)



A first-time buyer would need a deposit of £31,802 based on the current average house price in Witchford



About Us

Catesby Estates plc

part of Urban&Civic

Catesby Estates established in 1996, work closely with housebuilders, councils, local residents and other stakeholder groups to deliver, new high quality homes on developments that are seen as a positive part of the local community in which they sit.

For many first time buyers and young people, house prices are out of reach, with ever increasing deposits and monthly payments reducing the number of owner occupiers. This is why the average level of affordable housing across all our sites currently stands at 37%.

Find out more about Catesby Estates at:

www.catesbyestates.co.uk

Changes in data protection laws (GDPR) means the rules around how companies collect and share your personal data have changed. Your feedback will be compiled and submitted to East Cambridgeshire District Council in a Statement of Community Involvement Document. Your personal data will not be passed to any other parties. For more information on our policies visit www.catesbyestates.co.uk/catesby-policies or contact us at 01926 836910 / info@catesbyestates.co.uk



No stamp
required

freepost CATESBY ESTATES