

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.

E - Current and recent land uses

CURRENT AND MOST RECENT USE	
What is the current use of the site?	Site not in active use currently. Previous uses have included agricultural (brioler houses remain on the site) and during World War II the site formed part of an airfield.
If the site is developed but not currently in use, what was the last use of the site and when did it cease?	Site not in active use currently. Previous uses have included agricultural (brioler houses remain on the site) and during World War II the site formed part of an airfield.
Please provide details of any relevant historic planning applications including application number if known	The site has some associated planning history, however this is largely not relevant to this exercise.
Is the site previously developed land, greenfield or a mixture?	The site has been previously developed (in association with an airfield use), however former buildidngs have now been removed. The site does not constitute previously developed land for planning purposes.

F - Proposed future uses

<p>Description of your proposed development:</p>	<p>Residential development, up to about 50 dwellings and associated infrastructure and works</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 Fowlmere/the District. It appears that there are limited opportunities for infill development within the Development Framework boundary of the village because of existing planning constraints including, heritage assets, Conservation Area, flood risk and a number of Protected Village Amenity Areas. The adopted South Cambridgeshire Local Plan 2018 makes no allocations for residential development in Fowlmere.</p> <p>The proposed development would include open space and landscaping, which would also provide ecological benefits. The proposed development would support the existing services and facilities within Fowlmere and beyond.</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 comprises approximately 2.5ha of land. a density of development of 30 dwellings per hectare would yield circa 60 dwellings on a site of this size allowing for provision of open space and other infrastructure. Noting the fact that the sites lies on the edge of the settlement and adopting a lower density of development to reflect this position may be judged to be an appropriate design response and this might yield circa 50 units (which in turn would yield a gross development density of circa 20 dwellings per hectare).</p> <p>A detailed feasibility assessment of the site will need to be undertaken to determine the quantum of development and the potential layout.</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: There is an existing access to the site from the South that could be used to facilitate access into the site, however at this preliminary stage a right of access is not yet established in full. In the absence of this, it would be entirely possible to form a new dedicated access from High Street in order to serve the site.</p> <p>An assessment the access arrangements will need to be undertaken to demonstrate that a safe and suitable access can be created to serve the proposed development.</p> <p>(Indicate the location of the access on the site map)</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 is not subject to any significant planning constraint, it lies outside of the Cambridge Green Belt, outside of the Fowlmere Conservation Area and falls entirely within flood zone 1. A listed Milestone lies adjacent to the highway near to the north east corner of the site, however development could be carried out to accommodate this structure and without adverse impact to its roadside setting.

The site has previously been used for a mixture of purposes including agricultural use and as part of an airfield. A contamination assessment will be undertaken in order to demonstrate that the site is suitable for residential development.

The site is located within Flood Zone 1 which means it has a low probability of flood risk. Any proposed development would include an appropriate drainage strategy to manage surface water drainage.

An ecological assessment of the site will need to be undertaken. Previous ecological appraisals undertaken in respect of planning application ref. S/1249/13/FL did not reveal surrounding land to be a significant ecological sensitivity. The proposed development will seek to retain any ecological features on site and include ecological enhancement measures.

The site frontage comprises a small part of an 'Important Countryside Frontage' designation in the current development plan. Development of the site could provide additional planting to enhance this designation, but in any event the designation as a whole would not be significantly affected were the site to be developed as the vast majority of the designated frontage would remain unaffected.

The appeal Inspector for S/1249/13/FL considered the Important Countryside Frontage designation at paragraphs 24 and 25 of the related appeal decision APP/W0530/A/14/2219702. He found as follows:

"24. Another view the Council, the Parish Council and others referred to is from London Road/High Street the B1368. The proposals map from the adopted development plan indicates an "important countryside frontage" (ICF) on the west side of the road. Policy CH/7 states these are where "land with a strong countryside character penetrates or sweeps into the built up area providing a significant connection between the street-scene and the surrounding rural area".

25. I examined this carefully but have a number of observations. The appeal site is not on or near the designated frontage at all, it is some distance to the north and tucked behind/alongside existing built frontage development when viewed from the road. The B1368 north of the road to the Butts Business Centre has a road-side wall with planting behind. Any distant views of the appeal site are screened by this roadside planting and additionally that along the north boundary of the road to the Butts Business Centre. South of that turning I agree that the ICF frontage is un-built and has a countryside character. However from both these viewpoints (north and south of the road to the Butts Business Centre) it is difficult to see what, if any, contribution to the ICF the appeal site makes, of itself. I find that a building on the appeal site would not result in any great change to the ICF or to any impression of the countryside sweeping into the built up area along this frontage. There would be little or no effect on the ICF."

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).

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).

Yes: (please give details) No:

Details: The site is not crossed by key utilities. the Utilities survey subbitted in support of planning application ref. S/1249/13/FL shows that within the highway adjacent to the east of the site are; a public foul sewer, potable water supply, Virgin Media Cable, UK Power low voltage cable, and british telecom lines (above ground).

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"/>
The site is promoted by a willing landowner and promoter, and is deliverable for development.				

<p>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 <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
<p>In your opinion, what is the market attractiveness of the site at the current time?</p>	<p>It is anticipated that the site will be attractive to the market, because other sites in Fowlmere and elsewhere in villages close to Cambridge have been subject to strong demand from developers and housebuilders. There are railway stations nearby at Shepreth, Meldreth and Foxton with connections to Cambridge and London, which increase the market attractiveness of this location. It is further anticipated that the attractiveness of Fowlmere will increase if the selected route for East West Rail passes near to the village (which seems likely).</p>
<p>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)</p>	<p>No</p>
<p>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.</p>	<p>n/a</p>

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: 2023 Completed development: 2025 Development period in years: 2</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>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>How could any issues be overcome?</p>	

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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>

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.