Welcome

Gladman Developments Ltd have successfully invested in communities throughout the UK over the past 20 years, developing high quality and sustainable residential schemes. We are proposing a residential development on the land to the north of Whittlesey.

Have your say

We wish to hear your views with regard to the quality, mix and design of this proposed development and will consider these ideas as we develop our masterplan.

This is your first opportunity to comment on the planning of this site and later you can still provide views to Fenland District Council during the planning application process.

Forms are available for you to leave your comments today. Alternatively they can be sent by post or email to Gladman Developments or on our website ‘www.your-views.co.uk/whittlesey’.
Housing Need

National policy requires every Council to identify enough suitable land to provide housing for 5 years rolling forward. Fenland District Council has identified that there is not enough suitable land to meet the housing demand.

Fenland District Council have also identified that Whittlesey will require at least 1,000 further homes in the next twenty years to cater for future demand. Our proposed scheme will assist in meeting this target across all house types and affordability.

Why is the site suitable for development?

Settlements like Whittlesey provide opportunities to help meet the housing shortage which has been identified by your Council. The site is sustainably located with easy access to the town centre, schools, existing community amenities and the public transport network. The site can be safely accessed off Snowley Park with new pedestrian links to the village centre.
The landscape surrounding Whittlesey is characterised in the East of England Landscape Framework as “Lowland Village Farmlands”. The northern boundary of the site borders the “Planned Peat Fen” character area.

Whittlesey Conservation Area lies to the south of the site. It includes a mix of attractive medieval, Georgian and Victorian Grade II and II* buildings. St.Andrew’s and St. Mary’s church stand in the central Market Place square. The ancient stone Buttercross still remains in the historic core. Our proposals will not have any impact on the conservation area within Whittlesey.

Separating the site from much of the conservation area is a mix of late 20th century development including housing to the south on Snowley Park and Glenfields. The development contains a mix of residential styles, from small terraced properties to detached dwellings. Our proposals will be an extension to this style where we would hope to improve the quality of design and housing that is available.
We have carried out site assessments to identify what site particulars will influence the final design of a high quality residential development. This has led to us considering:

- Locating the children’s’ active play space to adjoin the existing facility.
- A circular all weather informal footpath so residents have an alternative route in preference to crossing ‘The Washes’.
- A large area of informal landscaping/ ecology corridors to the Eastern and Northern boundaries.
- A central landscaped corridor which respects an existing surface water drain.
Visual Analysis

The site is clearly defined to the south by housing on Snowley Park and Glenfields. The northern boundary is contained by a drainage channel surrounded by tall hedgerow vegetation and trees that help filter views from the countryside to the north and west. The eastern boundary is defined by another ditch, across which a narrow strip of pasture divides the site from the new residential development on Yarwells Headland.

The boundary is defined by a hedgerow and occasional small trees to the west. To the north of the site, the level, expansive landscape of the fens dominates the view, dotted with trees and residential properties with occasional electricity pylons rising above. To the east and south of the site lies the main urban area of Whittlesey, the closest surroundings being residential properties of mixed size and scale.

Aerial photograph with site boundary and viewpoint
Historic Maps

The historic maps below show the proposed site in the context of the growth of Whittlesey over approximately the last 70 years. Prior to 1938, land surrounding the site was predominantly undeveloped or utilised for agricultural use. Stonald Pits was present to the west of the site and a number of brickworks are located south west of the site as shown in the 1938 map.

From 1970, the Piggery, coal depot and pond were added to the south east of the site, and later cleared by residential properties on the south east boundary. Between 1995 and 2012 further residential expansion occurred off Stonald Avenue and to the south on Stonald Road.

Archaeological Investigations

As part of our assessments 20 machine excavated trenches were excavated as required by Cambridgeshire County Council between the 11th -14th March 2013.

Whilst there were no significant finds the information gathered did provide evidence of the continuation of Iron Age activity recorded at Stonald Field excavations during 2008. Three postholes and two shallow quarry pits were investigated in the north-eastern corner of the site. These features contained post-medieval finds including clay pipe, pottery and glass. The County’s Historic Environment Team have confirmed there are no archaeological reasons why development of the site should not take place and that no further archaeological works would be required if planning permission were granted.
What are the local facilities?

The site is sustainably located with easy access to the village centre, existing community amenities and the public transport network. Amenities include a primary school, high school, doctor’s surgery and local shops. The 31 and 33 bus services call at Stanground, March, Coates, Queensgate, Ramsey and Peterborough. Both services operate from Monday to Sunday. There are additional services at peak times, which increase the frequency to typically every thirty minutes. There are multiple bus stops along Peterborough Road within walking distance from the site.
Proposed vehicular access

Housing - About 150 dwellings

Retained trees and vegetation within green corridors

Proposed play area (LEAP)

Potential balancing ponds

Proposed footpaths

Proposed public open space
Aerial perspectives

We have tried to show how the development might look based on the work we have carried out to date and the identified site particulars developing a high quality residential development.
Thank you for taking time to visit this exhibition.

Please complete a feedback form with your comments or alternatively they can be sent via the website, email or posted to the address below.

www.your-views.co.uk/whittlesey

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