

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 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), 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 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:	Agent's name: Peter McKeown
Name of organisation: [REDACTED] (if applicable)	Name of Agent's organisation: Carter Jonas LLP (if applicable)
Address:	Agent's Address: One Station Square Cambridge
Postcode:	Postcode: CB1 2GA
Email:	Email: [REDACTED]
Tel:	Tel: [REDACTED]

Signature:	Date:
<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 checked="" 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)

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

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?	Agricultural
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>The site was the subject of an outline application for planning permission with all matters reserved except for access for the erection of up to 50 dwellings (use class c3) and associated works, including access, car and cycle parking, open space and landscaping under application reference S/0012/18/OL.</p> <p>This application was refused in April 2018 for two reasons: encroachment into the open landscape setting of the village; and insufficient information submitted to demonstrate that traffic generation from the development would not be detrimental to the capacity and functioning of the public highway.</p> <p>This refusal was appealed and considered by the Planning Inspectorate under reference APP/W0530/W/18/3203109. The appeal was dismissed in December 2018. Through the course of the appeal it was confirmed that the highways authority raised no objection to the development subject to a mitigation package.</p>
Is the site previously developed land, greenfield or a mixture?	Greenfield

F - Proposed future uses

<p>Description of your proposed development:</p>	<p>Proposed development of up to 50 dwellings (use class c3) and associated works, including access, car and cycle parking, open space and landscaping</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	
Older persons housing	
Residential care home	
Student accommodation	
Custom or self build housing	
Other forms of housing (please specify)	
Gypsy and traveller pitch	
Travelling showpeople pitch	
Employment (B1) office	
Employment (B1b) research and development	
Employment (B1c) light industrial	
Employment (B2) general industrial	
Employment (B8) storage and distribution	
Employment (other)	

What accompanying uses are you proposing:

Schools and education	
Public open space	Yes
Community facilities	
Recreation and leisure	
Healthcare	
Hotel	

Retail	
Other	
<p>Please describe any benefits to the local area that the development could provide:</p>	<p>The proposed development would provide additional housing and affordable housing for Cottenham. It appears that there are limited infill opportunities within the Development Framework boundary and recent and committed developments in Cottenham are located outside of the Development Framework boundary.</p> <p>The proposed development would include open space and landscaping, which would also provide ecological benefits.</p> <p>The proposed development would also support existing services and facilities within Cottenham including convenience stores, public houses, schools and bus services.</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>The site could accommodate approximately 50 dwellings which has been confirmed by a full technical design process which statutory consultees raised no objections too. The density of the proposed development is approximately 25 dwellings per hectare which takes account of the site's edge of village location.</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 type="checkbox"/> (please give details) No: <input checked="" type="checkbox"/></p> <p>Details: Access to the site would be gained via Beach Road. A Transport statement prepared by JPP Consulting. This confirmed that the site is well serve and accessible to more sustainable modes of transport. The proposed development has good accessibility to education, health, employment, retail and leisure facilities.</p> <p>The proposed development would be accessed off Beach Road via a simple priority junction. The development would provide an independent pedestrian and cycle access off Long Drive. A new uncontrolled crossing would be provided across Long Drive.</p> <p>It is considered unlikely that the number of new vehicle trips generated from the proposed development will result in a significant adverse impact on the surrounding highway infrastructure.</p> <p>It was confirmed through the course of the subsequent appeal that the local highways authority had no objections to the proposals.</p> <p>(Indicate the location of the access on the site map)</p>	<p>See Transport Assessment prepared by JPP Consulting associated with application reference S/0012/18/OL.</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>	

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?

Yes: (please give details)

No:

Details: The site falls within Flood Zone 1 which means it has a low probability of flooding. A Flood Risk Assessment was submission with application reference S/0012/18/OL. No objections were raised on flood risk or drainage grounds.

An Ecological Appraisal prepared by Aspect Ecology which confirms that the site is dominated by intensively managed arable land which is of negligible ecological value. The Appraisal also includes a number of enhancements which would result in net biodiversity gains across the site.

The site is not located within the setting of any listed building or scheduled ancient monuments, and is not within a designated conservation area.

A Landscape and Visual Impact Assessment prepared by Aspect Landscape Planning. This concludes that in terms of the effect of the proposals upon the receiving landscape character, it is acknowledged that there will be a degree of harm as a result of the proposals in terms of the effect upon the character of the site, as a result of the change from an arable field to a residential development. However, the site is located within a relatively flat landscape comprising scattered tree clumps, poplar shelterbelts and occasional established hedgerows that merge together and give a sense of densely treed horizon in long distance views towards the site. As such, the perceived change will be highly localised.

In terms of the effect of the proposals upon the receiving visual environment, it is considered that views of the proposals will be highly localised to the immediate setting of the Beach Road and Long Drove streetscenes to the west and north of the site. Additional landscpaing is to be introudced along the northern and eastern boundaries to enhance these and provide additional enclosure to the site.

It was therefore considered that the site and receiving environment have the capacity to accommodate the proposals and that it would not result in significant harm to the landscape character or visual environment. As such, it is considered that the proposed development can be integrated in this location and is supportable from a landscape and visual perspective.

See Flood Risk Assessment, Ecological Appraisal, Landscape and Visual Impact Assessment associated with application referemce S/0012/18/OL

<p>Infrastructure</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 type="checkbox"/> (please give details) No: <input type="checkbox"/></p> <p>Details: The proposed development will need to provide new utilities infrastructure, but there are services to the neighbouring urban area and so new connections will be possible.</p>	
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H - Availability

When could the site become available for development?	Available now <input checked="" type="checkbox"/>	Next 5 years <input type="checkbox"/>	Next 6-10 years <input type="checkbox"/>	10+ years <input type="checkbox"/>
Please give your reasons:	The site is promoted by a willing landowner and developer and is available for development now with all necessary technical work to ensure that development is deliverable.			
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 checked="" type="checkbox"/> Site is under option by a developer <input 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?	A developer is actively promoting the site for development confirming that it is attractive to the market.			
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

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.	Start of delivery: 2020 Completed development: 2021 Development period in years: 1
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)..	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
How could any issues be overcome?	N/A

J - Viability

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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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K - Supporting evidence

Is there any other factual information regarding the site that we should be aware of?
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The site is located on the eastern edge of Cottenham and is not located within the Green Belt.

The adopted development strategy seeks to direct development to locations in the following order of preference: sites on the edge of Cambridge; within new settlements; and at Rural Centres. Cottenham is designated as a Rural Centre.

Cottenham has a good range of services and facilities including a supermarket and convenience stores; post office; doctors surgeries; dentist; library; public houses; restaurant/takeaway; bank; schools; village hall and meeting spaces. Cottenham is also connected to Cambridge by a frequent bus services.

The application and appeal mentioned above demonstrate that there are no technical objections to the scheme and it would result in a number of benefits including: 50no. homes, including 20no. affordable dwellings; a children's play area (LEAP); and a new pedestrian link. The proposal would also result in developer contributions towards education, health, sport, open space and community facilities within the village, and there will be employment benefits during the construction period and resulting from increased use of local services and facilities.

the Committee Report associated this confirmed that the proposals would result in a number of benefits including: the provision of up to 23 dwellings; the provision of up to 9 affordable dwellings; the provision of children's playspace; developer contributions towards traffic schemes, education, sports space, open space, community facilities, community transport and burial grounds; employment during the construction period; and greater use of local services and facilities.

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.