

# 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), or by **post** 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>	██████████	<b>Agent's name:</b>	██████████
<b>Name of organisation:</b> (if applicable)	██████████	<b>Name of Agent's organisation:</b> (if applicable)	Eclipse Planning Services
<b>Address:</b>	██████████	<b>Agent's Address:</b>	12 Church Green Ramsey Cambs
<b>Postcode:</b>	██████████	<b>Postcode:</b>	PE26 1DW
<b>Email:</b>	c/o Agent	<b>Email:</b>	██████████
<b>Tel:</b>	c/o Agent	<b>Tel:</b>	██████████

<b>Signature:</b>	<b>Date:</b>	30/09/2019
<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 type="checkbox"/> Developer
<input type="checkbox"/> Land Agent	<input type="checkbox"/> Registered Provider (Housing Association)
<input checked="" 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):



Address: [REDACTED]	
Postcode: [REDACTED]	Telephone Number:
Email:	
<b>LANDOWNER 2:</b>	
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 type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" 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: [REDACTED] First Name: [REDACTED] Last Name: [REDACTED]	
Organisation (if applicable): [REDACTED]	
Address: As above	
Postcode:	Telephone Number: [REDACTED]
Email:	

## D - Site details

<b>SITE DETAILS</b>
Site location, address and post code: Wedd Joinery, 84 Duxford Road, Whittlesford, CB22 4NH
Site Area: 0.35 in hectares

**Site Map:** 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.

**WITHOUT A MAP WE WILL NOT BE ABLE TO CONSIDER THE SITE**

## E - Current and recent land uses

CURRENT AND MOST RECENT USE	
What is the current use of the site?	Joinery workshop
If the site is developed but not currently in use, what was the last use of the site and when did it cease?	N/A
Please provide details of any relevant historic planning applications including application number if known	<p>S/0029/19/FL- Proposed demolition of existing factory premises and construction of 7 dwellings and associated infrastructure, including access, parking, landscaping and ancillary works (Refused 10 July 2019)</p> <p>S/1541/82/F - Extension to form timber store (Approved 1982).</p> <p>S/0700/75/F – Extension to factory building (Approved 1975).</p> <p>SC/0634/71/D - To extend existing buildings for use as workshop and tower to house the dust extraction plant (Approved 1971).</p> <p>SC/0367/69/D– Replacement of existing structures to provide new office and workshop (Approved 1969).</p>
Is the site previously developed land, greenfield or a mixture?	previously developed

## F - Proposed future uses

<p><b>Description of your proposed development:</b></p>	<p><b>Demolition of existing workshops and the erection of 7 dwellings</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	No
Older persons housing	No
Residential care home	No
Student accommodation	No
Custom or self build housing	No
Other forms of housing (please specify)	No
Gypsy and traveller pitch	No
Travelling showpeople pitch	No
Employment (B1) office	No
Employment (B1b) research and development	No
Employment (B1c) light industrial	No
Employment (B2) general industrial	No
Employment (B8) storage and distribution	No
Employment (other)	No
<p><b>What accompanying uses are you proposing:</b></p>	
Schools and education	No
Public open space	No
Community facilities	No
Recreation and leisure	No
Healthcare	No
Hotel	No
Retail	No
Other	No

<p>Please describe any benefits to the local area that the development could provide:</p>	<p>Removal of an employment use that has an adverse effect on residential amenity by virtue of noise, dust and disturbance from plant and machinery.</p> <p>Opportunity to improvement the openness of the Green Belt.</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>Planning application S/0029/19/FL demonstrates that 7 dwellings can be accommodated on the site without there being a greater impact on the openness of 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 checked="" type="checkbox"/> (please give details)      <b>No:</b> <input type="checkbox"/></p> <p><b>Details: Vehicular access is available from Duxford Road. No improvements or additional access is required.</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 site is in Flood Zone 1 and the Green Belt. There are no heritage or biodiversity constraints. A Phase 1 contamination assessment has been carried out and recommends further intrusive (Phase II) investigations which will identify any necessary remediation measures.</b></p> <p><b>A Flood Risk Assessment, Transport Assessment, Arboricultural Impact Assessment, Preliminary Ecological Appraisal, Noise Survey and Phase 1 Environmental Desk Study were submitted with planning application S/0029/19/FL. Copies of these reports can be provided as necessary.</b></p>	<p>The plans submitted as part of S/0029/19/FL demonstrate that a development of 7 dwellings can be accommodated without adversely affecting the openness of the Green Belt.</p>



<p><b>Infrastructure</b></p> <p>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>Yes: <input checked="" type="checkbox"/> (please give details)      No: <input type="checkbox"/></p> <p><b>Details: The site is in an industrial use and is fully serviced. It is not crossed by or adjacent to any pipelines or pylons.</b></p>	
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## H - Availability

When could the site become available for development?	Available now	Next 5 years	Next 6-10 years	10+ years
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Please give your reasons:</b>	<b>Wedd Joinery's premises in Granta Terrace, Stapleford have the capacity to accommodate all staff from this site and it is therefore available subject to planning</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 type="checkbox"/> Site is under option by a developer <input type="checkbox"/> Enquiries received <input checked="" 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>It is expected that there would be considerable market interest.</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>No</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>2021</b></p> <p>Completed development: <b>2021</b></p> <p>Development period in years: <b>1</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>	<p><b>N/A</b></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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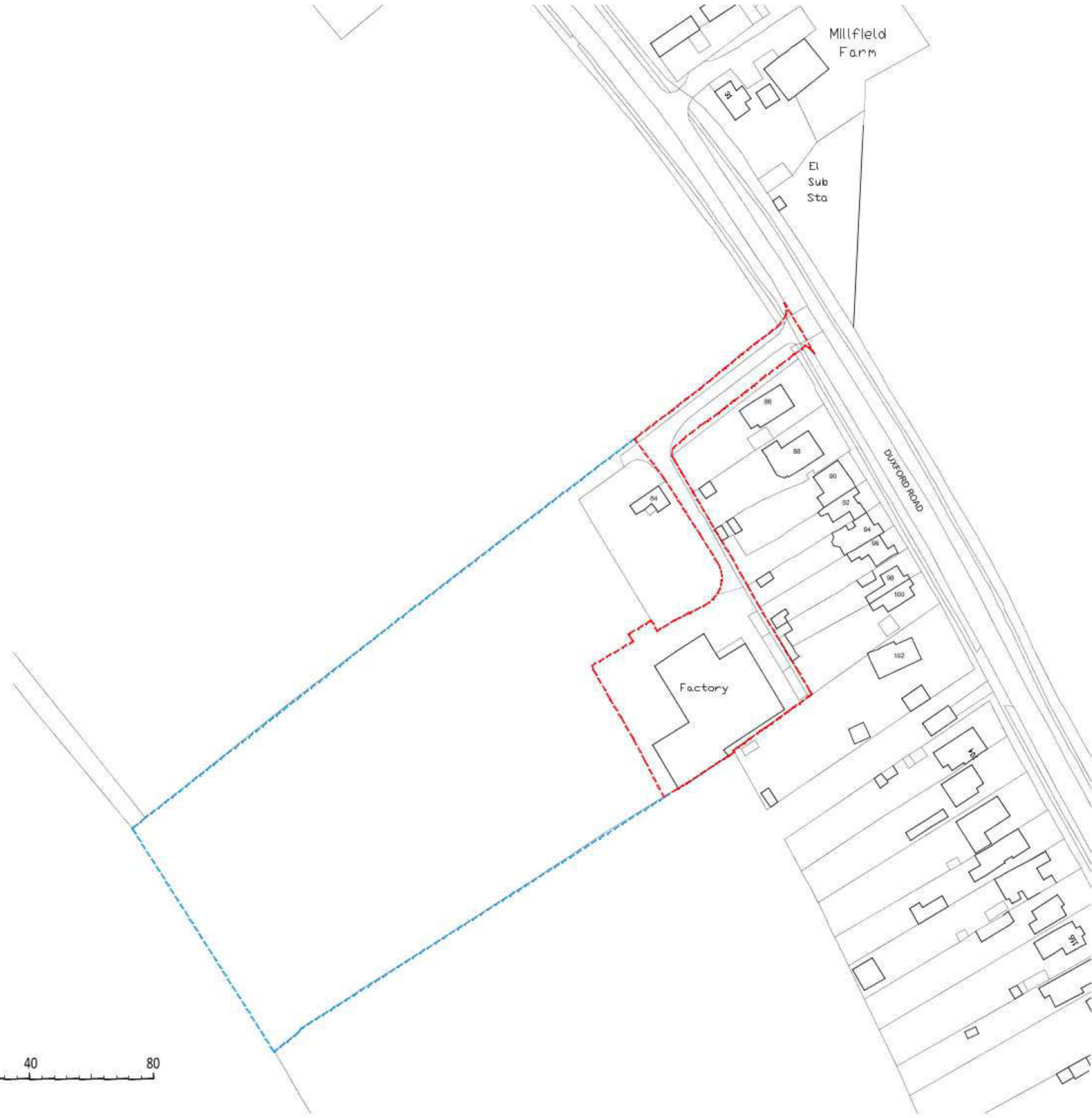
## K - Supporting evidence

<p>Is there any other factual information regarding the site that we should be aware of?</p>
<p>See technical reports submitted with planning application S/0029/19/FL</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.



drawing title **LOCATION PLAN**

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scale **1:1250** original **A3**

status **PLANNING**

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address **25 Cromwell Road  
Cambridge  
Cambridgeshire  
CB1 3EB**

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telephone [REDACTED]

email [REDACTED]

website [REDACTED]






20<sup>th</sup> September 2019

To Whom It May Concern  
South Cambridgeshire District Council  
South Cambridgeshire Hall  
Cambourne Business Park  
Cambourne  
Cambridge  
CB23 6EA

Ref: Land at 84 Duxford Road, Whittlesford, Cambridgeshire

To Whom it May Concern

Please take this letter as confirmation that I have instructed  at Eclipse Planning to enter the above site into the recent call for sites. L W Wedd & Son Ltd have a ninety nine year option to buy this site and currently occupy the entire site including the factory buildings.

If you have any questions please do not hesitate to contact me.

Best wishes

