

Land at Fulbourn Road, Teversham, Cambridge

Greater Cambridge Call for Sites Supporting Statement

March 2019

Turley

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Ella Murfet



Client

RWS LTD

Our reference

RWSC3007

7 Mar 2019

1. Introduction

- 1.1 This submission to the Greater Cambridge Call for Sites, is written on behalf of G Robinson & Partner, and relates to their land at Fulbourn Road, Teversham (the Site). The Site also includes a small area of land owned by Teversham Parish Council and currently used for car parking.
- 1.2 The purpose of the Call for Sites process is to identify potential sites that can be assessed for their suitability, availability and achievability for housing and economic development to meet identified needs in South Cambridgeshire and Cambridge.
- 1.3 This report sets out information to demonstrate that the Site should be considered suitable, available and achievable for residential and recreation development within the plan period.

2. Site Description and Context

- 2.1 Teversham is located on the eastern outskirts of Cambridge, adjacent to the city's airport. The village is approximately 4 miles from the city centre.
- 2.2 The Site currently consists of an area used for car parking in connection with the adjoining sports pitches with the remainder in use as an open agricultural field, with planting to its boundaries.
- 2.3 The Site is located to the east of Fulbourn Road, on the south eastern edge of Teversham and in total the site is some 4.98 hectares in area, and is generally flat. The Site adjoins residential development to the north and south, with a recreation ground to the north and associated car parking area to the north west. To the east the Site is bordered with a line of trees that separate the site from the neighbouring expanse of agricultural land. The southern boundary is met with a tree and hedgerow with a row of dwellings lining Fulbourn Road beyond this, as well as a small cul-de-sac stemming off the road. Roughly 1 mile further south is the village of Fulbourn.
- 2.4 The Council's Services and Facilities Study (March 2014) noted that Teversham had:
- A population of around 930 people;
 - A dwelling stock of around 410 units;
 - Bus services to Cambridge, Haverhill and Newmarket a number of times a day, Monday – Saturday;
 - A Primary School;
 - A monthly mobile library service;
 - A social club;
 - A petrol station;
 - A restaurant;
 - A number of children's play area; and
 - A recreation ground.

SITE CONSTRAINTS

- 2.5 The site is relatively unconstrained as it is:
- Adjacent to the current development limits;
 - Adjacent to the existing sports pitches;
 - Within Flood Zone 1 – with the lowest risk of flooding;
 - Of little biodiversity interest, with no environmental designation and none in close proximity;
 - Free of significant trees and none protected by a tree preservation order;

- Able to accommodate a new junction onto Fulbourn Road that is acceptable to the Highway Authority; and
- A considerable distance away from the Teversham Conservation Area.

2.6 The site is currently crossed by power lines but these can be repositioned or placed underground and are therefore not considered to be a constraint on development.

2.7 A Scheduled Monument and a Grade II Manor Farmhouse is on the opposite side of Fulbourn Road and some 150m west of site.

2.8 Although the site is currently within the Green Belt this does not necessarily prevent allocation in the emerging Local Plan.

3. Local Consultations

- 3.1 Teversham Parish Council are considering how to meet local needs for additional sporting facilities, meeting space for local groups and new housing, including affordable housing and allotments. This site has been identified as having the potential to meet these needs.
- 3.2 The Chair of Teversham Parish Council has indicated that the Site could be subject to local consultation to determine whether the proposed development could be supported. The proposal was discussed at a meeting of the Parish Council on 3 September 2018 when it was agreed to support seeking pre-application advice from the District Council. Informal advice was sought and it was recommended that the most appropriate way to consider whether this site could be suitable for development would be for it to be put forward as part of the 'Call for Sites' for the Greater Cambridge Local Plan.
- 3.3 Subsequently the Parish Council have confirmed that they remain interested in exploring the use of this site to meet the needs of the village.

4. Proposed Development

4.1 A Zoning Diagram has been prepared to demonstrate the broad principle of development, which in simple terms is:

- New sports pitches;
- An associated Village Hall /sports pavilion;
- Up to 60 houses, to the south east part of the site;
- Areas of open spaces, including the possibility of providing an area of allotments;
and
- New tree / hedge planting to site boundaries.

4.2 The precise nature and form of development would be determined through a planning application, but the submitted Zoning Diagram provides an indication of how the site could be developed.

5. Assessment

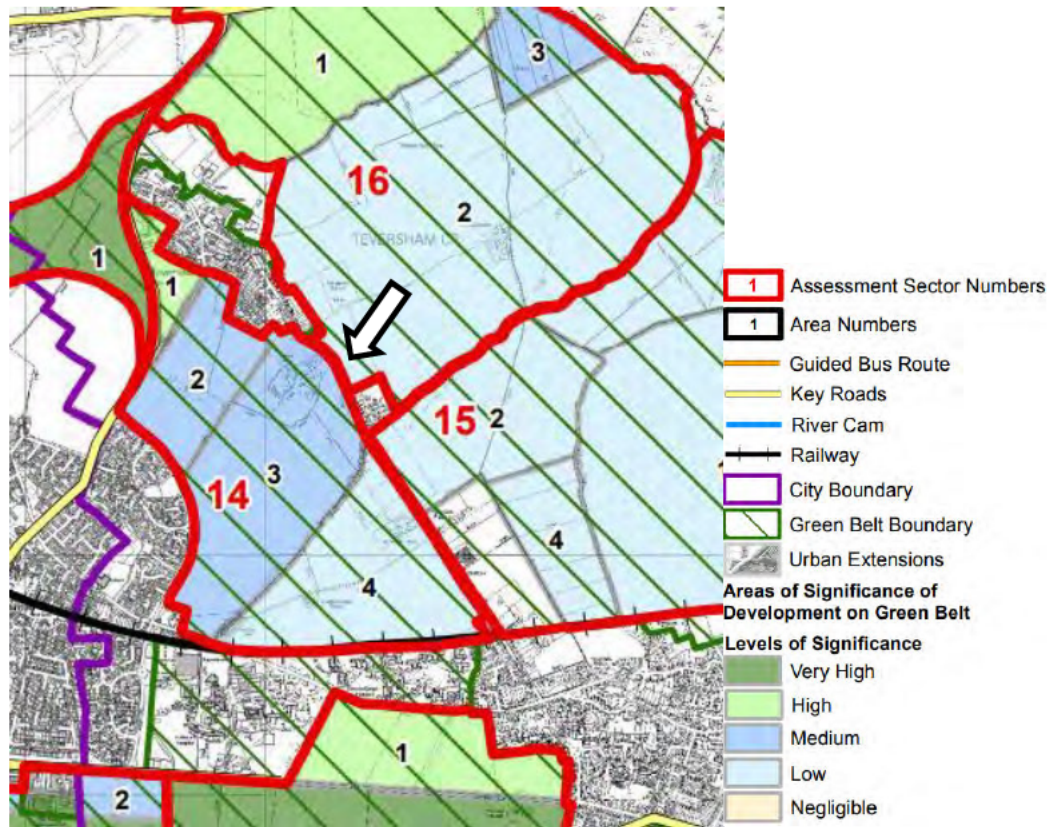
- 5.1 In order to demonstrate that the Site should be allocated for development an assessment has been undertaken which reviews the Green Belt in this location and weighs any harm against other considerations.

GREEN BELT

- 5.2 The Site is located in the Cambridge Green Belt. Implicit in the proposed allocation of this Site for residential development is therefore the need to review and amend the Green Belt boundary. The NPPF is clear that any alterations to Green Belt boundaries should be fully evidenced and justified through the preparation of a Local Plan (paragraph 136). When reviewing Green Belt boundaries the need to promote sustainable patterns of development should be taken into account (paragraph 138).
- 5.3 The development of the sports pitches and pavilion would not necessarily be inappropriate in the Green Belt (paragraph 145 of the NPPF).
- 5.4 The Cambridge Green Belt has been subject to a number of recent studies, and it is considered likely that a further review will be necessary as part of the emerging Greater Cambridge Local Plan. A summary of the Green Belt insofar as it relates to this site is set out below.

The Inner Green Belt Boundary Study Review (Cambridge City and South Cambridgeshire Councils 2012)

- 5.5 This document includes Plan 4: Areas of Significance of Development on Green Belt. This identifies the site as being within an area considered of low significance. Taking the Green Belt shown on this plan as a whole, the area ascribed the lowest significance (with two small exceptions) is that in the vicinity of this site.



The Inner Green Belt Study Review 2012 Plan Extract

5.6 Specifically the site is within Sector 16 Area 2. The detailed assessment states that Sector 16 Area 2 is of:

- low importance to setting;
- low importance to character;
- low importance to physical separation, distribution, setting, scale and character of Green Belt villages; and
- low importance to the Green Belt.

5.7 Overall the conclusion from the Significance Matrix is that the significance of development on Green Belt is 'low'. The only factor where anything other than 'low' was given in the detailed character area type assessment related to 'importance to rural character'.

5.8 In contrast to the Site, the majority of the areas assessed on the outskirts of Cambridge are considered very high significance. The only other areas with a similar level of significance are those off Worts Causeway which were released from the Green Belt and allocated for development in the recently adopted Local Plan. The site is therefore considered the most appropriate location for Green Belt release to deliver housing.

Cambridge Inner Green Belt Boundary Study (LDA 2015)

5.9 A further study was undertaken to address concerns raised by the Local Plan Inspectors and some of the findings disagreed with those in the 2012 study.

- 5.10 Detailed comments are not made on sub area 16.2 alone and almost all comments relate to Sector 16 as a whole. This has the effect of ascribing characteristics and making judgements of the wider area, which do not apply specifically to the proposed allocation site.
- 5.11 The 2015 report assesses each sector against 16 criteria which are stated as all being of equal important and each contributes to the performance of Green Belt purposes.
- 5.12 Insofar as this site is concerned the assessment demonstrates:
- It is too remote from the edge of the city to be adjacent to any characteristic approaches to the city;
 - It is too remote from the edge of the city to contribute to a human scale city;
 - There are no key views of the historic core or the majority of the city;
 - The urban structure of the city has little relationship to the area; and
 - There is a relative lack of string landscape structure.
- 5.13 The 'positive features' identified relate to the fact that the sector is in a predominately rural setting and that development would detract from this character. The overall conclusion is that it is unlikely development could be accommodated without causing harm to the setting of Teversham.
- 5.14 However this assessment was based upon the (very large) sector as a whole whereas what is proposed here is a very modest amount of development of a very small percentage of the sector. Furthermore the 2015 report does not provide any plans that demonstrate the significance of different parts of the Green Belt. The assessment is therefore generalised and cannot be afforded any significant weight in the appraisal of the sites potential for delivering residential development.

Strategic Housing Land Availability Assessment (SHLAA) (2013)

- 5.15 This site was considered as part of a larger site within the SHLAA as site 137. The Tier 1 Assessment states that the site was submitted through the Call for Sites. It concluded that although development would have an adverse impact on the Green Belt no other considerations were seen to make the site unsuitable for development so further assessment at Tier 2 was warranted.
- 5.16 Under the Tier 2 Assessment the development of the site was considered to have an impact on the nearby Conservation Area, Listed Building and Scheduled Monument due to the loss of countryside setting. It was therefore concluded that the development of the site would have a significant adverse effect on landscape and townscape setting, with these being issues that cannot be mitigated. Consequently it was not included for allocation.
- 5.17 However, the Highway Authority deemed a junction on Fulbourn Road as acceptable and it was determined that although the site was not suitable it was available and achievable.

Assessment against Green Belt Policy

5.18 The NPPF sets out that Green Belt serves 5 purposes:

- to check the unrestricted sprawl of large built-up areas;
- to prevent neighbouring towns merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

5.19 The South Cambridgeshire Local Plan states (paragraph 2.30) the established purposes of the Cambridge Green Belt are to:

- Preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre;
- Maintain and enhance the quality of its setting; and
- Prevent communities in the environs of Cambridge from merging into one another and with the city.

5.20 It can be concluded the Site plays a very limited role in meeting Green Belt purposes. Dealing with each of the 3 purposes of the Cambridge Green Belt set out above:

- Unique character of Cambridge – the Site is within a part of the Cambridge Green Belt that The Inner Green Belt Boundary Study Review (Cambridge City and South Cambridgeshire Councils 2012) describes as an area considered of low significance. Therefore the site cannot be reasonably considered to form part of the unique character of the city;
- Quality of setting of the city – the development of the Site will have no impact on the quality of the setting of Cambridge, again, as it is considered of low significance to the Green Belt; and
- Prevent communities from merging into one another – the provision of sports pitches will ensure that a gap is retained between existing developments. In any case, the developments both sides of the site are considered part of the same settlement, Teversham.

5.21 It then states that factors which define the special character of Cambridge and its setting, which include:

- Key views of Cambridge from the surrounding countryside;
- A soft green edge to the city;
- A distinctive urban edge;
- Green corridors penetrating into the city;
- Designated sites and other features contributing positively to the character of the landscape setting;
- The distribution, physical separation, setting, scale and character of Green Belt villages; and
- A landscape that retains a strong rural character.

- 5.22 The NPPF is clear that where Green Belts are defined, they should only be altered in exceptional circumstances when preparing a Local Plan. When reviewing Green Belt boundaries, Councils are required to take account of the need to promote sustainable development and consider the consequences for sustainable development of channelling development towards urban areas within Green Belts, to villages inset within the Green Belt and to locations beyond the Green Belt.
- 5.23 For the recent review of the Local Plan limited Green Belt releases were put forward and agreed on the basis that these were small areas on the edge of Cambridge that are not considered of long term importance to Green Belt purposes. Given the level of need for homes and jobs, it was considered that exceptional circumstances exist to justify their release.
- 5.24 It is considered that precisely the same factors are in play on this site. Particularly when taking into account The Inner Green Belt Boundary Study Review (Cambridge City and South Cambridgeshire Councils 2012).

Summary

- 5.25 It has been concluded in the Inner Green Belt Boundary Study Review 2012 that the site is of low significance in the Green Belt. It is one of the very few parts of the Green Belt that have been identified as such adjacent to existing development.
- 5.26 The site is situated between existing areas of residential development, and is not considered to contribute to the purposes of including the land within the Green Belt, as set out above. The site would be well contained, could be further enhanced by boundary planting, and would not have any impact on the setting of Cambridge.

OTHER CONSIDERATIONS

Housing

- 5.27 The NPPF sets out the Government's objection of 'significantly boosting the supply of homes' and stresses the importance of providing 'a sufficient amount and variety of land ... where it is needed' (paragraph 59).
- 5.28 The adopted Local Plan (Policy S/5) sets out that in the current Plan period to 2031 the South Cambridgeshire Council is seeking to provide for 19,500 new homes, including affordable housing.
- 5.29 A high proportion of these homes are to be delivered at Northstowe and in the 3 'new communities' (Waterbeach, Bourne Airfield and West Cambourne) and then towards the end of the plan period. This will do little to meet the pressing and immediate demand for housing, and in particular affordable housing. National planning policy (paragraph 68) recognises that 'small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly'. This is an important material consideration for the combined Local Plan to take into account, as consistent housing delivery will be necessary to meet the new Housing

Delivery Test in the interim years before sustained and predictable delivery from the three strategic new communities can be fully achieved.

- 5.30 The allocation of around 1.98 hectares of the site would allow for some 60 dwellings (of which 24 would be affordable) to be provided within the site, whilst leaving the remainder of the site predominately open in character and available for sport and recreational use. These new homes would be built at a density of 30dph as set out in adopted Local Plan Policy H/8. There would be the opportunity for some of these dwellings to be for 'custom build' which would also meet local demand.
- 5.31 The provision of new homes on this site would comply with the housing mix policy (Policy H/9) which seeks 30% as 1 or 2 bed, 30% as 3 bed and 30% as 4 bed and above with the 10% balance allocated as appropriate.

Provision of Sports and Community facilities

- 5.32 The proposed development of this site includes a new Village Hall, Sports Pavilion and Sports Pitches in direct response to local needs. The development of these facilities will aid the wellbeing of residents, providing facilities to promote health and social interaction. The Sports Pavilion will provide an internal space for users of the sports facilities and provide a venue for events. The provision of a village hall will also allow the Parish Council to have a space for meetings and village gatherings.
- 5.33 The provision of these facilities is therefore considered to be of significant social benefit to those residing in Teversham.

Heritage Assets

- 5.34 One of the stated reasons for not allocating this site previously was the impact on heritage assets – the Teversham Conservation, the Grade II Listed Manor Farmhouse and Scheduled Monument moated site at Manor Farm. These concerns are considered to be overstated and are not of a magnitude that should prevent the development of the allocated site.
- 5.35 In terms of the general site context, the Listed Building and Scheduled Monument on the opposite side of the road and some 170m distant from the Site do not have a purely countryside setting. There are a number of houses in the area, being an edge of village location, and as such dwellings within the setting are not unusual. It is considered that the special interest of the heritage assets would not be harmed by the development. The significance of the building and monument are not deemed to derive from their setting, but rather from the value of the assets themselves, and the development would not diminish this significance. Furthermore there would be no material visual impact on the setting of the heritage assets, as they are set back from the road, and are screened by a dense tree belt. It is suggested that the land immediately opposite the heritage assets would remain open as sports pitches, minimising impact further. The development of the site is therefore considered to have an acceptable impact on the Listed Building and Scheduled Monument.
- 5.36 Teversham Conservation Area is around 540m to the north of the Site. In the SHLAA Report 2013, the Council considered that the development would have an adverse effect

on the Conservation Area through the loss of the important countryside setting on approach, and as a countryside buffer between hamlet and village which could not be mitigated.

5.37 The site is over 500m from the southernmost boundary of the Conservation Area, and is separated by a significant amount of existing residential development. Any possible contribution to the setting of the Conservation Area is extremely tenuous. Historic England's The Setting of Heritage Assets Planning Note contains a checklist of potential attributes of a setting, and it is not considered that any of these attributes are strictly relevant to the proposal site is so far as its relationship with the Conservation Area. The setting of the Conservation Area does therefore comprise dwellings, and as such the proposed development of the site would be in accordance with this character use. Furthermore, the Teversham Conservation Area Appraisal does not make any reference to any positive vistas that the proposed development would impact. It is considered that any development on the site would be designed to be sympathetic to the character and appearance of the area, and the positioning of the sports pitch and other areas of open space could help to retain the appearance of a green gap between built form. As such the proposed development of the site would not have an adverse effect on the Conservation Area.

5.38 There are no other site constraints that would prevent development of the site, and the relevant planning considerations are summarised below:

- **HIGHWAYS AND ACCESS** - The proposed housing development would be accessed via a new junction onto Fulbourn Road. This can be delivered with the necessary visibility splays to meet Council requirements. Access to the car parking associated with the Village Hall and sports pitches would be via the existing vehicle access. Car and cycle parking can easily be provided within the site to meet the relevant Council standards.
- **ECOLOGY** - The vast majority of the site is currently use for agriculture and consequently of low ecological value. The proposed development would offer the opportunity for biodiversity enhancements.
- **TREES** - Those of high quality would be retained where practicable. There would be the opportunity to significantly increase tree cover as part of any proposed development.
- **FLOOD RISK AND DRAINAGE** – an appropriate surface water drainage strategy could be incorporated into the design of the site.
- **CONTAMINATION** - the Site is not known to have any potential for significant potential for contamination, with historic maps indicating that the sites have long been an area of open space. As such residential development is a suitable use.
- **INFRASTRUCTURE** - The Site is currently crossed by power lines and these would need to be either repositioned or put underground in advance of the residential development coming forward.

Sustainability

5.39 Teversham is designated as a Group Village in the Council's settlement hierarchy and, benefits from a number of local services and facilities, as set out earlier in this report. Cambridge is also in very close proximity, and access to the city can be gained through sustainable transport means including cycling and bus.

5.40 The NPPF defines sustainable development as having three roles: economic, social and environmental. Development of the site would achieve sustainable development through complying with these three roles:

Economic – the proposed development will have a positive impact on local services and facilities which will see an increase in demand by increasing the consumer base, therefore maintaining those existing and encouraging new ones. There would also be capital investment in local labour through construction work.

Social – the proposed development will help contribute towards the supply of housing to meet the needs of South Cambridgeshire and Cambridgeshire as a whole. Furthermore an increase in the population will add to the mix within the local community, particularly as there will be provision of both market and affordable housing. In line with policy requirements, the provision of sports pitches, sports pavilion and open space as part of a scheme will also allow for social interaction between residents.

Environmental - there will be enhancements to the natural environment through additional planting and landscaping that will result in opportunities for gains in biodiversity. There is also not considered to be any harmful impact on any nearby heritage assets.

5.41 Consequently the development of the site would constitute sustainable development in line with national planning policy.

6. Conclusions

- 6.1 The site offers the opportunity to provide in the region of 60 dwellings based on a site a density of 30dph as set out in Local Plan policy (including 24 affordable dwellings), as well as the development of a new all-weather sports pitch and an associated sports pavilion/village hall, on land within the ownership of G Robinson & Partner and Teversham Parish Council.
- 6.2 Although the site is currently located within the Green Belt it is adjacent to established housing – the village of Teversham immediately to the north and a group of houses adjoin the site to the south. The site is considered to be one of the lowest value parts of the Green Belt, in accordance with the assessment provided in The Inner Green Belt Boundary Study Review (Cambridge City and South Cambridgeshire Councils 2012). It is therefore one of the most suitable locations for Green Belt release and subsequent development.
- 6.3 There is a clearly identified need to increase sports provision as the local pitches are operating at capacity. The provision of new pitches would be of particular benefit to local teams for training and matches. The provision of housing on part of the site would, in simple terms, provide at least a contribution towards the cost of providing this facility.
- 6.4 The Parish Council have indicated they would support the provision of a Village Hall / sports pavilion, with changing rooms, and space for indoor sports and meetings.
- 6.5 The following benefits would result from the development of the site, and are considered to outweigh any minimal harm:
- Meets and identified need in the village for homes, including affordable homes;
 - Would provide additional sporting facilities – pitches and changing rooms;
 - Maintains separation between Teversham and Fulbourn; and
 - Opportunities for biodiversity enhancements.
- 6.6 It is therefore concluded that the site forms an appropriate location for residential development to help meet housing need, and that the site should be released from the Green Belt in order facilitate the allocation.

Deliverability and developability

- 6.7 The Site would meet the tests set out in the NPPF for assessing whether housing sites can be delivered and developable:
- To be considered deliverable the Framework requires sites for housing to be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years; and

- To be considered developable the Framework requires sites to be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.

6.8 This statement has demonstrated that the site meets the tests of deliverability and developability. Therefore in summary, it is considered that the land should be allocated for residential development, recreation and community use.

Appendix 1: Call for Sites Response Form

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: [REDACTED]	Agent's name: Ella Murfet
Name of organisation: (if applicable)	Name of Agent's organisation: (if applicable) Turley
Address: [REDACTED] [REDACTED] [REDACTED]	Agent's Address: 8 Quy Court, Colliers Lane, Stow-cum-Quy, Cambridge
Postcode: [REDACTED]	Postcode: CB25 9AU
Email: [REDACTED]	Email: [REDACTED]
Tel: [REDACTED]	Tel: [REDACTED]

Signature: Ella Murfet	Date: 25/03/2019
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If you are submitting the form electronically, no signature is required.

B - Your status

Status (please tick all that apply):	
<input type="checkbox"/> Landowner	<input 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: [REDACTED] First Name: [REDACTED] Last Name: [REDACTED]
Organisation (if applicable):
Address: [REDACTED]

Postcode: [REDACTED]	Telephone Number: [REDACTED]
Email: [REDACTED]	
LANDOWNER 2:	
Title:	First Name: Last Name:
Organisation (if applicable): Teversham Parish Council	
Address: C/O Chair	
Postcode:	Telephone Number:
Email: info@teversham.info	

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 type="checkbox"/> Yes <input checked="" 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: Miss First Name: Ella Last Name: Murfet	
Organisation (if applicable): Turley	
Address: 8 Quy Court, Colliers Lane, Stow-Cum-Quy, Cambridge	
Postcode: CB25 9AU	Telephone Number: [REDACTED]
Email: [REDACTED]	

D - Site details

SITE DETAILS
Site location, address and post code: Land at Fulbourn Road, Teversham
Site Area: 4.98 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?	Agricultural field and car park
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	Only planning history relates to the car park site. Outline planning permission granted in 2005 for a village hall (ref. S/1121/05/O) with reserved matters approved in 2008 (ref. S/0490/08/RM).
Is the site previously developed land, greenfield or a mixture?	Car parking previously developed, remainder greenfield.

F - Proposed future uses

Description of your proposed development:	<ul style="list-style-type: none"> • New sports pitches; • An associated Village Hall /sports pavilion; • Up to 60 houses, to the south east part of the site • Areas of open spaces, including the possibility of providing an area of allotments; and • New tree / hedge planting to site boundaries.
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	Yes
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	Yes
Recreation and leisure	Yes
Healthcare	
Hotel	
Retail	
Other	
Please describe any benefits to the local area that the development could provide:	Much needed market and affordable housing as well as improved community and recreation facilities
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:	Indicative capacity of up to 60 dwellings of mixed sizes based on 30dph

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: Existing access to car park, but new access would need to be provided for residential 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>	

<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: Please see accompanying statement for further details</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: Crossed by overhead cables</p>	<p>Yes, the site does have access to key utilities.</p>

H - Availability

When could the site become available for development?	Available now	Next 5 years	Next 6-10 years	10+ years
<p>Please give your reasons:</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Please choose the most appropriate category to indicate what level of market interest there is / has recently been on the site:</p>	<p>The site is for the most part in a single ownership. This is with the exception of the car park, which forms a very small part of the site. This is owned by the Parish Council, who are supportive of the proposal.</p> <p> <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 </p>			
<p>In your opinion, what is the market attractiveness of the site at the current time?</p>	<p>Highly attractive for development given desirable village location and proximity to Cambridge.</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: Within 3 years of allocation</p> <p>Completed development: Within 8 years of allocation</p> <p>Development period in years: 5 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>Overhead cables will need re-routing</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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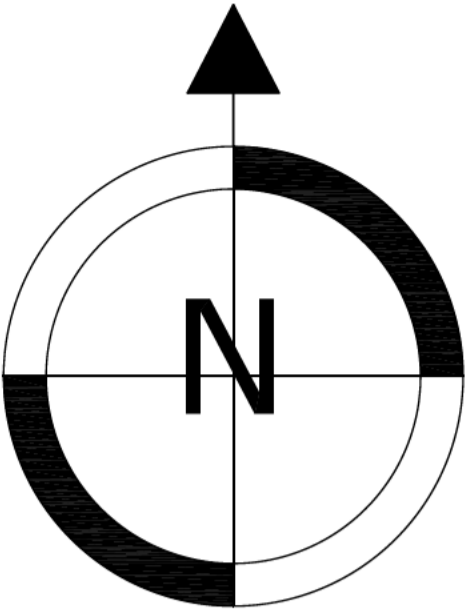
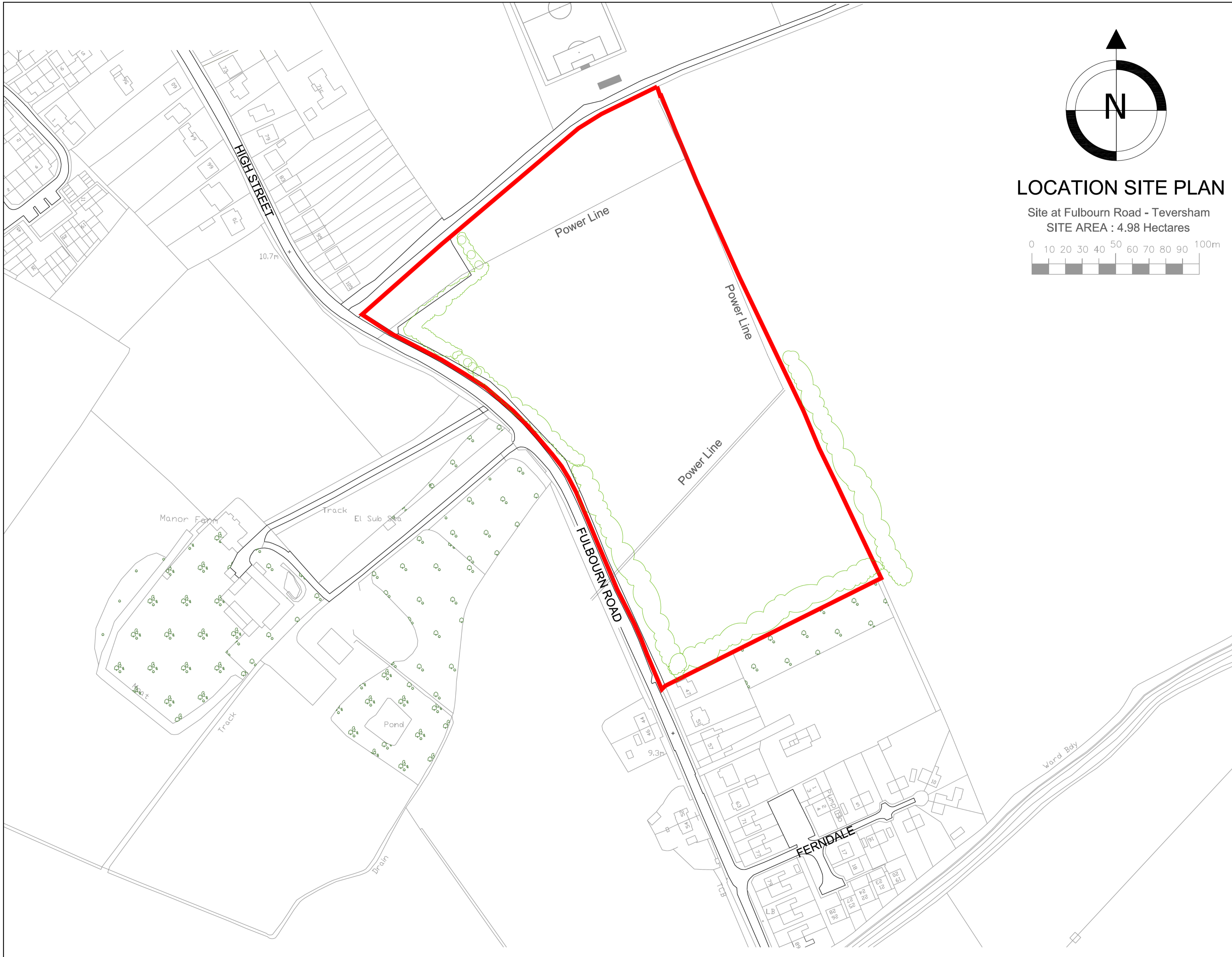
K - Supporting evidence

<p>Is there any other factual information regarding the site that we should be aware of?</p>
<p>Please see accompanying statement</p>

Guidance Notes

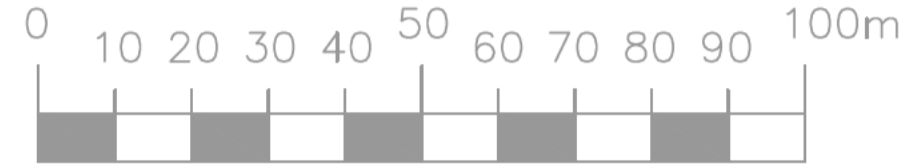
A	Contact details	Please include details of the person who should be the main contact regarding the site if we have any queries.
C	Land ownership	If there are multiple owners provide details for them all on attached sheets.
D	Site details	Make sure that we can accurately locate the site and understand 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.

Appendix 2: Site Location Plan



LOCATION SITE PLAN

Site at Fulbourn Road - Teversham
 SITE AREA : 4.98 Hectares



Revision:	
Project:	Teversham Site
Description:	EXISTING SITE PLAN
Date:	12-3-19
By:	Matt Taylor
Sheet Size:	1:1000 @ A1

Drawing Ref:
L01

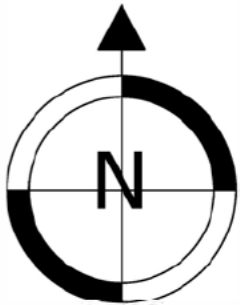
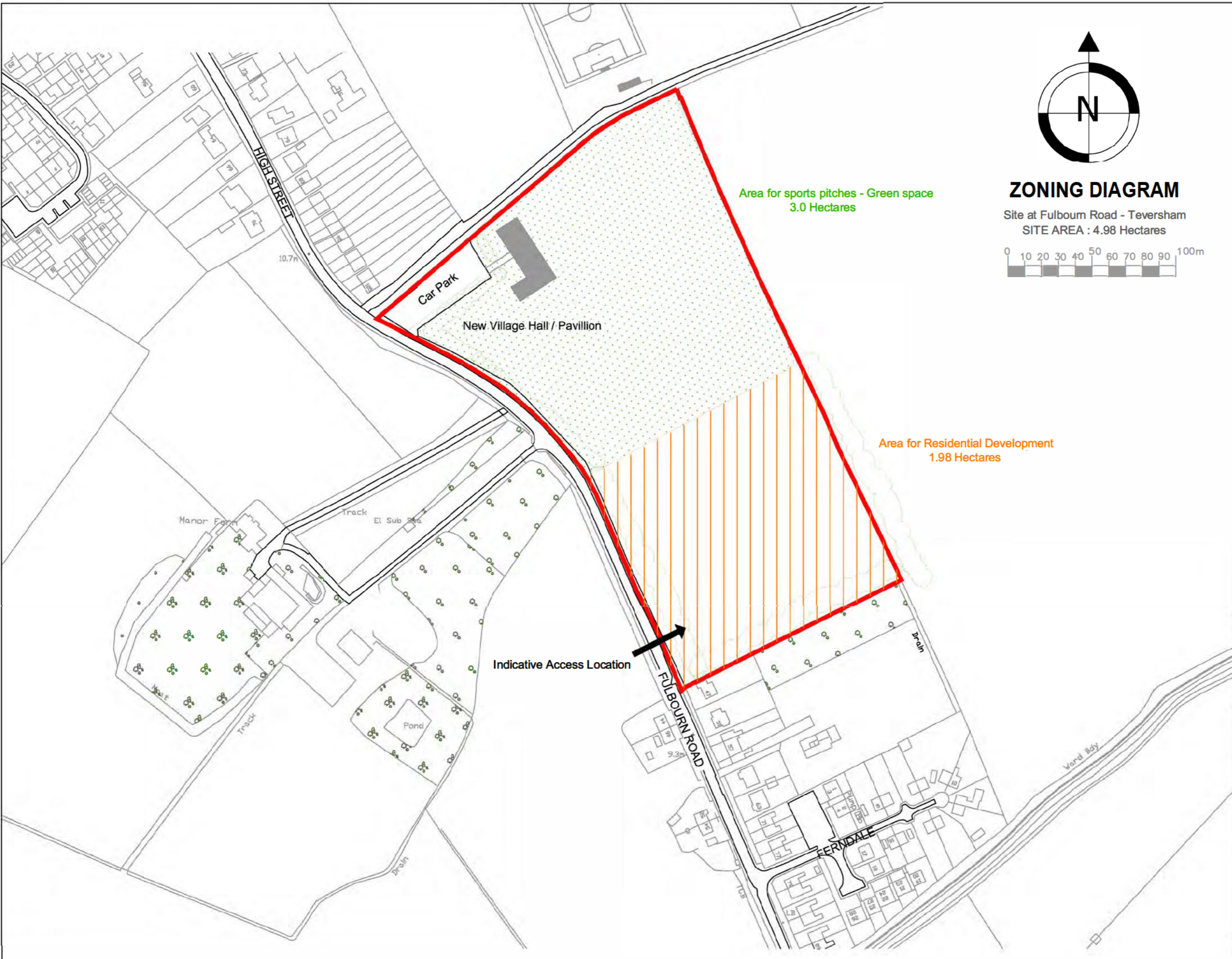


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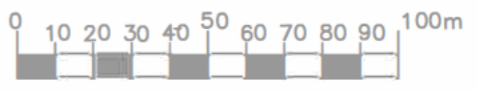
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Appendix 3: Zoning Diagram



ZONING DIAGRAM

Site at Fulbourn Road - Teversham
SITE AREA : 4.98 Hectares



Area for sports pitches - Green space
3.0 Hectares

Area for Residential Development
1.98 Hectares

Indicative Access Location

Revision:	
Project:	Teversham Site
Description:	Zoning Diagram
Date:	12-3-19
By:	Matt Taylor
Sheet Size:	1:1000 @ A1
Drawing Ref:	

P01



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