

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@scams.gov.uk or 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 and 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/ 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

Name: [REDACTED]	Agent's name: Simon J Gilbey MRICS
Name of organisation: N/a (if applicable)	Name of Agent's organisation: Brown & Co (if applicable)
Address: [REDACTED]	Agent's Address: Brown & Co, Angel Corner, 8 Angel Hill, Bury St Edmunds, Suffolk
Postcode: [REDACTED]	Postcode: IP33 1UZ
Email: [REDACTED]	Email: [REDACTED]
Tel: [REDACTED]	Tel: [REDACTED]

Signature:	Date: 25 th March 2019
<i>If you are submitting the form electronically, no signature is required.</i>	

B - Your status

Status (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 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)

LANDOWNER 1:		
Title: [REDACTED]	First Name: [REDACTED]	Last Name: [REDACTED]
Organisation (if applicable): n/a		

Address: [REDACTED]	
Postcode: [REDACTED]	Telephone Number: [REDACTED]
Email: [REDACTED]	
LANDOWNER 2:	
Title: [REDACTED]	Name: [REDACTED] Last Name: [REDACTED]
Organisation (if applicable): n/a	
Address: [REDACTED]	
Postcode: [REDACTED]	Telephone Number: [REDACTED]
Email: [REDACTED]	

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: Simon Last Name: Gilbey MRICS	
Organisation (if applicable): Brown & Co	
Address: Brown & Co, Angel Corner, 8 Angel Hill, Bury St Edmunds, Suffolk	
Postcode: IP33 1UZ	Telephone Number: [REDACTED]
Email: [REDACTED]	

D - Site details

SITE DETAILS
Site location, address and post code: Hall Farm, Teversham, Cambridge, CB1 9AZ
Site Area: 1.509 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?	<p>1 x pair of semi-detached cottages</p> <p>Mobile Home Site (6 x Pitches)</p> <p>Range of traditional and modern agricultural buildings</p> <p>Range of commercial buildings and parking</p> <p>Paddocks</p>
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/0493/58</p> <p>S/0032/80/F</p> <p>S/1508/95/F</p> <p>S/1665/85/F</p> <p>S/0227/94/F</p> <p>S/0677/00/F</p>
Is the site previously developed land, greenfield or a mixture?	Mixture

F - Proposed future uses

<p>Description of your proposed development:</p>	<p>Residential development Commercial development Relocation of mobile home site</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)	Yes (Mobile Homes)
Gypsy and traveller pitch	No
Travelling showpeople pitch	No
Employment (B1) office	Yes
Employment (B1b) research and development	Yes
Employment (B1c) light industrial	Yes
Employment (B2) general industrial	No
Employment (B8) storage and distribution	No
Employment (other)	Yes

What accompanying uses are you proposing:

Schools and education	No
Public open space	No
Community facilities	No
Recreation and leisure	No
Healthcare	No
Hotel	No

Retail	No
Other	No
Please describe any benefits to the local area that the development could provide:	<p>Provision of additional housing</p> <p>Provision of employment opportunities</p> <p>Improvement of the existing mobile home pitches</p> <p>Reduction in agricultural traffic passing through the centre of the village.</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>10 new residential units</p> <p>2500 to 3,000sqm of employment floor space</p>

G - Suitability – site features and constraints

Site features and constraints

<p>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:</p>	<p>Proposed mitigation (please attach any available evidence such as studies or surveys)</p>
<p>Site access 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>Yes: <input checked="" type="checkbox"/> (please give details) No: <input type="checkbox"/></p> <p>Details: The site is currently accessed from High Street, Teversham. It is proposed that the existing access would be improved as part of the scheme. The land necessary to implement the improvement is within the ownership of the applicant.</p> <p>(Indicate the location of the access on the site map)</p>	<p>N/A</p>
<p>Physical constraints 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>Yes: <input type="checkbox"/> (please give details) No: <input checked="" type="checkbox"/></p> <p>Details:</p>	
<p>Environmental constraints 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>Details: The site is identified to be within Flood Zone 1.</p>	<p>See attached extract from the Gov.UK Flood Map for Planning.</p>

<p>Infrastructure 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>Details: The site currently benefits from mains water, sewerage, electricity, gas and broadband. As part of the development, new services will be brought into the site from the High Street.</p>	N/A
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H - Availability

When could the site become available for development?	Available now <input type="checkbox"/>	Next 5 years <input checked="" type="checkbox"/>	Next 6-10 years <input type="checkbox"/>	10+ years <input type="checkbox"/>
Please give your reasons:	The majority of the site is held with vacant possession and could be redeveloped immediately. The remaining part (the commercial building) could be re-developed within 5 years).			
Please choose the most appropriate category to indicate what level of market interest there is / has recently been on the site:	<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 checked="" type="checkbox"/> Enquiries received <input type="checkbox"/> None <input type="checkbox"/> Don't know			
In your opinion, what is the market attractiveness of the site at the current time?	The site lies in a village with a primary school, restaurants and public transport connecting the village to wider Cambridgeshire.			
Are there any legal / land ownership constraints on the site that might prohibit or delay development (such as ransom strips, unresolved multiple ownerships, covenants or long tenancies)	No			
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.	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: October 2020 or sooner dependant on Local Plan Adoption.</p> <p>Completed development: June 2024</p> <p>Development period in years: 4 years</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>N/A</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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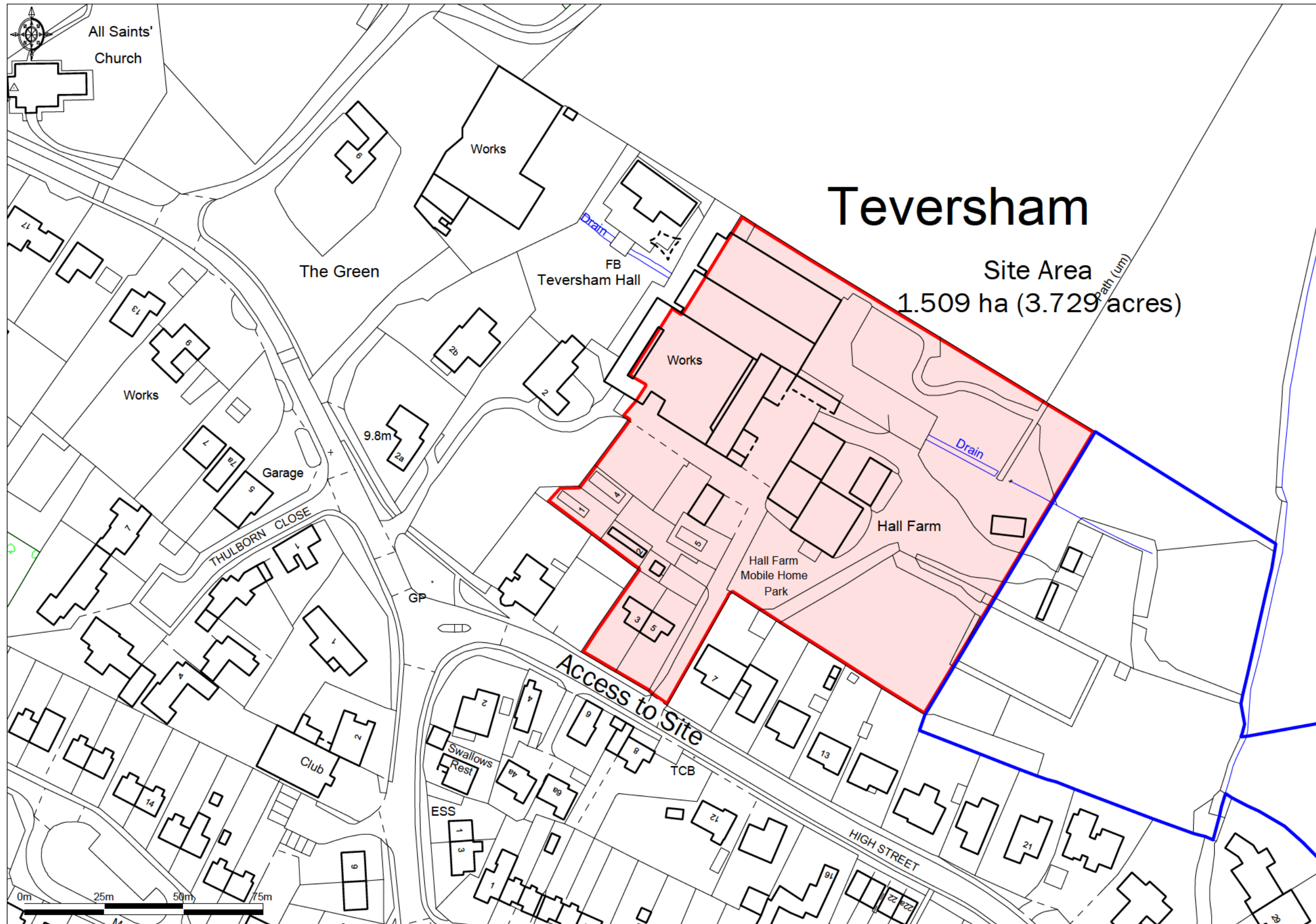
K - Supporting evidence

<p>Is there any other factual information regarding the site that we should be aware of?</p> <p>Please refer the additional information attached, extracted from the DEFRA Magic Map covering;</p> <p>Habitats Non Statutory Designations Species Statutory Designations</p>
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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.

HALL FARM, TEVERSHAM, CAMBRIDGE, CB1 9AZ.



Flood map for planning

Your reference
Tev

Location (easting/northing)
550084/258317

Created
22 Mar 2019 4:15

Your selected location is in flood zone 1, an area with a low probability of flooding.

This means:

- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems

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.

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<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>



Flood map for planning

Your reference
Tev

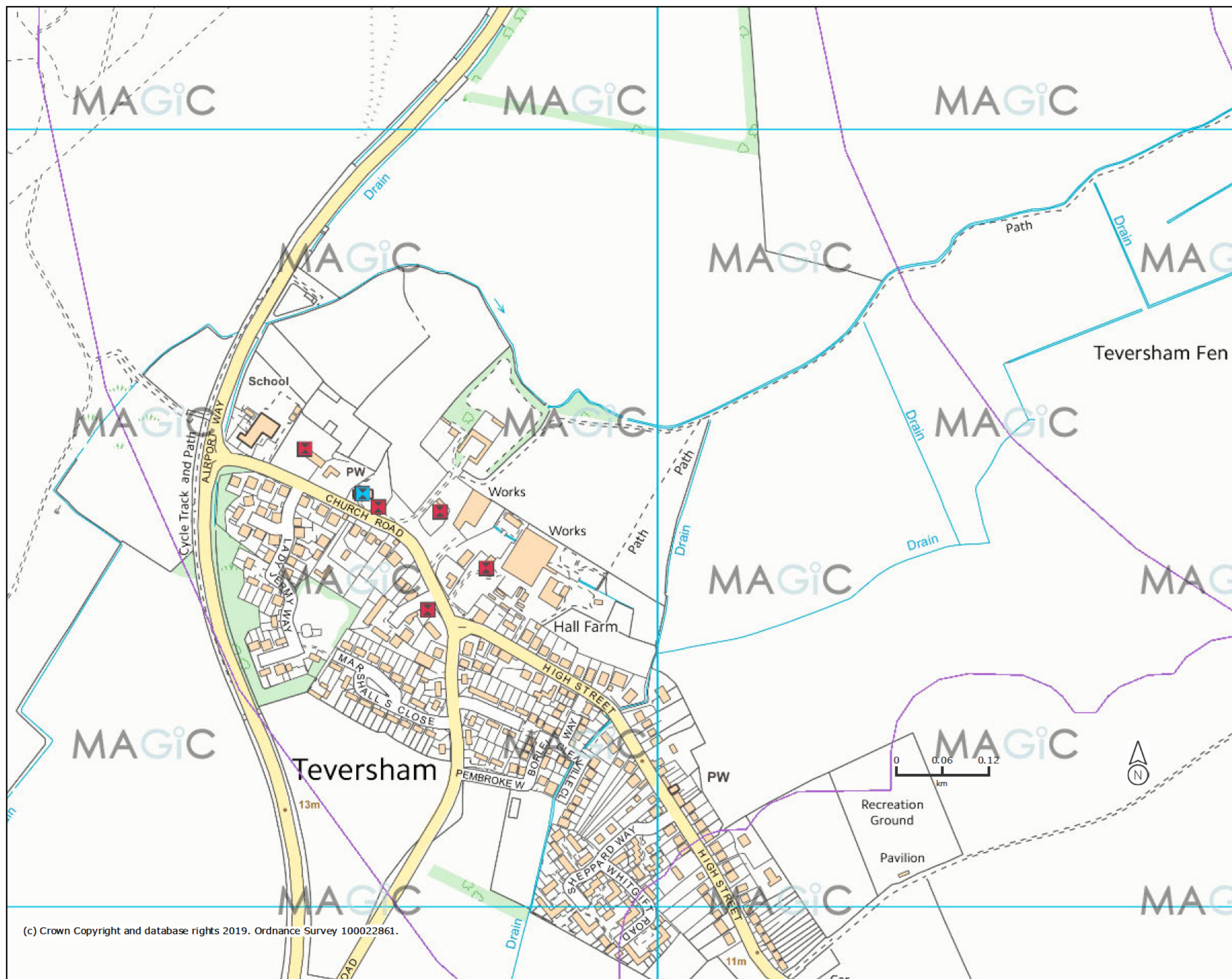
Location (easting/northing)
550084/258317

Scale
1:10000

Created
22 Mar 2019 4:15

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



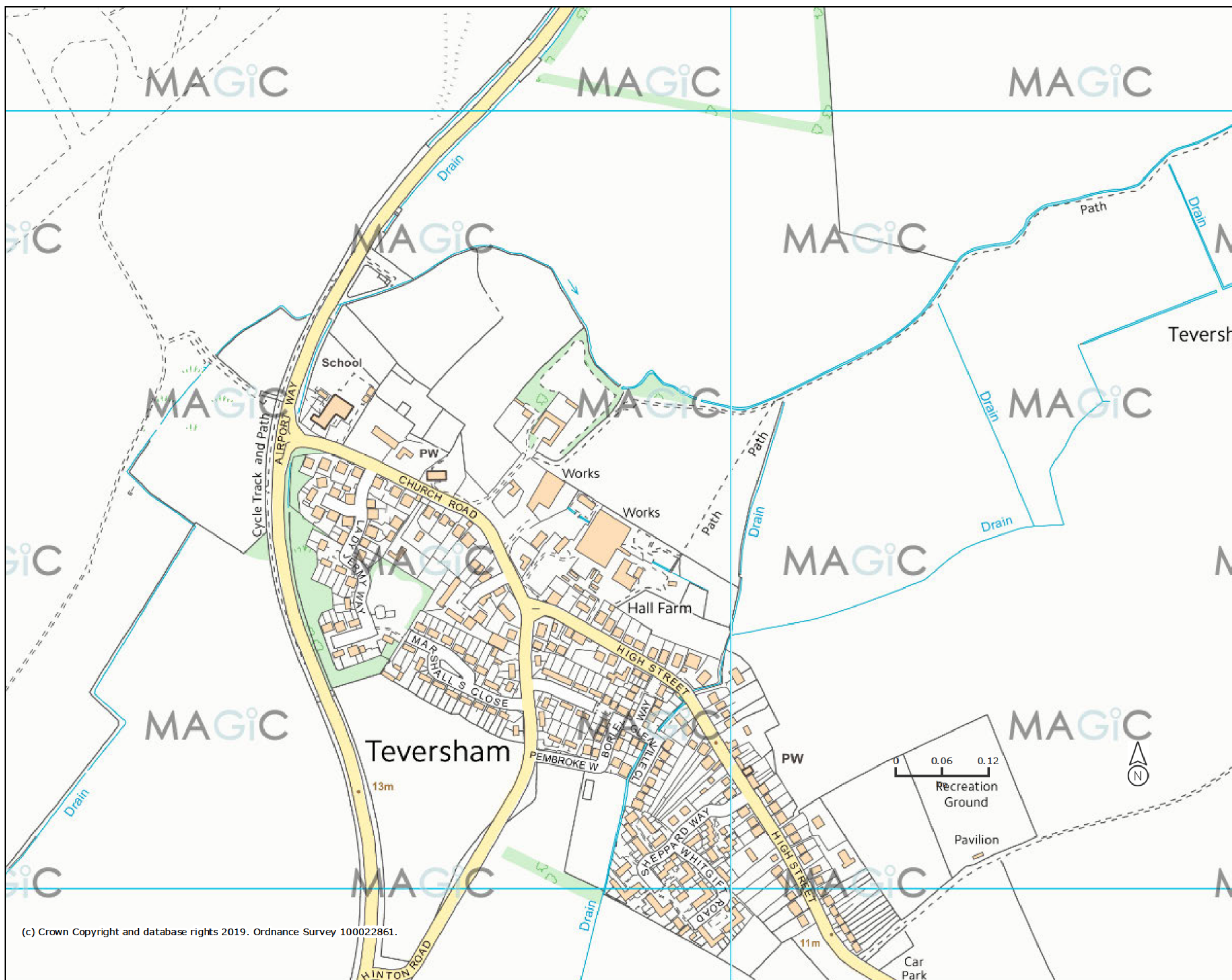


Legend

- Limestone Pavement Orders (England)
- Local Nature Reserves (England)
- National Nature Reserves (England)
- National Parks (England)
- Ramsar Sites (England)
- Proposed Ramsar Sites (England)
- Sites of Special Scientific Interest Units (England)**
 - Favourable Condition
 - Unfavourable Recovering
 - Unfavourable no change
 - Unfavourable Declining
 - Part Destroyed
 - Destroyed
 - Not Assessed
- Sites of Special Scientific Interest (England)
 - SSSI Impact Risk Zones - to assess planning applications for likely impacts on SSSIs/SACs/SPAs & Ramsar sites (England)
- Special Areas of Conservation (England)
- Possible Special Areas of Conservation (England)
- Special Protection Areas (England)
- Potential Special Protection Areas (England)
- Biosphere Reserves (England)
- Less Favoured Areas (England)**
 - Disadvantaged
 - Severely Disadvantaged
- Scheduled Monuments (England)
- World Heritage Sites (England)**
 - Buffer Zone
 - World Heritage Site
- Listed Buildings (England)**
 - I
 - II
 - II*

Projection = OSGB36
 xmin = 548900
 ymin = 257900
 xmax = 551100
 ymax = 259100

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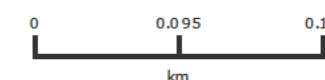
Legend

- Registered Battlefields (England)
- Registered Parks and Gardens (England)
- Community Forests (England)
- Heritage Coasts (England)
- Land Management Initiatives (England)
- National Forest (England)
- RSPB Reserves (GB)
- Upland Experiment Areas (England)
- Objective 1 Areas (England)
- Objective 2 Areas (England)
- Drinking Water Protected Areas (Surface Water) (England)
- Drinking Water Safeguard Zones (Surface Water) (England)
- Drinking Water Safeguard Zones (Groundwater) (England)

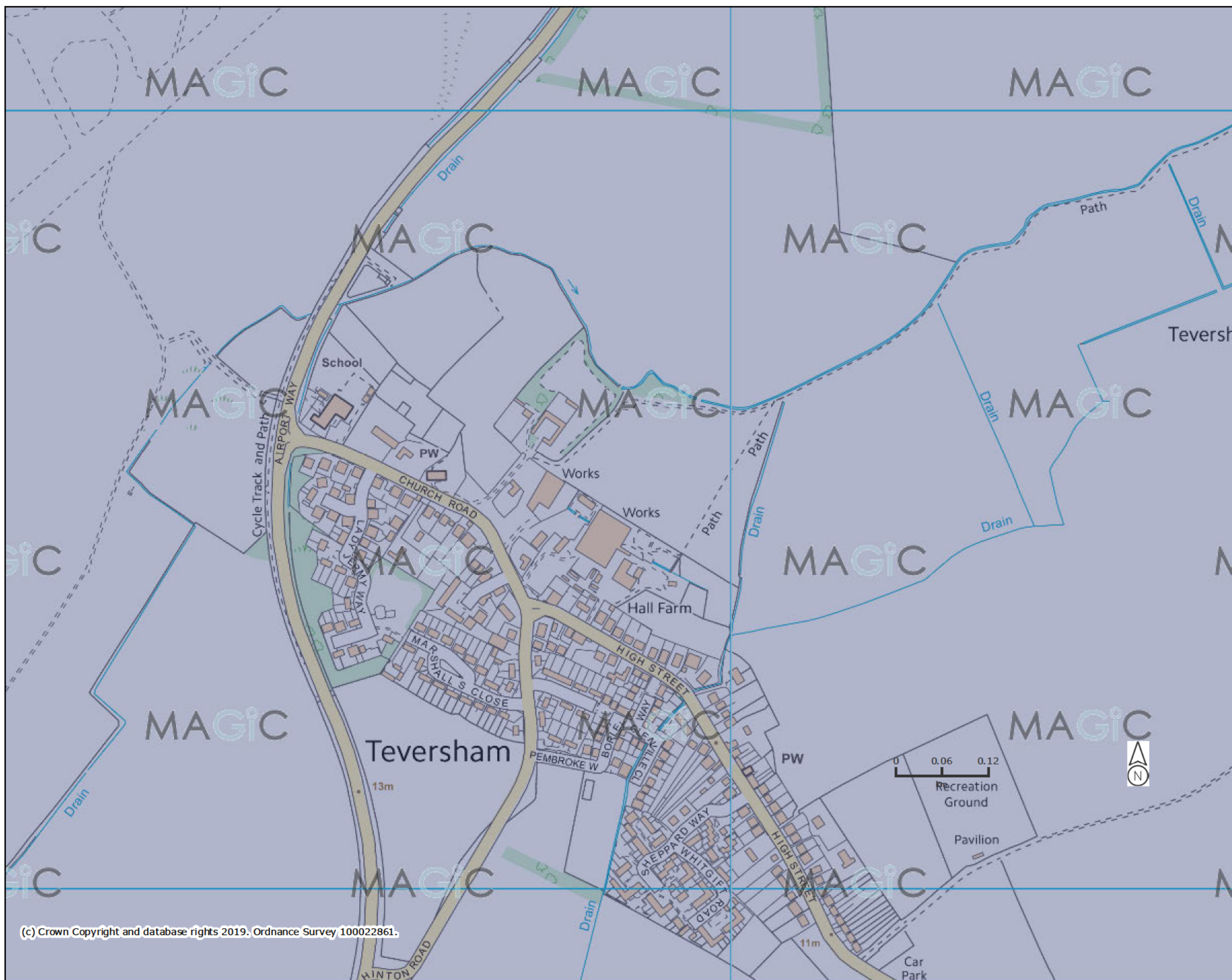
Source Protection Zones merged (England)

- Zone I - Inner Protection Zone
- Zone I - Subsurface Activity
- Zone II - Outer Protection Zone
- Zone II - Subsurface Activity
- Zone III - Total Catchment
- Zone III - Subsurface Activity
- Zone of Special Interest

Projection = OSGB36
 xmin = 548800
 ymin = 257900
 xmax = 551000
 ymax = 259100



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Legend

- Priority Species for CS Targeting - Brown Hairstreak
- Priority Species for CS Targeting - Corn Bunting
- Priority Species for CS Targeting - Curlew
- Priority Species for CS Targeting - Lapwing
- Priority Species for CS Targeting - Redshank
- Priority Species for CS Targeting - Snipe
- Upland Breeding Bird Areas for CS (England)

Arable Assemblage Farmland Birds (England)

- 3
- 4
- 5
- 6

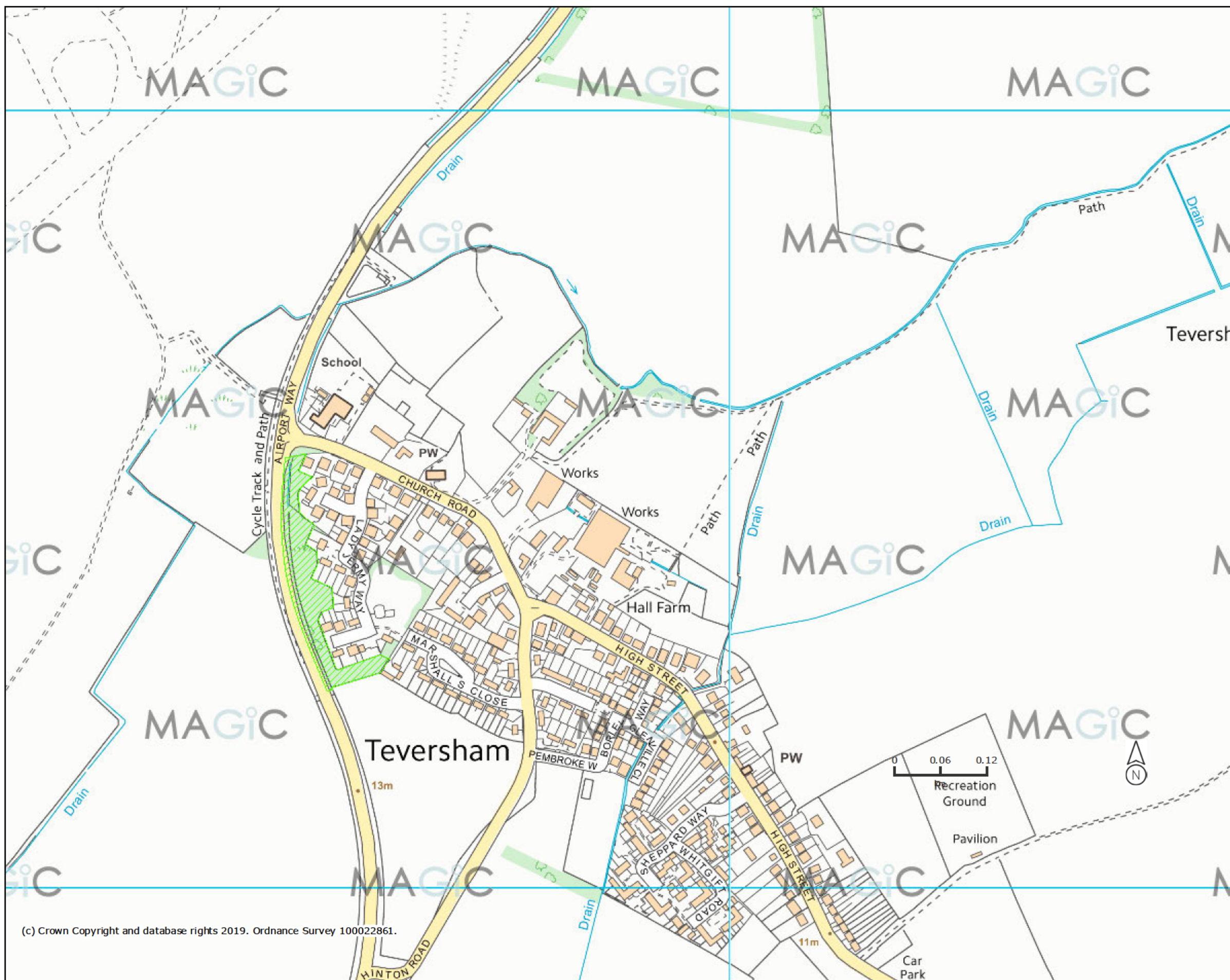
Grassland Assemblage Farmland Birds (England)

- 2
- 3
- 4
- 5

- Black Grouse (England)
- Cirl Bunting (England)
- Corn Bunting (England)
- Curlew (England)
- Grey Partridge (England)
- Lapwing (England)
- Redshank (England)
- Snipe (England)
- Stone Curlew (England)
- Tree Sparrow (England)
- Turtle Dove (England)
- Twite (England)
- Yellow Wagtail (England)
- Important Bird Areas (GB)
- Seabird Nesting Counts (British Isles)

Projection = OSGB36
 xmin = 548800
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Legend

- Priority Habitat Inventory - Coastal Saltmarsh (England)
- Priority Habitat Inventory - Coastal Sand Dunes (England)
- Priority Habitat Inventory - Coastal Vegetated Shingle (England)
- Priority Habitat Inventory - Maritime Cliffs and Slopes (England)
- Priority Habitat Inventory - Mudflats (England)
- Priority Habitat Inventory - Saline Lagoons (England)
- Saline Lagoons (Wales)
- Saltmarsh (Wales)
- Sand Dunes (Wales)
- Priority Habitat Inventory - Calaminarian Grassland (England)
- Priority Habitat Inventory - Coastal and Floodplain Grazing Marsh (England)
- Priority Habitat Inventory - Good quality semi-improved grassland (Non Priority) (England)
- Priority Habitat Inventory - Lowland Calcareous Grassland (England)
- Priority Habitat Inventory - Lowland Dry Acid Grassland (England)
- Priority Habitat Inventory - Lowland Meadows (England)
- Priority Habitat Inventory - Purple Moor Grass and Rush Pasture (England)
- Priority Habitat Inventory - Upland Calcareous Grassland (England)
- Priority Habitat Inventory - Upland Hay Meadows (England)
- Priority Habitat Inventory - Lowland Heathland (England)
- Priority Habitat Inventory - Mountain Heaths and Willow Scrub (England)
- Priority Habitat Inventory - Upland Heathland (England)
- Priority Habitat Inventory - Limestone Pavements (England)

Projection = OSGB36
 xmin = 548800
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