

CASE STUDY

Gosmoor Lane Elm 63No Residential



Watkiss Dawson & Ward are working with Bowsall Developments Ltd , to support a full planning application for a new 100% affordable residential development of 63 dwellings on land totalling 1.91-hectare site (4.72 acres gross) at Gosmoor Lane, which is located to the southwest of Elm, Wisbech.

The site comprises, in part vacant and substantial brick built industrial/ agricultural buildings. The remainder of the site comprises undeveloped land. This undeveloped land is overgrown and is not in agricultural use. A number of dykes cross the site.

The development will deliver a mix of housing in line with the local policy ringing from 1-4 bedrooms. The majority of the houses will be 2 storeys in height, with limited use of bungalow dwellings and have been positioned so as meet the required separating distances between new and existing properties. It achieves a net density of 36.8 dwelling per hectare. The development includes a new public open space / green space infrastructure at 0.19 hectares located to the north of the site so as to maintain open views towards the open countryside

This will provide the site with biodiversity enhancements and recreational use. The open space forms a focal point for residents and provides a green corridor to connect open space visually and provides an area for sustainable drainage (SUD's) and for ecological enhancement and mitigation.

The Village of Elm is quite varied in appearance, which is reinforced by the recently constructed and older properties immediately surrounding the site. Key Architecture elements from adjacent locally listed buildings such as steep roof-scape, gables, bays and window treatments and local materials define the principles of the proposed development. The design of the dwellings has been prepared to achieve a very high degree of long-term sustainability and energy efficiency including a fully sustainable drainage system.