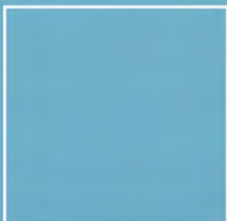
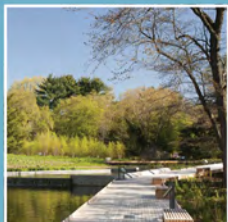
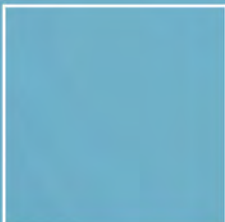
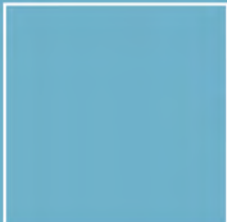
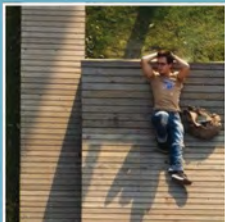
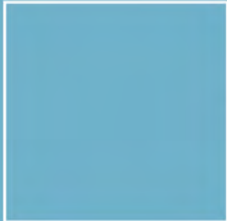


Greater Cambridge Local Plan –
Call for Sites

Cottenham Sawmill,
Histon Road, Cottenham

Planning Representation
March 2019



Issue Sheet

Report Prepared for: Cornerstone

Supporting Representation:
Cottenham Sawmills Ltd
56a Histon Road
Cottenham
Cambridge
CB24 8UD

March 2019

Prepared by:

Signature:

Name: Ian Reilly
Title: Regional Director

Date: 22 March 2019

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APPENDIX 1 – Site location plan, access plan and indicative land use areas.

APPENDIX 2 – Site photos

1 Introduction

1.1 Instruction

- 1.1.1 Lanpro Services have been instructed by Cornerstone Assets to submit this Call for Sites representation to the Greater Cambridge Local Plan.
- 1.1.2 Lanpro Services have examined the land holding, potential development options and have agreed a suitable strategy with the Cornerstone Assets to be presented for consideration.

1.2 Background

- 1.2.1 The site is owned by a single party and is under a long term exclusive option agreement to Cornerstone Assets.
- 1.2.2 The site owner is aware of that Cornerstone Assets will be promoting the land through this Greater Cambridge Local Plan process.

1.3 Submission

- 1.3.1 This supporting representation provides for:
- Detail on the current site and its use.
 - An overview of the site in relation to current planning policy.
 - A description of the proposed development.
 - High level justification for its allocation.
- 1.3.2 We have also provided a site location plan, an access plan and an indicative land use plan (Appendix 1).

2 The Proposed Development

2.1 Site Context and Location

- 2.1.1 The site is located to the south west of Cottenham on the edge of the settlement with direct access onto Histon Road on its southern boundary. The site has to its south and east residential development and open fields to the north and west.
- 2.1.2 The site is currently accessed from a single track laneway between 56 and 60 Histon Road. However, 56 Histon Road is also included in the land promotion area.
- 2.1.3 The site is currently an operational sawmill that was established in 1985, the sawmill contains machinery and activity which would be considered consistent with this type of use.
- 2.1.4 The business premises consist of the access road, a series of buildings built from timber, brick and corrugated metal sheeting, open and hardstanding storage areas, fencing and informal parking areas.
- 2.1.5 The site does not benefit from any high quality vegetation and has some reasonably mature hedging and trees on the boundary.
- 2.1.6 The site is within walking distance of the services and facilities at Cottenham and benefits from direct access onto a formal footpath network at Histon Road. Regular bus services to the wider Cambridge area are also available from Histon Road.
- 2.1.7 Site photos are attached as Appendix 2, these detail the access, the unattractive buildings that are on site and the storage areas which are spread throughout the site.

2.2 Proposal

2.2.1 It is proposed that the Greater Cambridge Local Plan:

- Acknowledges that the entire site is previously developed land, as defined in the NPPF.
- Removes the site from the Green Belt and adjusts the settlement boundary to extend around the entire site.
- Allocates the entire site for residential development

2.2.2 The site is proposed to come forward within the next 5 years and, if required, for access 56 Histon Road could be demolished to widen the existing laneway.

2.2.3 We have also suggested that the boundaries of the site which adjoin fields could be structurally landscaped/planted.

3 Planning Assessment

3.1 Previously Developed Land

3.1.1 The NPPF (2019) defines previously developed land as the following:

Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

3.1.2 The site is occupied by structures and storage areas to facilitate the sawmill business, which incorporates elements of B1(c), B2 and B8 uses classes, as well as ancillary office space.

3.1.3 The site is considered to fall within the NPPF definition of previously developed land and its future use considerations should acknowledge this brownfield status.

3.2 Green Belt

3.2.1 The access to the site up to the rear boundary of the garden ground at 56 Histon Road is outside of the Green Belt but within the settlement limits. The sawmill site is located within the Green Belt, and outside of the settlement boundary. As the extract below from the 2018 Local Plan demonstrates:



3.2.2 The NPPF advises that Green Belt boundaries should only be altered through the preparation or updating of plans.

- 3.2.3 The NPPF further sets out the five purposes of the Green Belt:
- a) to check the unrestricted sprawl of large built-up areas;*
 - b) to prevent neighbouring towns merging into one another;*
 - c) to assist in safeguarding the countryside from encroachment;*
 - d) to preserve the setting and special character of historic towns; and*
 - e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.*
- 3.2.4 The release of the sawmill site from the Green Belt is considered to be appropriate as the site does not perform the five purposes of Green Belt set out in the NPPF.
- 3.2.5 By virtue of the size of the site, its defined boundaries and existing built form the release of the site from the Green Belt would not result in urban sprawl, or the coalescence of settlements.
- 3.2.6 The site is currently host to several buildings, uncontrolled storage areas and industrial activity/movements, therefore its release from the Green Belt would not result in an undeveloped site being lost within the Green Belt/countryside area.
- 3.2.7 Due to its current use the site does not preserve the setting and special character of any heritage assets; it should be noted that the site is not adjacent any conservation area or listed structures.
- 3.2.8 The continued allocation of this site as Green Belt fails to encourage the re-use and regeneration of this site; which is urban in use and form.
- 3.2.9 The NPPF also advises that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt, exceptions to this include:
- limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:*
- not have a greater impact on the openness of the Green Belt than the existing development; or*
 - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.*
- 3.2.10 Essentially the above paragraph advises that the redevelopment of previously development land in the green belt to provide for dwellings, including affordable units, is acceptable subject to the new development not causing substantial harm to the openness of the Green Belt.

3.3 Sustainable Growth

- 3.3.1 The site is located within a settlement which benefits from services and facilities including a Primary School. The site offers a direct access to the highway/footpath network to gain access to the village centre.
- 3.3.2 The site is brownfield land and the re-use of such land should be prioritised and encouraged through the planning process.

3.4 Local Considerations

- 3.4.1 The site is located in close proximity to dwellings and takes its access from between two dwellings. The site hosts an active sawmill business with industrial processes and deliveries which involve large vehicles. The buildings on site are not of modern construction and it is inevitable that there will be noise pollution impacts experienced by those residents on the boundary.
- 3.4.2 The business operations are largely unrestricted with the need for large vehicles to access the site without any control. Furthermore, storage areas have no height limits applied.

- 3.4.3 The use and general activity on site are not considered to be compatible with residential amenity or highway safety. The site and its operations are also not considered to bring any ecological or biodiversity benefits.

4 Conclusions

4.1 Sustainable Development

- 4.1.1 The site is brownfield/previously developed land on the edge of a settlement which provides for services and facilities. It does not perform the five purposes of the Green Belt, as set out by the NPPF. Its redevelopment could be brought forward in a sympathetic manner which would cause less harm to the openness of Green Belt than the current uncontrolled industrial activity which takes place on site.
- 4.1.2 The removal of the current land use and the redevelopment of the site would be of benefit for residential amenity and biodiversity. It could also bring benefits to highway safety and functionality. The redevelopment of the site would also provide an opportunity to remediate any contaminated soils.
- 4.1.3 The site is of sufficient size that it would provide for a quantum of dwellings that would not be disproportionate to the size of the settlement and would also deliver much needed market and affordable housing in a sustainable location.
- 4.1.4 The removal of the site from the Green Belt and its allocation for housing would give investors the confidence to bring the site forward and deliver economic, social and environmental benefits for the locality.

4.2 Deliverable and viable

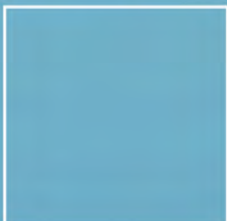
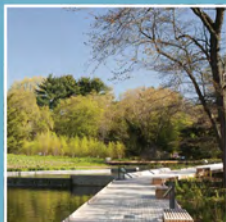
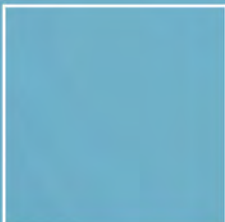
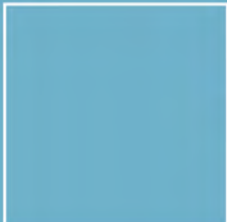
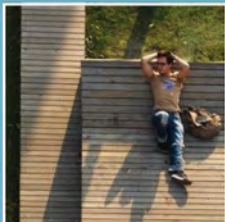
- 4.2.1 The site is in one ownership and under the control of a land promoter. They have confirmed that all, or part of the site, can be delivered immediately or at any time during the plan period.
- 4.2.2 There are no known constraints with the site which would indicate that the proposal is unviable.

Greater Cambridge Local Plan –
Call for Sites

Cottenham Sawmill,
Histon Road, Cottenham

Planning Representation-
Appendix 1

March 2019



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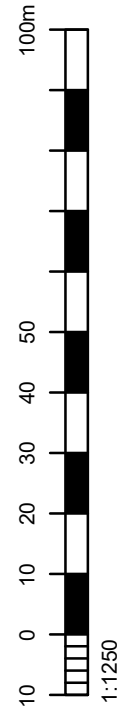
<http://www.hse.gov.uk/construction/cdm2015/responsibilities.htm>

It is your responsibility as client to make yourself aware of your role within CDM 2015 and act accordingly.

Site Area: 1.46 ha



Licence number LIG0975
 Location Plan 1:1250 @ A3



REVISED BY: -	DATE: -	CHECKED BY: -	DATE: -
PURPOSE OF ISSUE FE - For Feasibility		RIBA STAGE -	
DRAWING STATUS S0 - Initial Status			
PROJECT TITLE Histon Road, Cottenham			
CLIENT Comerstone			
DRAWING TITLE Location Plan		SCALE 1:1250@A3	
DATE March 2019	DRAWN BY SF	CHECKED BY IR	APPROVED BY ID
DRAWING NUMBER 1467 - 00 - 001 -			
PROJECT NO	TYPE	UNIQUE NO	REVISION



[Architecture and Urban Design]

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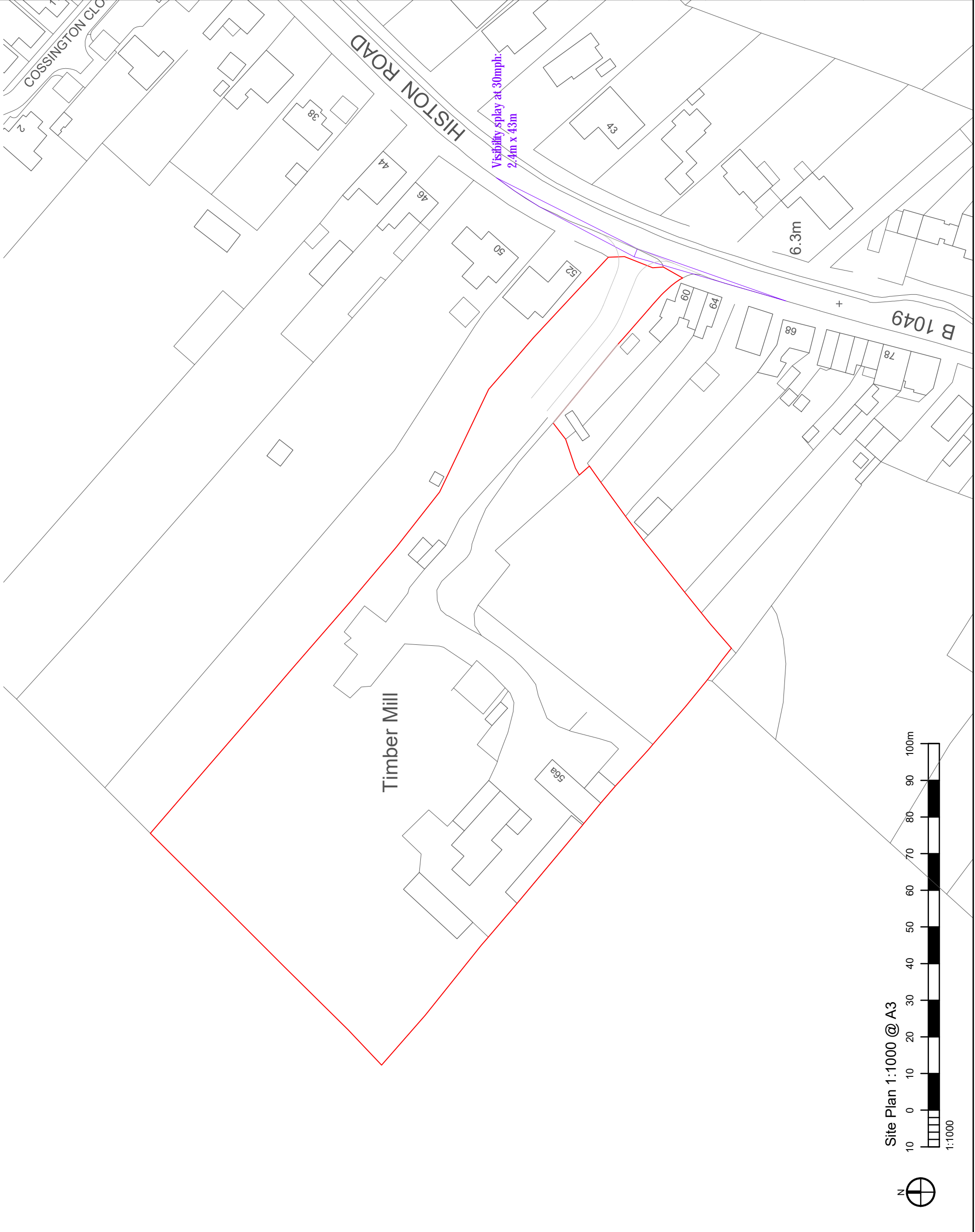
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CLIENT Comerstone			
DRAWING TITLE Access Plan		SCALE 1:1000@A3	
DATE March 2019	DRAWN BY SF	CHECKED BY IR	APPROVED BY ID
DRAWING NUMBER 1467 - 00 - 002 -			
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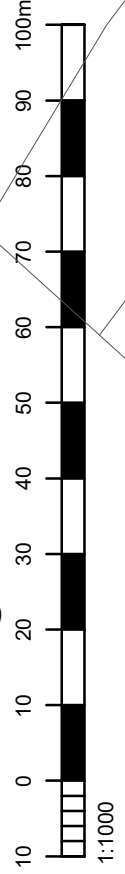


[Architecture and Urban Design]

Norwich Office: Brettingham House, 98 Pottergate, Norwich, NR2 1EQ
Tel 01603 631 319 www.lanproservices.co.uk



Site Plan 1:1000 @ A3



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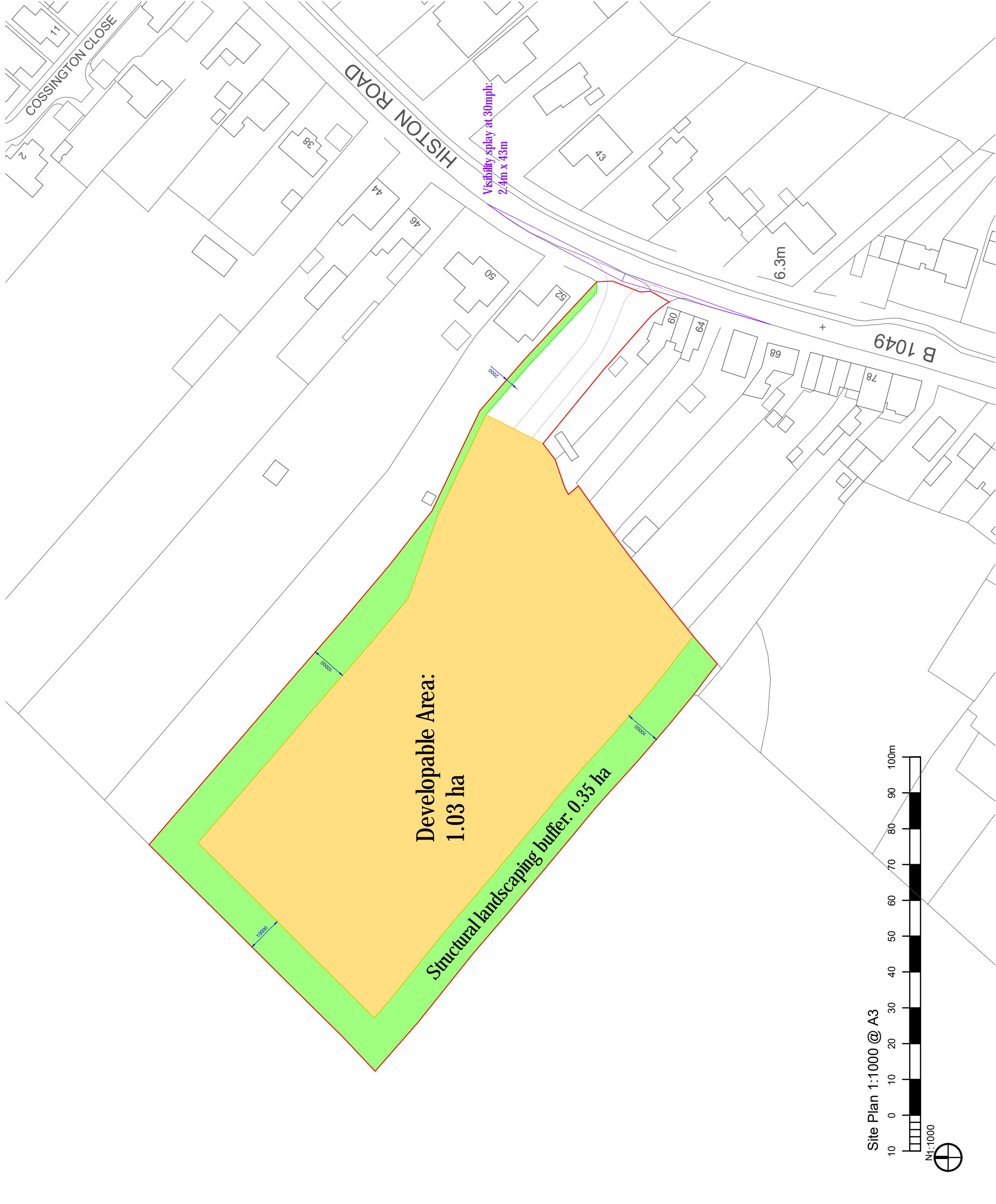
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DRAWING STATUS S0 - Initial Status			
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CLIENT Comerstone			
DRAWING TITLE Development Parameters Plan		SCALE 1:1000@A3	
DATE March 2019	DRAWN BY SF	CHECKED BY IR	APPROVED BY ID
DRAWING NUMBER PROJECT NO TYPE UNIQUE NO REVISION 1467 - 00 - 003 -			



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Norwich Office: Brettingham House, 98 Pottergate, Norwich, NR2 1EQ
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COSSINGTON CLOSE

HISTON ROAD

B 1049

Developable Area:
1.03 ha

Structural landscaping buffer: 0.35 ha

Site Plan 1:1000 @ A3



Greater Cambridge Local Plan –
Call for Sites

Cottenham Sawmill,
Histon Road, Cottenham

Planning Representation-
Appendix 2

March 2019

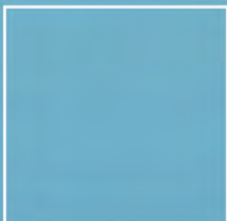
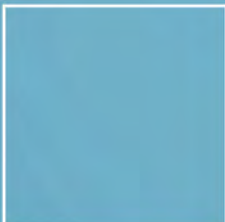
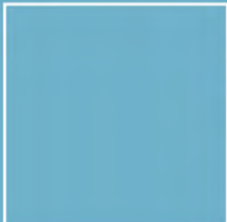
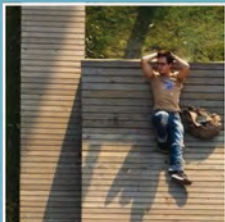
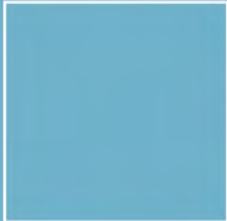




Fig 1 – Access laneway



Fig 2 – Visibility splay north



Fig 3 – Visibility splay south



Fig 4 – parking, storage, fencing and brick building



Fig 5 – Rear of Histon Road houses



Fig 6 – Open storage building



Fig 7 – Storage building



Fig 8 – Internal site road



Fig 9 – storage buildings



Fig 10 – Machinery Building



Fig 11 – Outside storage area



Fig 12 – Outside storage area



Fig 13 – parking and buildings



Fig 14 – Machinery building



Fig 15 – Fencing and parking



Fig 16 – Internal of machinery building

Lanpro»»