



GL Hearn

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South Cambridgeshire Call For Sites

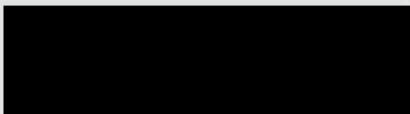
Albanwise Ltd & RGR Smith Settlement Trust 2007

Land to the north of A505
Duxford
Cambridgeshire

March 2019

Prepared by

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Public

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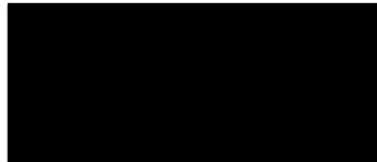
25 March 2019

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1 INTRODUCTION

- 1.1 This report has been prepared on behalf of both Albanwise Ltd. and RGR Smith Settlement Trust 2007 in response to South Cambridgeshire District Council's 'Call for Sites'.
- 1.2 The Council's 'Call for Sites' forms part of the preparation of the Strategic Housing and Economic Land Availability Assessment (SHELAA) which will assess the existing and future supply of land for residential and economic development. In turn the SHELAA will inform the Greater Cambridge Local Plan, which when adopted will form the Council's Development Plan.
- 1.3 Albanwise Ltd. and RGR Smith Settlement Trust 2007 maintain significant land interests at Duxford which will directly be affected by the new Local Plan. We have therefore taken this opportunity to respond to the Council's 'Call for Sites', and look forward to the opportunity to engage proactively with the Council throughout the preparation of the Local Plan.
- 1.4 Our response to the Council's 'Call for Sites' has been prepared in accordance with the NPPG Methodology, and demonstrates the *Suitability, Availability and Achievability* of the sites in question for residential and/or economic development.
- 1.5 Both Albanwise Ltd. and RGR Smith Settlement Trust 2007 are aware that their land holdings include land that was previously considered for a potential bypass around Heathfield. Both owners are in agreement that should the Council and Highways Authority want to promote and bring forward the bypass they would both be prepared to support such proposals and work together with the necessary authorities in the context of a masterplan to allow the delivery of the bypass.
- 1.6 In accordance with the 30 dwellings per hectare density target set in Policy H/8 of South Cambridgeshire Local Plan 2018, it is estimated that approximately 1,200 new homes could be realistically delivered by the land promoted for residential use within this 'Call for Sites' submission and as such this represents a meaningful proposition for housing delivery. In addition to this; new shops, community facilities, a doctor's surgery and health and leisure facilities could also be delivered to enhance the existing village offer at Heathfield.
- 1.7 Our clients consider that there are significant benefits to the existing community at Heathfield that can be achieved through the promotion of land through this call for sites. At present it is noted that the community does not benefit from the enjoyment of many local facilities or services that would typically be found in villages and settlements across the country and it is considered that this could change through provision of uses supporting the main promotion for use class C3 residential. Furthermore, it is considered that the promotion of land as put forward will support the Imperial War Museum at Duxford and allow significant benefits to their operation which will further add to the

socio and economic benefits the IWM at Duxford generates for the immediate and wider community and public.

2 THE LAND

2.1 These representations to the Council's 'Call for Sites' have been submitted on behalf of both Albanwise Ltd. and RGR Smith Settlement Trust 2007 (hereinafter 'our clients') in relation to their land to the north of the A505 at Duxford. The land is split by the M11 at Junction 10, to the south of Cambridge.



Figure 1: Land Location

2.2 As illustrated by figure 1 (and illustrated in full by **Appendix A**), the land has been split into the following sites for the purpose of this submission:

Site	Approximate Size	Ownership	Existing Use
A.1	16.5ha	Albanwise Ltd	Agricultural Land
A.2	10.7ha	Albanwise Ltd	B1 (Office use & Research and Development)
A.3	12.6ha	Albanwise Ltd	Agricultural land
A.4	10ha	Albanwise Ltd	Agricultural land
A.5	13.6ha	Albanwise Ltd	Agricultural land
A.6	13.6ha	Albanwise Ltd	Agricultural land
B.1	58.6ha	RGR Smith Settlement Trust 2007	Agricultural land
B.2	9.88ha	RGR Smith Settlement Trust 2007	Agricultural land
B.3	104ha	RGR Smith Settlement Trust 2007	Agricultural land

Table 1: Schedule of Sites

- 2.3 As demonstrated by table 1, all sites promoted on behalf of Albanwise Ltd are shown in full at **Appendix B**, whilst sites promoted on behalf of RGR Smith Settlement Trust 2007 are shown in full at **Appendix C**. Table 1 also demonstrated the sites are currently all in agricultural use excluding Site A.2.
- 2.4 Site A.2 currently has an open Class B1 (Offices, light industrial & research & development) use approved by application S/1236/08/F on 30 October 2018 and as a restaurant. The site was previously occupied solely by Syngenta Crop Protection UK Ltd for the purposes of agricultural research only, and there is complex planning history relating to this. Syngenta still operate on a small portion of the site, however having relocated many operations and staff the B1 use was regularised by S/1236/08/F to allow other B1 uses to operate on the site.
- 2.5 The demolition of a large office building on the Site A.2 was approved by S/1867/11 on 17 October 2011. The site location plan of this application below outlines the extent and location of this building:



Figure 2: Location of demolished office building

- 2.6 To the south of Site A.2 is a large warehouse building. This was also previously occupied by Syngenta, however is now occupied by Cambridge Assessment. This warehouse was first given planning permission in 1979 (S/0914/79/O) to be used specifically by the then occupier. However application S/0948/05/F, approved on 27 June 2005, varied the restrictive conditions to enable the warehouse to allow general storage and distribution (Use Class B8) uses. Both site A.2 and this warehouse building have an existing access of Hill Farm Road.
- 2.7 Sites A.1 and A.2 are only located 1 mile east from Whittlesford Parkway Rail Station, with train services serving both Cambridge, with a 9 minute journey time, and London Liverpool Street with a 1 hour 15 minute journey time. Hill Farm Road, between sites A.1 and A.2 also has a bus stop

serving Cambridge (Bus service Citi 7), Trumpington (Bus service 7A every 1.5 hours) and Saffron Walden (Bus service 101).

- 2.8 The remaining sites (A.3, A.4, A.5, A.6, B.1, B.2 & B.3) are located to the west of the M11 and to the north of the A505 and the Imperial War Museum Duxford. Sites A.4, B.2 and B.1 surround the small village of Heathfield. Both Heathfield and the Imperial War Museum are a designated Conservation Area.
- 2.9 Heathfield is also served by routes 7 and 7A. Bus Service 132 also serves the Imperial War museum with a route to Saffron Walden and Cambridge.
- 2.10 There is limited planning history for the sites to the west of the M11, with A.3 and A.4 having minor advertisement applications refused. However application S/1718/95/F, for a dual carriageway bypassing Heathfield to the north, was submitted in December 1995 and subsequently withdrawn in July 1996. It is understood that a bypass for Heathfield, due to traffic at the Imperial War Museum, is still an option for highways improvements in the area. This Call For Sites submission has taken full consideration of this potential bypass opportunity in the sites and uses promoted.
- 2.11 Sites A.5 and A.6 (in full) are designated as a Scheduled Ancient Monument as an ex Roman Settlement (list entry 10067994).
- 2.12 Sites B.1 and B.3 are separated by agricultural buildings, accessed off Gravel Pit Hill. To the south western corner of Site B.1 is a recycling centre, and Autoparts recycling plant, both are also accessed off Gravel Pit Hill. Site B.3 extends up to the land to the east of the Village of Thriplow.
- 2.13 In the north eastern corner of site B.1 is a Waste Water Treatment Works, and consequently, a Waste Water Treatment Works Safeguarding Area covers much of sites B.1, B.2 and B.3.
- 2.14 All sites are currently designated within Cambridge's Greenbelt, albeit on the southernmost extremity.
- 2.15 'Hoffer Brook', a small stream, runs through sites B.1, B.2, B.3, A.5 and A.6 from South to North. Consequently, the land immediately adjacent to this stream is at risk from surface water flooding and located within Flood Zone 3. This is illustrated in full at **Appendix D**.

3 SITE ASSESSMENT – ALBANWISE LTD LAND

3.1 The following assessment of the potential Albanwise Ltd's land to accommodate residential and/or economic development has been prepared in accordance with the Council's Strategic Housing and Economic Land Availability Assessment (SHELAA) Methodology.

3.2 Therefore in accordance with the Council's SHELAA Methodology, as well as the requirements of the National Planning Policy Framework (hereinafter 'NPPF') and National Planning Practice Guidance (hereinafter 'PPG'), the following assessment considers the Suitability; Availability; and Achievability of the land under Albanwise Ltd's Ownership for residential and/or economic development. This land is illustrated below in Figure 3.



Figure 3: Albanwise Ltd Land

Site A.1

3.3 Site A.1 is a greenfield site located to the north of the A505 and to the east of Hill Farm Road.

Suitable

3.4 The National Planning Practice Guidance (Paragraph: 019 Reference ID: 3-019-20140306) states that the following factors should be considered to assess a site's suitability for development:

- physical limitations or problems such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination;
- potential impacts including the effect upon landscapes including landscape features, nature and heritage conservation;
- appropriateness and likely market attractiveness for the type of development proposed;
- contribution to regeneration priority areas;
- environmental / amenity impacts experienced by would be occupiers and neighbouring areas.

3.5 Therefore in accordance with the PPG, we have taken the opportunity to assess the site's suitability for residential and/or economic development against the following factors.

Access

3.6 There are 2no existing agricultural accesses to the greenfield site off Hill Farm Road. In addition, a new roundabout on the A505 to the south of the site provides an opportunity for a new safe vehicular access into the site.

Flood Risk

3.7 The site is in Flood Zone 1 and therefore has a low probability of flooding.

Ecology

3.8 No ecological assessment for the site has yet been undertaken and consequently the ecological constraints of the site are not yet known.

Heritage

3.9 The site is not in proximity to any designated heritage assets and as such is free from heritage constraints.

Greenbelt

3.10 The site is located within Cambridge's Greenbelt, although notably on the southernmost edge with no greenbelt land located to the south of the site.

Neighbouring Uses

- 3.11 The only existing surrounding uses are employment uses, with a large B8 storage shed located to the east of the site. To the north of this, and still neighbouring the site, is an open B1 use at Site A.2, which historically has a B1(b) research and development use, and a historic office building which was demolished. It is not considered development on the site would detrimentally impact the amenity of these uses.

Market Attractiveness

- 3.12 The site is located in close proximity to a junction of the M11, a major motorway linking Cambridge to London, via Stansted Airport. The site also has good opportunities for vehicular access and as such it is considered the site is a very attractive location for class B8 Storage and Distribution Use.
- 3.13 The site is located adjacent to a historic research and development site now with an open B1 use, at Hill Farm, and is located within a mile of a train station with quick journey into Cambridge. Consequently, it is considered the site is attractive for B1 uses.
- 3.14 Due to the sites proximity to Whittlesford Parkway train station, with good accessibility into London, it is considered the site is attractive to residential uses.

Other Considerations

- 3.15 Subject to the above uses coming forward on the site, it is considered the site could provide accompanying uses such as a hotel. Particularly to support any B1 uses on the site, and close by the tourist attraction of Duxford Airbase.
- 3.16 The site is identified as being within the flight approach to Duxford Airbase and consequently consideration of this needs to be given for residential use to come forward on the site.

Conclusion

- 3.17 Despite the greenbelt constraint, and potential ecological constraints, it is considered the site represents a suitable site for residential and/or economic development in line with PPG guidance.

Available

- 3.18 These representations to the 'Call for Sites' have been prepared on behalf of Albanwise Ltd. who are the existing land owners of the site.
- 3.19 These representations demonstrate our client's interest to actively promote the partial or comprehensive residential and/or economic redevelopment of the site. We contended that the site

should be considered to be *Available* for redevelopment and included within the Strategic Housing and Economic Land Availability Assessment.

Achievable

- 3.20 NPPG Guidance states "*A site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time.*" As the current landowners of the site our client are actively seeking the partial or comprehensive redevelopment of the site for residential and/or economic uses.
- 3.21 Our client wishes to engage proactively with the Council to promote the redevelopment of the site. It is therefore contended that under the provisions of the NPPG the site should be considered *Achievable*.

Site A.2

3.22 Site A.2 is located to the east of M11 and the west of Hill Farm Road.

Suitable

3.23 The National Planning Practice Guidance (Paragraph: 019 Reference ID: 3-019-20140306) states that the following factors should be considered to assess a site's suitability for development:

- physical limitations or problems such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination;
- potential impacts including the effect upon landscapes including landscape features, nature and heritage conservation;
- appropriateness and likely market attractiveness for the type of development proposed;
- contribution to regeneration priority areas;
- environmental / amenity impacts experienced by would be occupiers and neighbouring areas.

3.24 Therefore in accordance with the PPG, we have taken the opportunity to assess the site's suitability for residential and/or economic development against the following factors.

Access

3.25 The site has 4 existing vehicular accesses located off Hill Farm Road. The largest of these is shared with the Cambridge Assessment Warehouse.

Flood Risk

3.26 The site is in Flood Zone 1 and therefore has a low probability of flooding.

Ecology

3.27 No ecological assessment for the site has yet been undertaken and consequently the ecological constraints of the site are not yet known.

Heritage

3.28 The site is not in proximity to any designated heritage assets and as such is free from heritage constraints.

Greenbelt

3.29 The site is located within Cambridge's Greenbelt, although notably on the southernmost edge.

Existing Uses

- 3.30 The site currently has an open Class B1 (Offices, light industrial & research & development) use approved by application S/1236/08/F. Part of the site is also in use as a restaurant. A large office building was demolished on the site, as approved by S/1867/11.
- 3.31 The site was previously in use for agricultural research and development (Class B1(b)) occupied solely by Syngenta Crop Protection UK Ltd.

Neighbouring Uses

- 3.32 The adjacent site to the south of the site is a warehouse in an open B8 use, as approved by S/0948/05/F. In comparison to the warehouse, the site is high density and provides scope to intensify the existing use.
- 3.33 The warehouse and site A.2 share access and consequently minimal traffic implications from intensifying the employment use may arise.

Market Attractiveness

- 3.34 The site is located in close proximity to a junction of the M11 and an adjacent warehouse use. The site also has good vehicular access and as such it is considered the site is a very attractive location for class B8 Storage and Distribution Use.
- 3.35 In addition the site is an existing employment site with an open B1 use, in an accessible location. Consequently it is considered an intensification of the B1 use is also attractive to the market.

Conclusion

- 3.36 In conclusion, it is strongly contended that Site A.2 is suitable for partial or comprehensive economic redevelopment or intensification of the existing employment use of the site.

Available

- 3.37 These representations to the 'Call for Sites' have been prepared on behalf of Albanwise Ltd. who are the existing land owner of the site.
- 3.38 These representations demonstrate our client's interest to actively promote the partial or comprehensive economic redevelopment or intensification of the site. We contended that the site should be considered to be *Available* for redevelopment and included within the Strategic Housing and Economic Land Availability Assessment.

Achievable

- 3.39 NPPG Guidance states "*A site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time.*" As the current landowners of the site our client are actively seeking the partial or comprehensive economic redevelopment or intensification of the site.
- 3.40 Our client wishes to engage proactively with the Council to promote the redevelopment of the site. It is therefore contended that under the provisions of the NPPG the site should be considered *Achievable*.

Site A.3

3.41 Site A.3 is located to west of the M11 and represents the north eastern half of the field to the north west of junction 10.

Suitable

3.42 The National Planning Practice Guidance (Paragraph: 019 Reference ID: 3-019-20140306) states that the following factors should be considered to assess a site's suitability for development:

- physical limitations or problems such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination;
- potential impacts including the effect upon landscapes including landscape features, nature and heritage conservation;
- appropriateness and likely market attractiveness for the type of development proposed;
- contribution to regeneration priority areas;
- environmental / amenity impacts experienced by would be occupiers and neighbouring areas.

3.43 Therefore in accordance with the PPG, we have taken the opportunity to assess the site's suitability for residential and/or economic development against the following factors.

Access

3.44 The only existing access is a track for agricultural vehicles at the north of the site. The site currently has no site access off the A505 or Junction 10 of the M11, however there is clear opportunity for either/both which would present the site with excellent accessibility.

3.45 Should proposals for a bypass to the north of Heathfield, coming off Junction 10, come forward the site's potential accessibility would be improved further.

Flood Risk

3.46 The site is in Flood Zone 1 and therefore has a low probability of flooding.

Ecology

3.47 No ecological assessment for the site has yet been undertaken and consequently the ecological constraints of the site are not yet known.

Heritage

3.48 The site is subject to any heritage constraints, although the A505 to the south of the site is the boundary of the Duxford Airfield Conservation Area.

Greenbelt

- 3.49 The site is located within Cambridge's Greenbelt, although notably on the southernmost edge.

Neighbouring Uses

- 3.50 The site currently has no neighbouring uses that would have their amenity negatively impacted by development on the site.

Market Attractiveness

- 3.51 The site is located adjacent to Junction 10 of the M11 and consequently represents a very attractive site for B8 Warehouse and Distribution uses.
- 3.52 Subject to the proposal for a bypass to the north of Heathfield coming forward (or without this) the site also represents an attractive site for B1 use.

Other Considerations

- 3.53 It is also considered that the site represents an attractive location for a motorway service station.
- 3.54 Again, subject to the proposal for a bypass to the north of Heathfield coming forward (or without this) the site would also represent an attractive location for a hotel as an accompanying use.

Conclusion

- 3.55 In conclusion, it is considered that the site represents a suitable site for economic development, most notably B8 use, as well as for a service station.
- 3.56 In addition, it is also considered suitable for B1 and hotel use which could come forward without or without the bypass proposal coming forward.

Available

- 3.57 These representations to the 'Call for Sites' have been prepared on behalf of Albanwise Ltd. who are the existing land owners of the site.
- 3.58 These representations demonstrate our client's interest to actively promote the partial or comprehensive economic redevelopment of the site. We contended that the site should be considered to be *Available* for redevelopment and included within the Strategic Housing and Economic Land Availability Assessment.

Achievable

- 3.59 NPPG Guidance states "*A site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time.*" As the current landowners of the site our client are actively seeking the partial or comprehensive economic redevelopment of the site.
- 3.60 Our client wishes to engage proactively with the Council to promote the redevelopment of the site. It is therefore contended that under the provisions of the NPPG the site should be considered *Achievable*.

Site A.4

3.61 Site A.4 is located to west of the M11 and north of the A505, and represents the south western half of the field to the north west of junction 10.

Suitable

3.62 The National Planning Practice Guidance (Paragraph: 019 Reference ID: 3-019-20140306) states that the following factors should be considered to assess a site's suitability for development:

- physical limitations or problems such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination;
- potential impacts including the effect upon landscapes including landscape features, nature and heritage conservation;
- appropriateness and likely market attractiveness for the type of development proposed;
- contribution to regeneration priority areas;
- environmental / amenity impacts experienced by would be occupiers and neighbouring areas.

3.63 Therefore in accordance with the PPG, we have taken the opportunity to assess the site's suitability for residential and/or economic development against the following factors.

Access

3.64 The site currently has no site access off the A505 or Junction 10 of the M11. The only existing access is a track for agricultural vehicles at the north of the site.

3.65 Should proposals for a bypass to the north of Heathfield, coming off Junction 10, come forward the site would represent a site with excellent accessibility, however access off the A505 could still be achieved without the by-pass proposals coming forward.

Flood Risk

3.66 The site is in Flood Zone 1 and therefore has a low probability of flooding.

Ecology

3.67 No ecological assessment for the site has yet been undertaken and consequently the ecological constraints of the site are not yet known.

Heritage

3.68 The site is subject to any heritage constraints, although the A505 to the south of the site is the boundary of the Duxford Airfield Conservation Area.

Greenbelt

- 3.69 The site is located within Cambridge's Greenbelt, although notably on the southernmost edge with no greenbelt land located to the south of the site.

Neighbouring Uses

- 3.70 Residential uses are located to the east of the site.

Market Attractiveness

- 3.71 It is considered the site represents an attractive site for residential uses.
- 3.72 Due to its edge of village location it is also considered that accompanying uses such as retail and hotel use are also attractive, and will add significantly to the existing community at Heathfield by providing facilities and services that are typically found in such residential rural based settlements.

Conclusion

- 3.73 It is considered the site is a suitable site for residential use, plus accompanying retail and hotel use, particularly if proposals for a bypass come forward, in which case the site would represent an infill site.

Available

- 3.74 These representations to the 'Call for Sites' have been prepared on behalf of Albanwise Ltd. who are the existing land owners of the site.
- 3.75 These representations demonstrate our client's interest to actively promote the partial or comprehensive residential and/or economic redevelopment of the site. We contended that the site should be considered to be *Available* for redevelopment and included within the Strategic Housing and Economic Land Availability Assessment.

Achievable

- 3.76 NPPG Guidance states "A site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time." As the current landowners of the site our client are actively seeking the partial or comprehensive economic redevelopment of the site.

- 3.77 Our client wishes to engage proactively with the Council to promote the redevelopment of the site. It is therefore contended that under the provisions of the NPPG the site should be considered *Achievable*.
- 3.78 Due to the delivery time scales of delivering a potential new bypass, it is suggested the site is achievable within the 6-10 year time frame, albeit residential development is not reliant upon the delivery of the bypass.

Site A.5

3.79 Site A.5 is located to the north of the village of Heathfield.

Suitable

3.80 The National Planning Practice Guidance (Paragraph: 019 Reference ID: 3-019-20140306) states that the following factors should be considered to assess a site's suitability for development:

- physical limitations or problems such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination;
- potential impacts including the effect upon landscapes including landscape features, nature and heritage conservation;
- appropriateness and likely market attractiveness for the type of development proposed;
- contribution to regeneration priority areas;
- environmental / amenity impacts experienced by would be occupiers and neighbouring areas.

3.81 Therefore in accordance with the PPG, we have taken the opportunity to assess the site's suitability for residential and/or economic development against the following factors.

Access

3.82 The site currently has no access, excluding a farm track along to northern edge of the site.

Flood Risk

3.83 The site has a small area within the north west corner of the site within Flood Zone 3 due to the risk of surface water flooding from a small stream.

Ecology

3.84 No ecological assessment for the site has yet been undertaken and consequently the ecological constraints of the site are not yet known.

Heritage

3.85 The site is designated in full as a Scheduled Ancient Monument as an ex Roman Settlement (list entry 10067994). Further archaeological work would be required to assess to extent of this settlement and whether building on some areas of the site is suitable.

Greenbelt

3.86 The site is located within the outer southern edge of Cambridge's Greenbelt.

Neighbouring Uses

- 3.87 There are no neighbouring uses.

Market Attractiveness

- 3.88 Subject to the bypass proposal coming forward, it is considered any land at the south of the site that would be located between the bypass and the village of Heathfield would be attractive for residential use.

Conclusion

- 3.89 In conclusion, it is considered that only some areas at the south of the site would be suitable for residential development if a proposal for a bypass came forward.

Available

- 3.90 These representations to the 'Call for Sites' have been prepared on behalf of Albanwise Ltd. who are the existing land owners of the site.
- 3.91 These representations demonstrate our client's interest to actively promote the partial residential redevelopment of the site. We contended that the site should be considered to be *Available* for redevelopment and included within the Strategic Housing and Economic Land Availability Assessment.

Achievable

- 3.92 NPPG Guidance states "A site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time." As the current landowners of the site our client are actively seeking the partial or comprehensive economic redevelopment of the site.
- 3.93 Our client wishes to engage proactively with the Council to promote the redevelopment of the site. It is therefore contended that under the provisions of the NPPG the site should be considered *Achievable*.
- 3.94 Due to the delivery time scales of delivering a potential new bypass, it is suggested the site is achievable within the 6-10 year time frame.

Site A.6

- 3.95 Site A.6 is located to the north of Site A.5.
- 3.96 The National Planning Practice Guidance (Paragraph: 019 Reference ID: 3-019-20140306) states that the following factors should be considered to assess a site's suitability for development:
- physical limitations or problems such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination;
 - potential impacts including the effect upon landscapes including landscape features, nature and heritage conservation;
 - appropriateness and likely market attractiveness for the type of development proposed;
 - contribution to regeneration priority areas;
 - environmental / amenity impacts experienced by would be occupiers and neighbouring areas.
- 3.97 Therefore, due to heritage, greenbelt and access constraints it is not considered this site is suitable or achievable and consequently it is not promoted for development within this call for sites submission.

4 SITE ASSESSMENT – RGR SMITH SETTLEMENT TRUST 2007 LAND

4.1 The following assessment of the potential RGR Smith Settlement Trust 2007's land to accommodate residential and/or economic development has been prepared in accordance with the Council's Strategic Housing and Economic Land Availability Assessment (SLAA) Methodology.

4.2 Therefore in accordance with the Council's SHELAA Methodology, as well as the requirements of the National Planning Policy Framework (hereinafter 'NPPF') and National Planning Practice Guidance (hereinafter 'PPG'), the following assessment considers the *Suitability*; *Availability*; and *Achievability* of the land for residential and/or economic development.



Figure 4: RGR Smith Settlement Trust 2007 Land

Site B.1

- 4.3 Site B.1 is located to the west of Heathfield. It is bound by the A505 to the south and Gravel Pit Hill to the West.

Suitable

- 4.4 The National Planning Practice Guidance (Paragraph: 019 Reference ID: 3-019-20140306) states that the following factors should be considered to assess a site's suitability for development:
- physical limitations or problems such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination;
 - potential impacts including the effect upon landscapes including landscape features, nature and heritage conservation;
 - appropriateness and likely market attractiveness for the type of development proposed;
 - contribution to regeneration priority areas;
 - environmental / amenity impacts experienced by would be occupiers and neighbouring areas.
- 4.5 Therefore in accordance with the PPG, we have taken the opportunity to assess the site's suitability for residential and/or economic development against the following factors.

Access

- 4.6 The site has one existing access point on its southern edge to the A505.

Flood Risk

- 4.7 The north eastern corner of the site is located within flood zone 3 due to the risk of surface water flooding from a small stream.

Ecology

- 4.8 No ecological assessment for the site has yet been undertaken and consequently the ecological constraints of the site are not yet known.

Heritage

- 4.9 The site is subject to any heritage constraints, although the A505 to the south of the site is the boundary of the Duxford Airfield Conservation Area.

Greenbelt

- 4.10 The site is located within Cambridge's Greenbelt, although notably on the southernmost edge with no greenbelt land located to the south of the site.

Neighbouring Uses

- 4.11 The site borders agricultural buildings to the north. To the south western corner of the site is a recycling centre, and autoparts recycling plant. To the east of the site residential uses are located within the village of Heathfield.

Market Attractiveness

- 4.12 The site is located adjacent to the existing residential uses in the village of Heathfield and as such is considered attractive for residential development.

Other Considerations

- 4.13 In the north eastern corner of site B.1 is a Waste Water Treatment Works, and consequently, a Waste Water Treatment Works Safeguarding Area covers the eastern half of the site.

Conclusion

- 4.14 In conclusion, it is considered that the site is a suitable location for residential development. In addition, it is considered accompanying retail and hotel use would be suitable for the site. These would add significantly to the existing community at Heathfield by providing facilities and services that are typically found in such residential rural based settlements.
- 4.15 The site is not reliant on proposals for a bypass coming forward, however should they do so, it is considered the site is particularly suitable for infill residential development.

Available

- 4.16 These representations to the 'Call for Sites' have been prepared on behalf of RGR Smith Settlement Trust 2007 who are the existing land owners of the site.
- 4.17 These representations demonstrate our client's interest to actively promote the partial or comprehensive residential redevelopment of the site. We contended that the site should be considered to be *Available* for redevelopment and included within the Strategic Housing and Economic Land Availability Assessment.

Achievable

- 4.18 NPPG Guidance states "A site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time." As the current landowners of the site our client are actively seeking the partial or comprehensive redevelopment of the site for residential uses.

- 4.19 Our client wishes to engage proactively with the Council to promote the redevelopment of the site. It is therefore contended that under the provisions of the NPPG the site should be considered *Achievable*.

Site B.2

4.20 Site B.2 is located to the north of the village of Heathfield. It borders site A.4 to the east, site A.5 and B.3 to the north and B.1 to the west.

Suitable

4.21 The National Planning Practice Guidance (Paragraph: 019 Reference ID: 3-019-20140306) states that the following factors should be considered to assess a site's suitability for development:

- physical limitations or problems such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination;
- potential impacts including the effect upon landscapes including landscape features, nature and heritage conservation;
- appropriateness and likely market attractiveness for the type of development proposed;
- contribution to regeneration priority areas;
- environmental / amenity impacts experienced by would be occupiers and neighbouring areas.

4.22 Therefore in accordance with the PPG, we have taken the opportunity to assess the site's suitability for residential and/or economic development against the following factors.

Access

4.23 The site has no existing vehicular access, except farm tracks coming into the site.

Flood Risk

4.24 The site is all located within flood zone 1, however, it borders land in flood zone 3 to the west.

Ecology

4.25 No ecological assessment for the site has yet been undertaken and consequently the ecological constraints of the site are not yet known.

Heritage

4.26 There are no designated heritage assets within the site. However the site borders the Duxford Airbase Conservation Area to the south the Scheduled Ancient Monument to the north.

Greenbelt

4.27 The site is located on the southernmost edge of Cambridge's greenbelt, with the village of Heathfield to the south not included within the greenbelt.

Neighbouring Uses

- 4.28 The site neighbours residential uses to the south in Heathfield and the Waste Water Treatment Works to the east.

Market Attractiveness

- 4.29 Subject to the proposal for a bypass round Heathfield coming forward, it is considered the site is attractive for infill residential development.
- 4.30 In addition, it is considered accompanying retail development is attractive and could be delivered on the site, and will add significantly to the existing community at Heathfield by providing facilities and services that are typically found in such residential rural based settlements.

Conclusion

- 4.31 It is considered the site is suitable for infill residential development, and potential accompanying retail development, subject to proposals for a bypass coming forward.

Available

- 4.32 These representations to the 'Call for Sites' have been prepared on behalf of RGR Smith Settlement Trust 2007 who are the existing land owners of the site.
- 4.33 These representations demonstrate our client's interest to actively promote the partial or comprehensive residential redevelopment of the site. We contended that the site should be considered to be *Available* for redevelopment and included within the Strategic Housing and Economic Land Availability Assessment.

Achievable

- 4.34 NPPG Guidance states "A site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time." As the current landowners of the site our client are actively seeking the partial or comprehensive economic redevelopment of the site.
- 4.35 Our client wishes to engage proactively with the Council to promote the redevelopment of the site. It is therefore contended that under the provisions of the NPPG the site should be considered *Achievable*.
- 4.36 Due to the delivery time scales of delivering a potential new bypass, it is suggested the site is achievable within the 6-10 year time frame.

Site B.3

- 4.37 Site B.3 is located to the east and south of the village of Thriplow. It borders sites A.5 and A.6 to the east and sites B.1 and B.2 to the south.
- 4.38 The National Planning Practice Guidance (Paragraph: 019 Reference ID: 3-019-20140306) states that the following factors should be considered to assess a site's suitability for development:
- physical limitations or problems such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination;
 - potential impacts including the effect upon landscapes including landscape features, nature and heritage conservation;
 - appropriateness and likely market attractiveness for the type of development proposed;
 - contribution to regeneration priority areas;
 - environmental / amenity impacts experienced by would be occupiers and neighbouring areas.
- 4.39 Due to impacts on the openness of the greenbelt, it is considered that the southern part of this plot might be suitable for residential development, rather than the entire site, and may be suitable along with other supporting infrastructure works (such as a new or upgraded sewerage facility). The promotion of this plot in full or part is also partially dependant on the location of any bypass that may or may not come forward. Should the bypass come forward it is considered that new development south of the bypass would make the most sense, as the bypass would create a natural divide between development and green belt.
- 4.40 Notwithstanding, should land within the south of Site B.3 be required to support the delivery of the potential bypass around Heathfield, the site is within RGR Smith Settlement Trust 2007's ownership and they are willing to promote the southern part of the site for the bypass and residential use.

5 CONCLUSION

- 5.1 This report has been prepared on behalf of both Albanwise Ltd. and RGR Smith Settlement Trust 2007, who both maintain significant land interests at Duxford, in response to South Cambridgeshire District Council's 'Call for Sites'.
- 5.2 Albanwise Ltd. and RGR Smith Settlement Trust 2007 maintain significant land interests at Duxford which will directly be affected by the new Local Plan.
- 5.3 This response to the Council's 'Call for Sites' has been prepared in accordance with the NPPG Methodology, and demonstrates the *Suitability, Availability and Achievability* of the sites in question for residential and/or economic development.
- 5.4 In line with this methodology, the suitability, availability, and achievability of the sites considered within this 'Call For Sites' submission are summarised as follows:

Site	Suitable	Available	Achievable
A.1	Yes – residential and economic development and accompanying uses	Yes	Yes
A.2	Yes – economic development	Yes	Yes
A.3	Yes – economic development and accompanying uses	Yes	Yes
A.4	Yes – residential and accompanying uses	Yes	Yes – 6-10 year timeframe
A.5	Yes – residential development	Yes	Yes – 6-10 year timeframe
A.6	No	-	-
B.1	Yes – residential development and accompanying uses	Yes	Yes

B.2	Yes – residential development	Yes	Yes – 6-10 year timeframe
B.3	No	Yes if required to support the delivery of the bypass	-

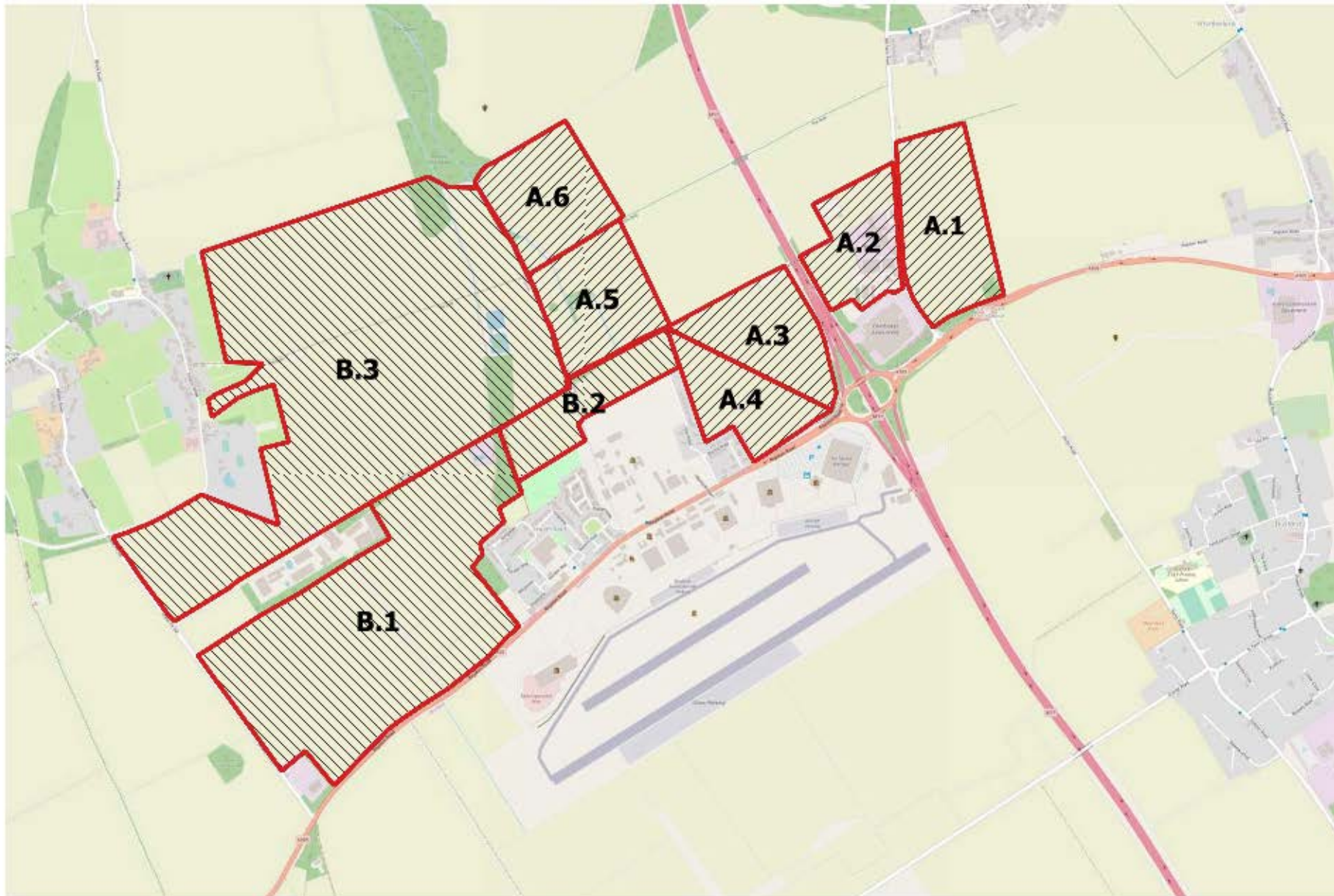
Table 2: Site Summary Table

- 5.5 Consequently, this submission promotes the sites and uses set out in table 2 above.
- 5.6 In accordance with the 30 dwellings per hectare density target set in Policy H/8 of South Cambridgeshire Local Plan 2018, it is estimated that approximately 1,200 new homes could be realistically delivered by the land promoted for residential use within this 'Call for Sites' submission and as such this represents a meaningful proposition for housing delivery. In addition to this; new shops, community facilities, a doctor's surgery and health and leisure facilities could also be delivered to enhance the existing village offer at Heathfield.
- 5.7 Albanwise Ltd. and RGR Smith Settlement Trust 2007 would both be prepared to support such proposals and work together with the necessary authorities in the context of a masterplan should a bypass come forward; which would also support the land as promoted now in this 'Call for Sites' submission.
- 5.8 It is considered that a new bypass would significantly support the local road hierarchy and remove significant congestion, thus improving journey times east/west on the A505 at peak times, and also support Duxford (Imperial War Museum) to enhance their offer to those who work and visit there.
- 5.9 Finally, it is considered that the promotion of land as put forward will add significantly to the existing community at Heathfield by providing facilities and services that are typically found in such residential rural based settlements, and furthermore will also support the IWM and Duxford in the running of their centre by providing ancillary services and facilities for staff, and visitors, thus adding to the local economy.
- 5.10 We trust the submission is sufficient for the current consideration of the sites and look forward to the opportunity to engage proactively with the Council throughout the preparation of the Local Plan.

Appendices

APPENDIX A: Map 1 – Land Promotion Sites

Map 1 - Land Promotion Sites (Road Map)



0 250 500 m



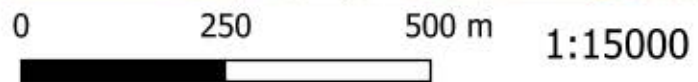
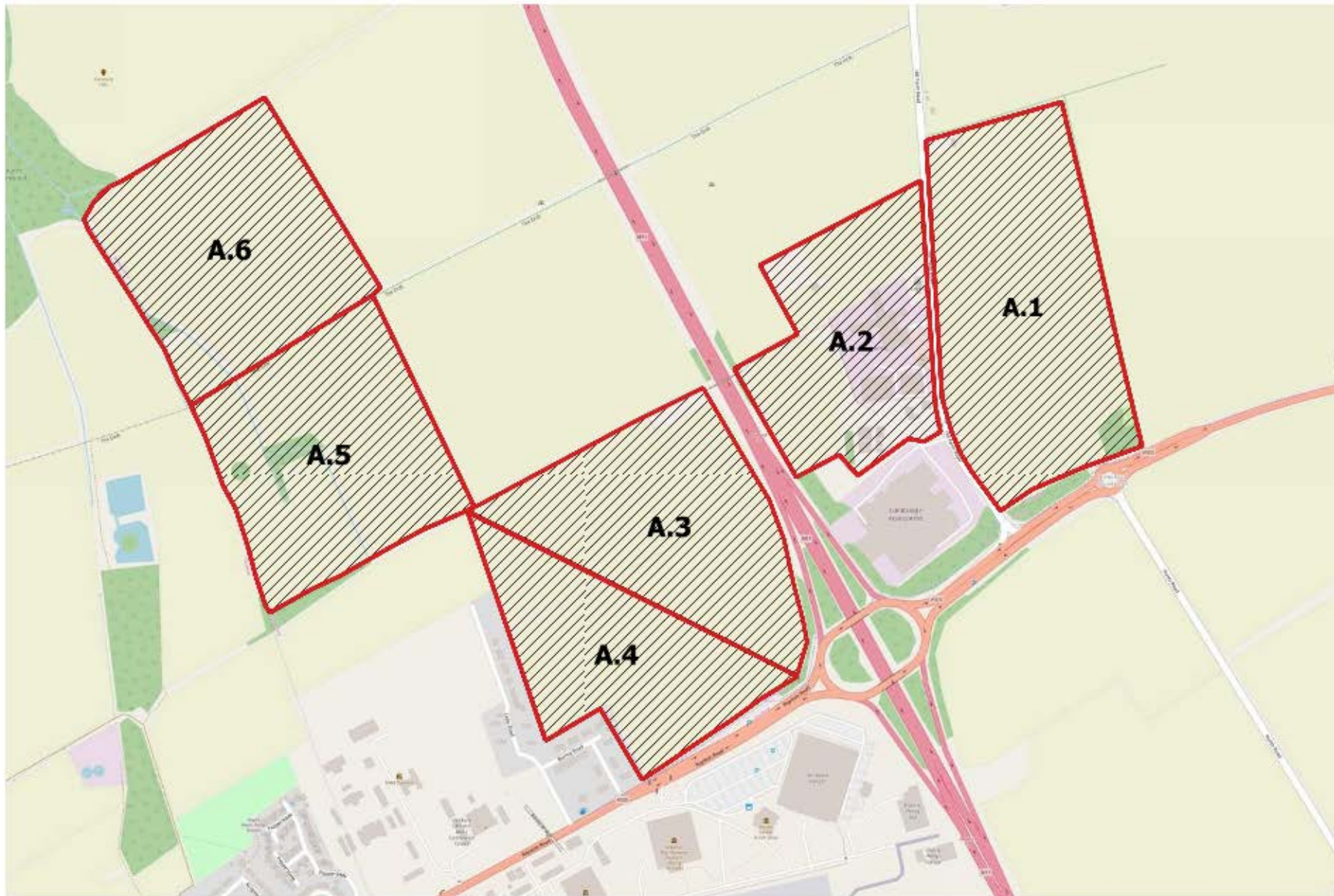
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Map 1 - Land Promotion Sites (Satellite Image)



APPENDIX B: Map 2 – Albanwise Ltd Land

Map 2 - Albanwise Ltd Land (Road Map)



Map 2 - Albanwise Ltd Land (Satellite Image)

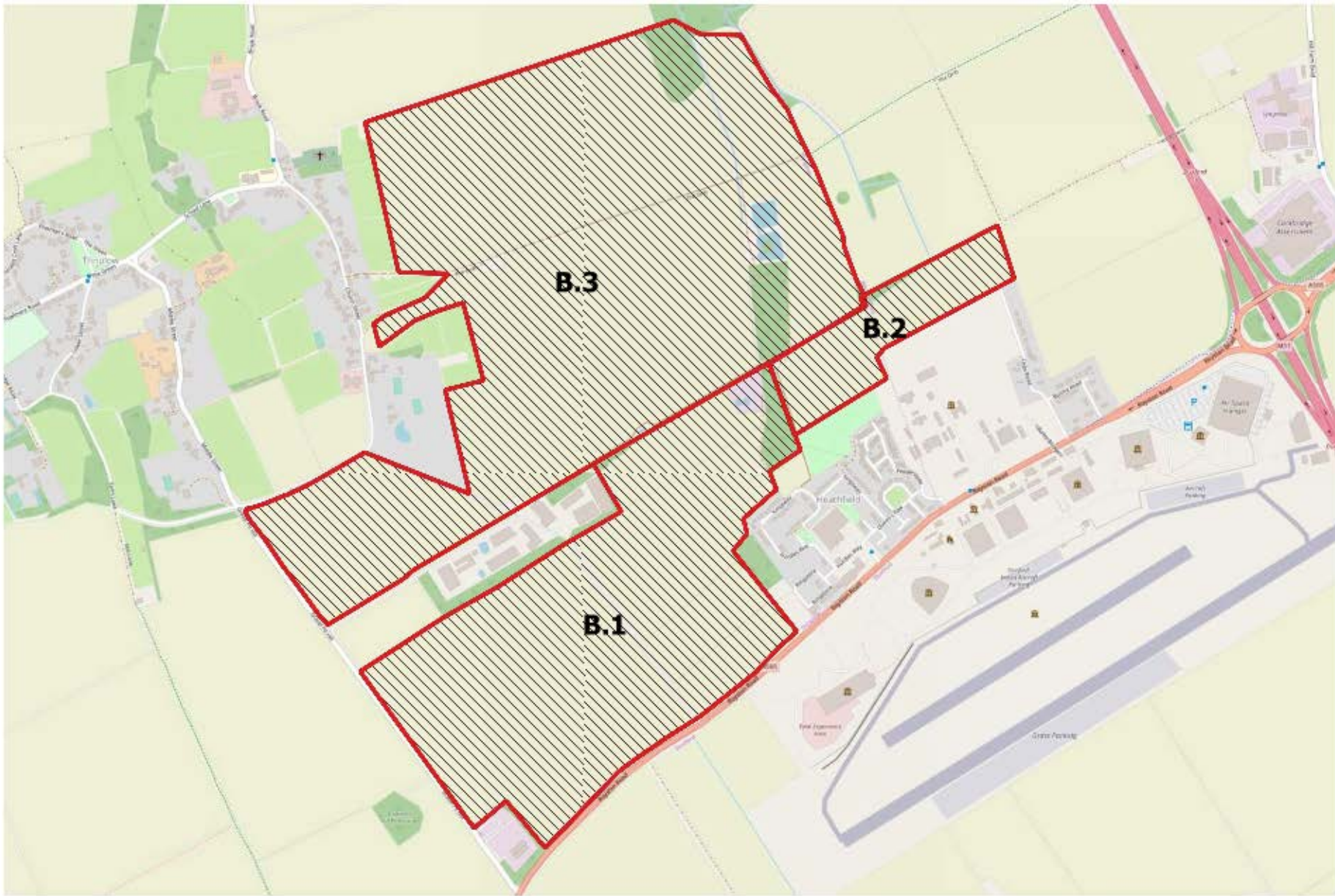


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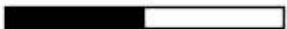


APPENDIX C: Map 3 – RGR Smith Settlement Trust 2007 Land

Map 3 - RGR Smith Settlement Trust 2007 Land (Road Map)

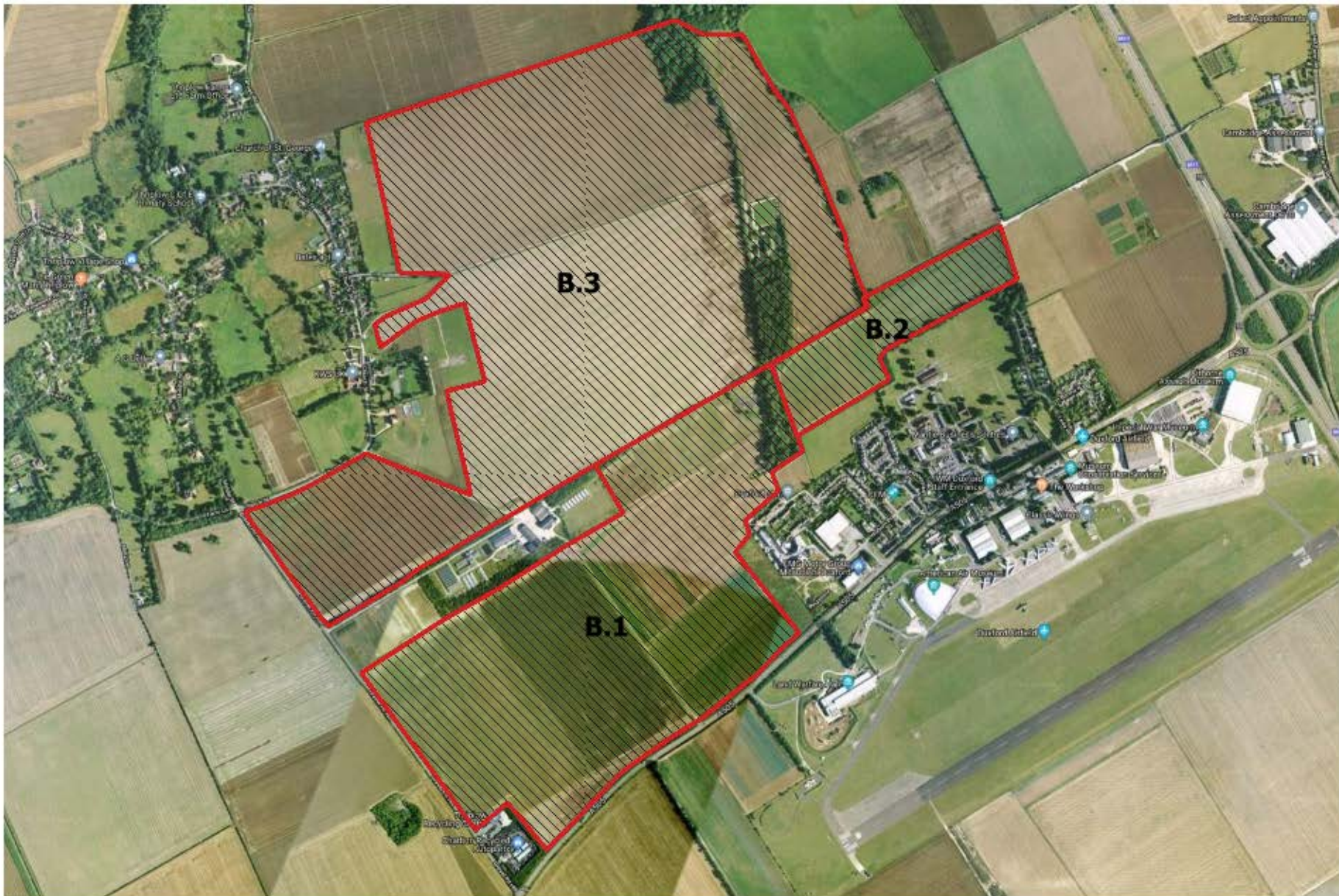


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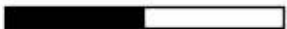


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Map 3 - RGR Smith Settlement Trust 2007 (Satellite Image)



0 250 500 m



1:22000

APPENDIX D: Flood Map for Planning

Flood map for planning

Your reference
Duxford

Location (easting/northing)
545552/246377

Created
19 Mar 2019 1:37

Your selected location is in flood zone 3, an area with a high probability of flooding.

This means:

- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see www.gov.uk/guidance/flood-risk-assessment-standing-advice)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

The Open Government Licence sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Flood map for planning

Your reference

Duxford

Location (easting/northing)

545552/246377

Scale

1:25000

Created

19 Mar 2019 1:37

-  Selected area
-  Flood zone 3
-  Flood zone 3: areas benefiting from flood defences
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Flood storage area

0 200 400 600m

Page 2 of 2

