

**Orchestra Land Ltd**

Bridge House, Fiddlebridge Lane,  
Hatfield, Hertfordshire, AL10 0SP



Our Ref: CB265551/IOC

24<sup>th</sup> February 2020

Dear Sir/ Madam,

**RE: GREATER CAMBRIDGE LOCAL PLAN – ISSUES AND OPTIONS CONSULTATION  
LAND SOUTH OF CHESTNUT LANE, BASSINGBOURN CUM KNEESWORTH, SG8 5JH**

I write in response to the Issues and Options consultation in respect of the draft Greater Cambridge Local Plan.

Orchestra Land is working with the owner of land south of Chestnut Lane, Bassingbourn cum Kneesworth to promote residential development as part of the emerging Local Plan. The Issues and Options consultation on the Greater Cambridge Local Plan is focused around a number of key themes and I have included below some commentary for the Chestnut Lane site in respect of each of the relevant themes.

**Climate Change**

Climate change is rightly a priority for the forthcoming Local Plan and new development will need to play its part in mitigating and adapting to climate change. In respect of this site, Orchestra Land would support a high level of energy efficiency in the new development and we would seek a developer with experience using air-source heat pumps, photo-voltaic panels, triple glazed windows and energy efficient products which limit the long-term impact of development.

The emphasis on maximising the use of low-carbon transport is recognised, although should not necessarily prevent development in villages. With the growth in electric vehicles, development in smaller settlements can still play a role in mitigating climate change. There is an existing bus service through Bassingbourn cum Kneesworth to Royston and developer contributions from the Chestnut Lane site could be used to enhance this service, to the benefit of all local residents.

Chestnut Lane has a good deal of tree coverage around the boundaries of the site and Orchestra's development proposal will look to retain and enhance this boundary planting.

**Biodiversity and Green Spaces**

The Chestnut Lane site is made up of an open field and part scrub land with a small area at the south boundary designated as non-coniferous wood. It is not subject to any specific wildlife designations and apart from the non-coniferous wood there appears to be no features of notable ecological interest within the site. Further survey work will be undertaken in due course to explore this issue in more detail.

As mentioned above, tree planting around boundaries of the site would be retained and enhanced. Open space would be provided on the site with the location to be determined. Additionally, new habitat creation will ensure an overall net gain in biodiversity.



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**Wellbeing and Social Inclusion**

The emphasis within the consultation material on community involvement in development proposals is welcome. Orchestra Land welcome the prospect of early consultation with the local community as part of the pre-application process.

In terms of social inclusion, the development would promote a range of sizes and tenures of new homes. We would welcome a discussion with you about the particular housing mix that the Council would want to see on this site. Additionally, we would seek to establish a new foot path along Chestnut Lane up to Hill View Farm shop and thereby provide easier access to the existing and new residents.

**Great Places**

The commitment to design quality in the consultation material is welcomed. Orchestra Land will select a developer with a proven record of high design quality.

**Infrastructure**

The provision of appropriate infrastructure is an important consideration to Orchestra Land as it is a key issue for potential purchasers. Appropriate developer contributions will be made through the normal channels but we will also be exploring if there are particular infrastructure issues in the village that development could help address.

As mentioned earlier, Orchestra Land will propose the provision of a new footpath along Chestnut lane which would link existing and new residents with Hill View Farm shop situated immediately east of the site.

**Development Options**

You will be aware that Kneesworth is designated as Infill Village in adopted South Cambridgeshire Local Plan. As such, while unlikely to be a focus for strategic scale growth, modest growth is appropriate and would help support and sustain important local services.

The Chestnut Lane site measures just over 1 hectare. The developable part of the site measures just under one hectare and as such would be suitable for a development of around 28 dwellings (indicative). Orchestra Land would be open to hearing views on this number of dwellings from the council.

I hope this response has been useful. I would welcome the opportunity to discuss the site with you in due course. In the meantime, if you have any queries, please do not hesitate to contact me.

Yours sincerely

**Bassil Aslam**

Director of Land and Planning

ENC Site location plan

Original call for sites forma



Registered Office



# 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>	Bassil Aslam	<b>Agent's name:</b>	Bassil Aslam
<b>Name of organisation:</b> (if applicable)	Orchestra Land Ltd	<b>Name of Agent's organisation:</b> (if applicable)	Orchestra Land Ltd
<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>	24 <sup>th</sup> March 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 checked="" 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> Dr <b>First Name:</b> R <b>Last Name:</b> Lawrance
<b>Organisation</b> (if applicable): N/A
<b>Address:</b> Bridge House, Fiddlebridge Lane, Hatfield, Hertfordshire



## E - Current and recent land uses

<b>CURRENT AND MOST RECENT USE</b>	
<b>What is the current use of the site?</b>	<b>Derelict field</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>N/A</b>
<b>Is the site previously developed land, greenfield or a mixture?</b>	<b>Mostly greenfield and part brownfield.</b>

## F - Proposed future uses

<b>Description of your proposed development:</b>	<b>Residential development circa 28 homes.</b>
<b>Please indicate which of these uses you consider suitable for the future use of the site or broad location:</b>	
<b>Use</b>	<b>Yes or No</b>
Market and affordable housing	<b>Yes</b>
Key worker housing	<b>No</b>
Older persons housing	<b>Yes</b>
Residential care home	<b>No</b>
Student accommodation	<b>No</b>

Custom or self build housing	<b>Yes</b>
Other forms of housing (please specify)	<b>No</b>
Gypsy and traveller pitch	<b>No</b>
Travelling showpeople pitch	<b>No</b>
Employment (B1) office	<b>No</b>
Employment (B1b) research and development	<b>No</b>
Employment (B1c) light industrial	<b>No</b>
Employment (B2) general industrial	<b>No</b>
Employment (B8) storage and distribution	<b>No</b>
Employment (other)	<b>No</b>
<b>What accompanying uses are you proposing:</b>	
Schools and education	<b>No</b>
Public open space	<b>Yes</b>
Community facilities	<b>No</b>
Recreation and leisure	<b>No</b>
Healthcare	<b>No</b>
Hotel	<b>No</b>
Retail	<b>No</b>
Other	<b>No</b>
Please describe any benefits to the local area that the development could provide:	Much needed market and affordable homes and a new footpath along Chestnut Lane would benefit residents of the new and existing dwellings, as well as Hill View Farm shop.
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>Approx. 28 two storey residential dwellings including 2,3 and 4 bedrooms as well as single storey bungalows. 40% affordable housing.</p> <p>0.1 ha of the site contains non-coniferous trees. This is highlighted in the attached OS map. After excluding this area, approx 0.95 ha remains that could provide 28 dwellings using a density of 30 dph.</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>
<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: Existing vehicle access from Chestnut Lane at the north west site corner.</b></p> <p>(Indicate the location of the access on the site map)</p>	<p>It is possible to create new vehicular access along Chestnut Lane situated away from existing dwellings which are located immediately beyond the north west site boundary.</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: Site has level topography suitable for residential development.</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>Yes: <input type="checkbox"/> (please give details)      No: <input checked="" type="checkbox"/></p> <p><b>Details: Approximately 0.1 ha of the site contains non - coniferous trees which is depicted on the OS map (see the area adjoining the south west site boundary).</b></p>	<p>The site contains non-coniferous trees covering an area of 0.1ha. These trees could be retained and enhanced as a green space in the proposed scheme.</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>Yes: <input checked="" type="checkbox"/> (please give details)      No: <input type="checkbox"/></p> <p><b>Details: Site adjoins the built up area boundary and all utilities are available to connect into. Our research shows there does not appear to be any key utilities which cross the site.</b></p>	

## H - Availability

When could the site become available for development?	Available now	Next 5 years	Next 6-10 years	10+ years
Please give your reasons:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Please choose the most appropriate category to indicate what level of market interest there is / has recently been on the site:	<p><input type="checkbox"/> Site owned by a developer</p> <p><input checked="" type="checkbox"/> Site is being marketed</p> <p><input type="checkbox"/> Site is under option by a developer</p> <p><input checked="" type="checkbox"/> Enquiries received</p> <p><input type="checkbox"/> None</p> <p><input type="checkbox"/> Don't know</p>			
In your opinion, what is the market attractiveness of the site at the current time?	The site is situated as part of Kneesworth and less than 5 and 10 minutes drive from Royston and Meldreth train stations			

	<p>respectively. Bus stops on Chestnut Lane and Orchard Close are less than 5 and 10 minute walks from the site.</p> <p>These excellent links to public transport mean the site is highly sustainable.</p>
<p><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)</p>	No.
<p><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></p>	N/A

## 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>Assuming the site secures an allocation in the emerging Greater Cambridge Local Plan following adoption in 2023 - an application could be progressed immediately and start to deliver by 2024/25.</b></p> <p>Completed development: <b>2025/26</b></p> <p>Development period in years: <b>1 year</b></p>
<p><b>To the best of your knowledge, are there abnormal cost factors which could affect delivery of the site?</b> (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><b>How could any issues be overcome?</b></p>	<p><b>No known constraints to development</b></p>

## J - Viability

<p><b>Do you consider that the site is currently viable for its proposed development taking</b></p>	<p><input checked="" type="checkbox"/> Yes</p>
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into account any and all current planning policy considerations and known development costs associated with the site?

No

## K - Supporting evidence

Is there any other factual information regarding the site that we should be aware of?

N/A

### 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.

