

# Strategic Housing and Economic Land Availability Assessment

## Call for Sites and Broad Locations

### Response Form 2019



#### Guidance

Cambridge City Council and South Cambridgeshire District Council are starting work on a new joint Greater Cambridge Local Plan to provide a sustainable vision for the future of the area. This includes planning for new housing and economic development to meet our needs and protect and enhance our environment. An early step in the plan preparation process is to gather information on what land is available and suitable for development. As part of this work we are seeking your input through this 'call for sites' consultation.

This response form may be used to put forward potential sites and broad locations for housing or economic development across the Greater Cambridge Local Plan area which is made up of the administrative districts of Cambridge and South Cambridgeshire. An understanding of land availability for development across Greater Cambridge will ensure that the new Local Plan allocates enough land in appropriate locations to meet identified needs. A Strategic Housing Land Availability Assessment (SHELAA) will be prepared to help the Councils choose the right sites from a large number of potential alternatives having assessed their suitability, availability and achievability.

Please complete a separate form for each site being submitted for consideration. For sites to be considered all of the form must be completed.

Housing development includes market housing for sale, affordable housing (including entry level exception sites), housing for rent, student housing, housing for people with disabilities, housing for people receiving care, service family housing, sites for travellers and travelling showpeople, and sites for people wishing to commission or build their own homes. It does NOT however include sites intended for the provision of rural exception site housing.

Economic development includes development for B1 (Business), B2 (General Industrial) and B8 (Storage and Distribution) uses. It does NOT include retail, hotels, leisure or recreation development.

**Only submit sites and broad locations that are capable of delivering 5 or more dwellings or economic development on sites of 0.25 hectares (or 500 square metres of floor space) and above.**

**If you need assistance** completing the form contact the Planning Policy Team at [Planningpolicy@scambs.gov.uk](mailto:Planningpolicy@scambs.gov.uk) or [Planningpolicy@cambridge.gov.uk](mailto:Planningpolicy@cambridge.gov.uk) or call us on 01954 713183.

**COMPLETED FORMS MUST BE RECEIVED BY 5PM ON 25 MARCH 2019**

**Wherever possible the Call for Sites form should be completed online at:**  
<http://cambridge.jdi-consult.net/localplan/>

If you do not have access to the internet, **you can submit forms by:**

**Email:** (using the above email addresses) <mailto:northeast@cambridge.gov.uk>, or by **pos** to:

**South Cambridgeshire District Council**

Call for Sites Consultation,  
Planning Policy Team,  
South Cambridgeshire District Council,  
Cambourne Business Park, Cambourne,  
Cambridge, CB23 6EA

**Cambridge City Council**

Call for Sites Consultation,  
Planning Policy Team,  
Planning Services,  
Cambridge City Council PO Box 700,  
Cambridge, CB1 0JH

For more information about the call for sites see our webpages at:

[www.scambs.gov.uk/gclpcallforsites](http://www.scambs.gov.uk/gclpcallforsites) and [www.cambridge.gov.uk/gclpcallforsites](http://www.cambridge.gov.uk/gclpcallforsites)

**Data Protection**

We will treat your data in accordance with our Privacy Notices: [www.scambs.gov.uk/planning-policy-privacy-notice/](http://www.scambs.gov.uk/planning-policy-privacy-notice/) and <https://www.cambridge.gov.uk/planning-policy-consultations-and-notifications-privacy-notice>. Information will be used by South Cambridgeshire District Council and Cambridge City Council solely in relation to the SHELAA and the Greater Cambridge Local Plan. Please note that all responses will be available for public inspection, cannot be treated as confidential. Representations, including names, are published on our website. **By submitting this response form you are agreeing to these conditions.**

**The Councils are not allowed to automatically notify you of future consultations unless you 'opt-in'.**

Do you wish to be kept informed of future stages of the SHELAA and the Greater Cambridge Local Plan?

**Please tick:** Yes  No





**Disclaimer**

**The assessment of potential housing and employment sites through the Strategic Housing and Economic Land Availability Assessment process and the identification of sites with the potential for development does not indicate that planning permission will be granted for development, or that the sites(s) will be allocated for development in the Greater Cambridge Local Plan (GCLP). The SHELAA will be an important evidence source to inform future plan making but it will be for the GCLP to determine which sites are most suitable to meet identified needs.**

For office use only  
Response number:

Date received:

## A - Contact Details

<b>Name:</b>	Colin Campbell	<b>Agent's name:</b>	
<b>Name of organisation:</b> (if applicable)	Hill Residential Limited	<b>Name of Agent's organisation:</b> (if applicable)	
<b>Address:</b>		<b>Agent's Address:</b>	
<b>Postcode:</b>		<b>Postcode:</b>	
<b>Email:</b>		<b>Email:</b>	
<b>Tel:</b>		<b>Tel:</b>	




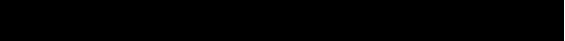
<b>Signature:</b>	<b>Date:</b>
<i>If you are submitting the form electronically, no signature is required.</i>	

## B - Your status

<b>Status</b> (please tick all that apply):	
<input type="checkbox"/> Landowner	<input checked="" type="checkbox"/> Developer
<input type="checkbox"/> Land Agent	<input type="checkbox"/> Registered Provider (Housing Association)
<input type="checkbox"/> Planning Consultant	<input type="checkbox"/> Other, please indicate:

## C - Land Ownership

**If you are not the landowner, please provide the details of all landowners:**  
(If there are more than two landowners please provide the contact details of the additional landowners on a separate sheet)

<b>LANDOWNER 1:</b>		
<b>Title:</b>	<b>First Name:</b>	<b>Last Name:</b>
		
<b>Organisation</b> (if applicable):		
<b>Address:</b>		
		

Postcode: [REDACTED]	Telephone Number:
Email: tbc	
LANDOWNER 2:	
Title:	First Name: Last Name:
Organisation (if applicable):	
Address:	
Postcode:	Telephone Number:
Email:	

If you are not the landowner, please confirm the landowner(s) has been informed of this submission:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Does the landowner(s) support the submission? If yes, please provide evidence of their support e.g. a letter.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't know
Are there any issues that would prevent officers of the Council undertaking a site visit unaccompanied? A site visit may be required to enable a full assessment of the site. Site visits will be conducted unaccompanied wherever possible.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If necessary, please provide details of the person to be contacted to arrange access to the site or for an accompanied site visit:	
Title: Mr First Name: Colin Last Name: Campbell	
Organisation (if applicable): Hill Residential Ltd	
Address: See A	
Postcode:	Telephone Number:
Email:	

## D - Site details

<b>SITE DETAILS</b>
Site location, address and post code: 1-3 Lodge Road, Thriplow, Royston, SG8 7RN.
Site Area: 1.88 in hectares
<b>Site Map:</b> Provide a location map clearly showing site boundaries and land ownership. The site to be edged in red and include all land necessary for the proposed development. Any other land in the same ownership close to or adjoining the site to be edged in blue.
<b>WITHOUT A MAP WE WILL NOT BE ABLE TO CONSIDER THE SITE</b>

## E - Current and recent land uses

<b>CURRENT AND MOST RECENT USE</b>	
<b>What is the current use of the site?</b>	<b>The current site has a proportion of Brownfield which includes a Farm and Vehicle Repair Shop and the rest Greenfield.</b>
<b>If the site is developed but not currently in use, what was the last use of the site and when did it cease?</b>	<b>N/A</b>
<b>Please provide details of any relevant historic planning applications including application number if known</b>	<b>Application for 36 residential units with parking, drainage infrastructure and POS refused in 2018 (S/3591/17/FL). Additionally, an application for residential units was refused in 2005 (S/0713/05/O).</b>
<b>Is the site previously developed land, greenfield or a mixture?</b>	<b>The current site has a proportion of Brownfield which includes a Farm and Vehicle Repair Shop and the rest Greenfield.  Around half of the site is within the Green Belt.</b>

## F - Proposed future uses

<p><b>Description of your proposed development:</b></p>	<p><b>Residential Development for up to 36 dwellings with associated parking, landscaping, infrastructure of POS.</b></p>
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**Please indicate which of these uses you consider suitable for the future use of the site or broad location:**

Use	Yes or No
Market and affordable housing	Yes
Key worker housing	
Older persons housing	
Residential care home	
Student accommodation	
Custom or self build housing	
Other forms of housing (please specify)	
Gypsy and traveller pitch	
Travelling showpeople pitch	
Employment (B1) office	
Employment (B1b) research and development	
Employment (B1c) light industrial	
Employment (B2) general industrial	
Employment (B8) storage and distribution	
Employment (other)	
<b>What accompanying uses are you proposing:</b>	
Schools and education	
Public open space	
Community facilities	
Recreation and leisure	
Healthcare	
Hotel	
Retail	
Other	

<p>Please describe any benefits to the local area that the development could provide:</p>	<p>The site can deliver approximately up to 36 new homes, 40% of which would be affordable. The development would provide on-site open space.</p>
<p>Please provide and explain your estimate of the potential number of residential units of all types and / or potential employment floor space in square meters that can be accommodated:</p>	<p>Up to 36 residential units have been assumed on site to maximise the use of Green Belt release along with maximising a partial Brownfield Site. Although this is above the 15 dwellings stated in Policy S/10 it would make efficient use of the brownfield site and the Green Belt.</p>

## G - Suitability – site features and constraints

### Site features and constraints

<p><b>Are you aware of any physical or environmental or other limitations which may constrain development of the site? If so, describe the extent of the constraint and whether it can be addressed or mitigated to enable the site to be suitable for development:</b></p>	<p><b>Proposed mitigation</b> (please attach any available evidence such as studies or surveys)</p>
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<p><b>Site access</b> Is there a current means of vehicular access to the site from the public highway and does this access need to be improved or an additional access created to enable development?</p> <p><b>Yes:</b> <input type="checkbox"/> (please give details)      <b>No:</b> <input checked="" type="checkbox"/></p> <p><b>Details: The site currently is accessed of Lodge Road and this will also be the case for the residential development.</b></p> <p>(Indicate the location of the access on the site map)</p>	
<p><b>Physical constraints</b> Are there any slopes, significant changes in ground levels or unstable ground on the site which could constrain its development in whole or part?</p> <p><b>Yes:</b> <input type="checkbox"/> (please give details)      <b>No:</b> <input checked="" type="checkbox"/></p> <p><b>Details:</b></p>	
<p><b>Environmental constraints</b> Is the site affected by flood risk, drainage, contamination, biodiversity, heritage or other constraint or risk which could constrain its development in whole or part?</p> <p><b>Yes:</b> <input checked="" type="checkbox"/> (please give details)      <b>No:</b> <input type="checkbox"/></p> <p><b>Details: The whole of the site sits within Flood Zone 1, meaning it is 'low risk' of flooding.</b></p> <p><b>Made ground was found on the site, due to the Brownfield nature. In addition, asbestos fibres were found which were recommended to be dealt with through landscaping works.</b></p> <p><b>The site borders the Thriplow Conservation Area, this was assessed in the attached Heritage Statement.</b></p> <p><b>Some of the trees across the site need to be felled. No trees within the site are subject to TPO's.</b></p>	<p>Site Investigation Report, Heritage Statement and Arboricultural Survey.</p>



<p><b>Infrastructure</b>  Does the site have access to key utilities? Will provision need to be made or capacity created or reinforced to enable development?  (mains water supply, mains sewerage, electricity supply, gas supply, broadband internet).</p> <p>Is the site crossed or adjacent to a key utility such as a pipeline or by pylons? (Indicate the location of the constraint on a map).</p> <p><b>Yes:</b> <input checked="" type="checkbox"/> (please give details)      <b>No:</b> <input type="checkbox"/></p> <p><b>Details: water, sewerage, electricity, gas and broadband are available via connections in the surrounding area.</b></p>	
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## H - Availability

When could the site become available for development?	Available now <input checked="" type="checkbox"/>	Next 5 years <input type="checkbox"/>	Next 6-10 years <input type="checkbox"/>	10+ years <input type="checkbox"/>
<b>Please give your reasons:</b>	<b>Developer is already involved in promoting the property.</b>			
<b>Please choose the most appropriate category to indicate what level of market interest there is / has recently been on the site:</b>	<input type="checkbox"/> Site owned by a developer <input type="checkbox"/> Site is being marketed <input checked="" type="checkbox"/> Site is under option by a developer <input type="checkbox"/> Enquiries received <input type="checkbox"/> None <input type="checkbox"/> Don't know			
<b>In your opinion, what is the market attractiveness of the site at the current time?</b>	<b>The site lies in a village with excellent access to jobs, primary and secondary school, day-to-day convenience shopping, restaurants/pubs, recreation facilities, public transport, and where demand is strong for housing.</b>			
<b>Are there any legal / land ownership constraints on the site that might prohibit or delay development</b> (such as ransom strips, unresolved multiple ownerships, covenants or long tenancies)	<b>No</b>			
<b>If the site has been allocated for development in previous Local Plans and remains undeveloped or has a record of unimplemented planning permissions please provide the reasons why.</b>	<b>N/A</b>			

## I - Deliverability

<p>Please indicate the likely year when the proposed development will begin to deliver completed buildings, and the year when the development is likely to be completed.</p>	<p>Start of delivery: <b>2024 or sooner dependant on Local Plan Adoption.</b></p> <p>Completed development: <b>2026 or sooner subject to the the Adoption of the Local Plan</b></p> <p>Development period in years: <b>2</b></p>
<p>To the best of your knowledge, are there abnormal cost factors which could affect delivery of the site? (such as site preparation costs, infrastructure costs, demolition or ground conditions)..</p>	<p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> No</p>
<p>How could any issues be overcome?</p>	

## J - Viability

<p>Do you consider that the site is currently viable for its proposed development taking into account any and all current planning policy considerations and known development costs associated with the site?</p>	<p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p>
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## K - Supporting evidence

<p>Is there any other factual information regarding the site that we should be aware of?</p>
<p>No</p>

### Guidance Notes

A	Contact details	Please include details of the person who should be the main contact regarding the site if we have any queries.
C	Land ownership	If there are multiple owners provide details for them all on attached sheets.
D	Site details	Make sure that we can accurately locate the site and understand its boundaries. Do not assume we have as much local knowledge as you do.

F	Proposed future uses	If you have any evidence or studies to support your use preferences and site capacity estimates please provide a copy as an attachment.
G	Suitability	It would be helpful if you could provide details of proposed mitigations to overcome identified constraints.
H	Availability	Only select 'available now' if the site is vacant and unused and has no constraints on its development.
I	Deliverability	Please be as realistic as possible when estimating when development can start and be completed.
J	Viability	If you have any evidence or studies regarding the viability of the site please provide a copy as an attachment.