

**LAND AT SCOTLAND
FARM, DRY DRAYTON
GREATER CAMBRIDGE
LOCAL PLAN – ISSUES
AND OPTIONS
CONSULTATION 2020**

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1.0 Introduction

- 1.1 These representations are made on behalf of James Peck and in response to the Greater Cambridge Local Plan Issues and Options 2020 consultation. These representations follow those previously submitted in respect of the 2019 Call for Sites consultation. The various sites submitted for the 2019 Call for Sites consultation should also continue to be considered for future development by the Local Planning Authority for the uses proposed at that time.
- 1.2 This Issues and Options 2020 consultation response should be considered together with the three completed Additional Sites and Broad Locations response forms that accompany this submission, on land at Scotland Farm, Dry Drayton. The three completed Additional Sites and Broad Locations response forms and accompanying location plans indicating the respective parcels of land and the uses proposed are included at Appendix 1.
- 1.3 The land proposed is available, achievable and considered suitable, whilst specific user enquiries have also been received in respect of the uses proposed for allocation. The proposals provide an opportunity to bring a number of benefits to support the delivery of a sound and sustainable spatial strategy as part of the Local Plan.
- 1.4 Comments are made to relevant questions in the Issues and Options consultation document as follows:

2.0 The Site

- 2.1 **Question 2. Please submit any sites for employment and housing you wish to suggest for allocation in the Local Plan. Provide as much information and supporting evidence as possible.**
- 2.1.1 Please see accompanying three Additional Sites and Broad Locations response forms with accompanying site locations plans (Drawing No.'s B.16,348, B.16,348a, and B.16,348b), included at Appendix 1.
- 2.1.2 Specific information in respect of the uses proposed is outlined on the response forms together with the associated site location plans.

3.0 General

- 3.1 **Question 4. Do you agree that planning to 2040 is an appropriate date in the future to plan for? If not, what would be a more appropriate date and why?**
- 3.1.1 Agree - The proposed Local Plan period up to 2040 is considered appropriate and to accord with the requirements set out within the National Planning Policy Framework (NPPF) for local authorities to identify strategic policies looking ahead over a minimum 15 year period from Plan adoption, to anticipate and respond to long-term requirements and opportunities, making sufficient provision for housing, employment, retail, leisure and other commercial development (Para.'s 20, 22).

4.0 Themes

4.1 Question 6. Do you agree with the potential big themes for the Local Plan?

4.1.1 Agree - The four big themes for the Local Plan (climate change, biodiversity and green spaces, wellbeing and social inclusion, and great places) are considered suitable and all are considered to be important in the consideration of the spatial distribution of growth in the district, and for the determination of planning applications. The four big themes will generate a new way of planning, this may require a different way to make decisions; to allow other impacts to happen in order to achieve these four priorities. The Local Plan policy framework will need to allow for a clear planning balance to take place to assess and prioritise impacts.

4.2 Question 7. How do you think we should prioritise these big themes? Allocate 10 points across the following four themes

Climate Change	
Biodiversity and Green Spaces	
Wellbeing and Social Inclusion	
Great Places	

4.2.1 The four big themes are all considered to be important aspects to achieving positive development. All four themes should be used to inform the spatial strategy within the Local Plan in terms of distributing growth and determining planning applications to deliver growth. It is therefore not considered necessary to rank the options in order of preference.

Theme 1 Climate Change

4.3 Question 8. How should the Local Plan help us achieve net zero carbon by 2050?

4.3.1 The increased focus on climate change is welcomed. Climate change policy and good practice is changing quickly, and the plan will need to build in suitable flexibility to accommodate these changes within the lifetime of the plan. Climate change scenarios predict extensive changes by 2050, much of which is dependent on government and human action so there is substantial uncertainty over outcomes.

4.3.2 A needlessly stringent policy may inadvertently impede progress towards later years in the plan, or undermine results by not allowing for site-specific refinement. For example, policy for electric vehicle charging points should be sufficiently flexible to accommodate that quickly changing technology, as well the current grid challenges in implemented EV charging places. Energy policies should include flexibility for changing legislation, and technology, as well as the opportunity to refine a plan-wide policy for site specifics. As the Zero Carbon Futures Symposium Report (2019) submitted within the evidence base notes on page 10: where targets are too limited, and without consideration of project contexts, policy can drive dysfunctional behaviour such as photovoltaic solar panels being installed on North facing roofs merely to achieve policy compliance not to produce effective carbon reductions.

4.3.3 Allowing for changing technologies and approaches should also help with viability as technology and approaches improve and are more widely adopted, thereby reducing costs. Escalating targets and policies may be able to accommodate these changes, while providing clarity to developers on the costs of development over time.

4.3.4 The local plan Sustainability Appraisal (SA) should address variable climate change scenarios, as we would expect that different climate change scenarios will be of interest at examination. Lack of rigorous assessment of these scenarios in the SA could lead to the plan being found unsound.

4.4 **Question 9. How do you think we should be reducing our impact on the climate? Have we missed any key actions?**

4.4.1 Greater Cambridge is a leading local authority on climate change policy, such as through the early declaration of a climate change emergency and also through the newly adopted Sustainable Design and Construction Supplementary Planning Document (SPD) (Adopted January 2020). This leadership should continue, as it is central to the sustainable development of Cambridge, leading to better development for humans, the environment, and for economic development. It should be borne in mind that Cambridge's knowledge economy increasingly demands high sustainability standards: sustainability, health and wellbeing, with climate change at the heart, is a key part of continuing Cambridge's economic development. This should remain a priority as part of a policy framework that recognises climate change as a key part of sustainable development across social, environmental and economic objectives.

4.5 **Question 10. Do you think we should require extra climate adaptation and resilience features to new developments?**

4.5.1 A policy approach with multiple options for delivering net zero carbon is likely to be most effective in delivering development, as well as carbon neutrality. A multi-pronged approach should allow different solutions for different developments, reflecting context. For example, for some developments, Passivhaus energy standards may be achievable (going well above and beyond minimums set out in the Building Regulations), but for others, Building Regulations may need to be followed but an offset solution, such as a green bond or offset fund, could be used to achieve a net carbon reduction. Possible options need to be worked up in more detail as the Plan progresses and must build in flexibility.

4.6 **Question 11. Are there any other things we should be doing to adapt to climate change? We want to hear your ideas!**

4.6.1 To form a flexible policy framework, so as not to stifle the benefits of new technology or modern methods of construction.

Theme 2 Biodiversity and Green Spaces

4.7 **Question 12. How should the Local Plan help us improve the natural environment?**

4.7.1 This Local Plan must deliver effective policy which protects and enhances natural capital. We support delivery of net gain for new development. Such policy must be flexible enough to enable creative and cost-effective solutions for the delivery of net gain and support the Vision for the

Natural Future of Cambridgeshire in 2050 as outlined by Natural Cambridgeshire and affiliated organisations. An off-site net gain solution should be clearly allowed for by policy. While it is a Local Plan priority as a part of one of the four big themes, the Local Plan policy must allow for a planning judgement and balanced decision to allow for site and development specific issues to be taken into account.

4.8 **Question 13. How do you think we should improve the green space network?**

4.8.1 This should come through from an up-to-date base assessment of Greater Cambridge assets, which leads to a Local Plan wide (and beyond) strategy. Development proposals can then be shaped around the identified priorities. As part of a policy framework that allows for off-site mitigation and off-site net gain, enhancements can be used to improve the wider green space network.

4.9 **Question 14. How do we achieve biodiversity net gain through new developments?**

4.9.1 The new Local Plan must ensure that policy in this matter is sufficiently flexible to accommodate the required biodiversity net gain in the most effective and efficient way for each development, with both on-site and off-site solutions possible.

4.10 **Question 15. Do you agree that we should aim to increase tree cover across the area?**

4.10.1 Yes. With the right trees, in the right areas. A policy framework to seek tree cover increase, but allowing for a planning balance within decision-making to enable the benefits and impacts of each development to be assessed.

4.10.2 This could be part of an on-site/off-site solution, which could generate notable s106 funds to achieve significant, meaningful and long-term planted and ecological areas. Ecological outcomes rather than an unconditional focus on native species should be considered in new planting.

Theme 3 Wellbeing and Social Inclusion

4.11 **Question 16. How should the Local Plan help us achieve 'good growth' that promotes wellbeing and social inclusion?**

4.11.1 Policies should highlight wellbeing and social inclusion as a key priority for new developments.

4.11.2 Good growth that promotes wellbeing (including health) should be inclusive and include anti-poverty measures including:

- Energy efficient homes and employment space that deliver low energy and water bills;
- Promotion of commercial development and job creation that offers the Living Wage and opportunities for those on lower incomes to increase wages to easily access jobs;
- Allow for a wide range of social infrastructure and open space in new developments that provide pathways to free (i.e. no charge to the user) opportunities for improved health outcomes;
- Promotion of low cost housing proportionate to income in the area;

- Promotion of ‘fully accessible’ social housing, within active travel of employment;
- *“ensure delivery of planned investment in transport infrastructure that improves connectivity between key employment locations and more deprived areas”* Anti Poverty Strategy (DG23)

4.11.3 A spatial strategy that connects homes with jobs; good quality public transport; facilities/services and high-quality open spaces.

4.11.4 A policy framework that allows for innovative ways to deliver ‘affordable housing’; being a housing solution that provides for homes that are cheaper to buy or rent, whatever the planning mechanism; so long as the mechanism is robust and can be secured within a planning decision.

4.11.5 Assessment of schemes throughout the combined authority areas using a Health Impact Assessment (HIA) methodology that reflects best practice. Thresholds for HIAs should reflect the scale of the scheme and its ability to effect health outcomes.

4.11.6 Develop a policy framework that is based on empirical evidence of how good growth is delivered, rather than rely on policies based on perceived and sometimes unproven determinants of wellbeing and social inclusion. Focus policies on what really makes a difference.

4.11.7 Engagement with the combined authority, county council and CCG to understand community care and primary health care issues and needs, and to ensure facilities are available to deliver funded services.

4.12 **Question 18. How do you think we can make sure that we achieve socially inclusive communities when planning new development?**

4.12.1 First and foremost, to form a spatial strategy that ensures that new development is accessible or can be made accessible. Providing everyone with the opportunity to walk, bus and cycle to jobs, schools, shops, services and social activities.

4.12.2 Tenure blind development, with flexible housing mix policies to allow for the right homes in the right location. A clearer policy framework to support housing for elderly persons and increasing need for a range of homes and supported living.

4.12.3 Socially inclusive communities are created by people, but it helps if infrastructure is provided in time for first residents, either as a temporary facility or a smaller version of the final product. Ensure that support systems/management strategies are in place for community infrastructure. In new settlements, community development workers are key to establishing links between people and opening connecting newcomers to the wider environment.

4.12.4 Build in public realm to all forms of development (housing, employment and leisure) that encourages informal meeting and ‘bumping’ into people.

4.12.5 Ensure delivery of truly affordable homes that meet the demands of the locality (village).

4.13 **Question 19. How do you think new developments should support healthy lifestyles?**

- 4.13.1 A spatial strategy that can support connected spaces where people do not have to rely on the private car for their daily routine of school, work, shopping and leisure. Enabling active lifestyles and opportunities for social interaction is a priority.
- 4.13.2 Providing open space within developments where possible, alongside a policy framework to allow for off-site enhancements where appropriate, particularly when they can improve provision for existing communities. Standards within policies that determine the quantity and quality of provision should reflect an evidence based assessment of need and benefits delivered.
- 4.13.3 Consider the needs of all age ranges and abilities in the detailed design of open spaces and public realm. The landowner would like to explore the opportunity of land for this purpose under his control.
- 4.13.4 Ensure that new developments encourage healthy eating choices through the provision of healthy options (including supermarkets).
- 4.14 **Question 20. How do you think we should achieve improvements in air quality?**
- 4.14.1 Principally through the reduced use of polluting vehicles by:
- Locating development, particularly schools, places of work and other facilities that have a high footfall, where there is good access to active travel and affordable, frequent, reliable and high quality public transport options.
 - Better cycle lanes, parking and cycle security – achieved by developments directly and through a coordinated s106 infrastructure programme.
 - Reducing the volume of HGV movements in the city.
 - Encouraging the use of less polluting vehicles particularly during rush hours when emissions from stationary traffic makes conditions for pedestrians and cyclists and other vulnerable groups particularly bad.
- 4.14.2 Tree planting along road frontages: species selected for their pollution absorbing properties.

5.0 Jobs / Economy

- 5.1 **Question 24. How important do you think continuing economic growth is for the next Local Plan?**
- 5.1.1 It is essential to Greater Cambridge and the surrounding area as identified by CPIER (Cambridgeshire and Peterborough Independent Economic Review). As part of the devolution contract to Cambridgeshire and Peterborough is a commitment to doubling the economic output of the area (Gross Value Added) over 25 years. This is a challenging target and needs to be a factor at the heart of the Plan.
- 5.2 **Question 25. What kind of business and industrial space do you think is most needed in the area?**

5.2.1 A wide variety of space by location, size, function and price needs to be available to support the growth of the economy, offering choice to meet an occupier's individual needs:

"The requirements for physical space, like finance, have stages. What a business needs in its start-up phase is different to its needs as it matures and grows. It is vital, if an innovation ecosystem is to be effective for there to be variety and availability at every stage¹.

5.2.2 Flexible commercial space in urban and rural areas to support growth of local businesses and strengthen opportunities for local supply chains to engage in the growth industries of the region. Local supply chains are recognised by the UK Government as a means of delivering 'clean growth' (UK Industrial Strategy) as they contribute to the Strategy's mission to halve energy use in new buildings, partly by facilitation of local supply chains.

5.2.3 The Science and Technology sector is the engine of the Cambridge Phenomenon that has driven the economy and it will remain an important part of the local economy and job market.

5.2.4 Notwithstanding this, alongside it is vitally important to have all types of commercial space to provide for a wide range of job opportunities and to serve Greater Cambridge at close quarters to not overly rely on long-distance travel to service the area with goods and services.

5.2.5 Cambridge lacks a distribution hub where goods are consolidated into loads for last mile (5 mile) delivery, thereby reducing the volume of HGVs moving in and through the city and reducing air pollution. Sites along the main distribution arteries, such as the A14 and A428, should be considered to avoid local HGV diversion and disruption to local communities. Delivering first-mile-last-mile connections across the Arc is a strategic priority of the Cambridgeshire & Peterborough Industrial Strategy 2019 and recognised in CPIER:

"improving the "last mile" – the ability to move around within the city of Cambridge – is of a higher immediate priority than [these] inter-city links, as their effectiveness will be severely blunted without this" CPIER p80.

5.2.6 New communities and urban extensions require flexible space that can be used by local people as need arises for local business growth, provide affordable and temporary space for start-ups and to physically support homeworkers.

5.2.7 All new employment space should be located and built to maximise the health and wellbeing of employees and visitors. Healthy buildings in locations that reduce commute times, improves the sleep and wellbeing of its occupants, contributing significantly to their productivity. Improving productivity is a primary route through which the Greater Cambridgeshire economic expansion objectives of doubling GVA and inclusive growth will be achieved.

"If workers can be more productive, they can bring home more take home pay, which will flow into the local economy. And they will be able to enjoy a higher standard of life. It is this, before anything else, which needs to be looked at to create an inclusive economic future." CPIER p38

¹ Cambridgeshire and Peterborough Industrial Strategy 2019 p 41

5.3 **Question 26. Do you think we should be protecting existing business and industrial space?**

5.3.1 A broad range of employment opportunities accessible by active modes of transport (including public transport) needs to be maintained in urban and rural areas to ensure local jobs are available. All existing space and allocations should be assessed to understand their suitability for employment uses in the current climate of energy use reduction, the need for local employment, access for the workforce by public transport or active means of travel, which locations can deliver the highest health and wellbeing for workers and surrounding people.

5.4 **Question 27. How should we balance supporting our knowledge intensive sectors, with creating a wide range of different jobs? What kind of jobs would you like to see created in the area?**

5.4.1 Whilst the focus of Cambridge is the Science and Technology sector as the driving force of the economy, there is a requirement for a range of job opportunities, in urban and more rural areas. The Local Plan policy framework needs to provide for a full range of opportunities; as planned allocations and windfall employment opportunities.

5.4.2 Availability of suitable sites and premises in excellent locations outside of Cambridge is a key factor in spreading the economic growth.

5.5 **Question 28. In providing for a range of employment space, are there particular locations we should be focusing on? Are there specific locations important for different types of business or industry?**

5.5.1 Locations with high levels of public transport access should be identified for businesses with high employment densities. This would include sites within walking distance of existing settlements, train stations, travel hubs, Park and Ride facilities and along transport corridors.

“by ensuring good quality public transport is in place before development, the number of those new residents who will use the transport is maximised. This is also likely to be the best way to stretch some of the high-value businesses based within and around Cambridge out into wider Cambridgeshire and Peterborough. These companies will not want to be distant from the city, but these clusters could ‘grow’ out along the transportation links, providing connection to other market towns.”²

5.5.2 Non-knowledge intensive companies tend to be more footloose and typically locate where premises are provided rather than through bespoke development, while some companies expand from humbler often rural beginnings in converted buildings. To enable this growth dynamic, employment locations in settlements of all sizes and classification should be allocated or be permissible, with larger concentrations of floorspace in areas with better public transport and access to active modes of travel. CPIER supports this position noting that deeper networks on smaller clusters on the periphery of Cambridge could help spread the ‘Cambridge effect’.

² CPIER p41

5.6 **Question 29. How flexible should we be about the uses we allow in our city, town, district, local and village centres?**

5.6.1 All uses of an appropriate scale could be included in every settlement. Mixed use site allocations are particularly appropriate in rural settlements and new settlements / urban expansions to enable local commercial and retail businesses to grow organically.

5.6.2 An overly prescriptive policy framework can harm the viability and vitality of centres; sometimes forcing units to be vacant for 12 months to satisfy a policy requirement. A modern, responsive policy approach is welcomed to allow for a wider range of services and facilities.

6.0 Homes

6.1 **Question 31. How should the Local Plan help to meet our needs for the amount and types of new homes?**

6.1.1 There should be flexibility within the Local Plan to respond to changing housing needs over the Local Plan period. It is important to identify a baseline housing need but there should be scope for further development to come forward if it meets a particular housing need (e.g. Care). This would support the Government's objective of significantly boosting the supply of homes to ensure that a sufficient amount and variety of land can come forward where it is needed and that the needs of groups with specific housing requirements are addressed (NPPF Para. 59).

6.2 **Question 32. Do you think we should provide for a higher number of homes than the minimum required by government, to provide flexibility to support the growing economy?**

6.2.1 To support the Government's objective of significantly boosting the supply of homes, a sufficient amount and variety of land needs to be identified to meeting housing needs within the Joint Local Plan area. The Cambridge and Peterborough Independent Economic Review (CPIER) (September 2018) suggests that higher housing target numbers are likely to be needed in Cambridgeshire if the potential for higher growth in employment is to be met.

6.2.2 Housing requirements are minimums, not maximums to stay under at all costs. There is a well-evidenced affordability problem in Greater Cambridge; a greater supply of homes will be part of the solution. *"Too many of the people working in Cambridge have commutes that are difficult, long and growing: not out of choice, but necessity due to high housing costs."*³

6.3 **Question 33. What kind of housing do you think we should provide?**

6.3.1 There should be flexibility within the Local Plan to respond to changing housing needs over the Local Plan period. Consideration of individual site circumstances and the circumstances of a local area should be taken into account to determine the appropriate type of housing for development sites. Separate housing needs assessments should be used to inform the appropriate size, type

³ Cambridgeshire and Peterborough Industrial Strategy 2019, p13

and tenure of housing needed for different sections of the community, as set out within the Greater Cambridge Housing Strategy 2019-2023.

- 6.3.2 It will be important for the Local Plan to identify and allocate sites to meet the specific needs of older people, as such development is often expected to come through windfall or on strategic allocations with no specific target set in the local plan as to how many specialist homes for older people should be provided. Such an approach does not offer the necessary certainty that needs will be met.
- 6.3.3 We would therefore recommend that the local plan undertakes to, firstly, establish a housing requirement specifically for the needs of older people, to ensure that the supply of such homes can be effectively monitored and any under supply be taken into account when making decisions on applications for older people's accommodation. Secondly, we would recommend that the Council's work with specialist providers to identify suitable sites that will meet the specific needs of older people, thus freeing up existing accommodation.
- 6.3.4 Flexibility will be key to a successful Local Plan; through market housing, low-cost and affordable housing, and older people's housing.

7.0 Where to Build?

- 7.1 **Question 39. Should we look to remove land from the Green Belt if evidence shows it provides a more sustainable development option by reducing travel distances, helping us reduce our climate impacts?**
 - 7.1.1 The Local Plan should be focussed on providing sustainable development in the most appropriate locations. To prioritise the four big themes will result in some development impacts.
 - 7.1.2 Notwithstanding the underlying purposes of the Green Belt (Para. 134 of the NPPF), where it can be demonstrated that appropriate development can be brought forward in the Green Belt, sites should be considered within the context of their individual circumstances. Applications should be considered in the context of Para. 136 of the NPPF including an assessment as to whether it can be demonstrated that a proposed development would bring substantial benefits, outweighing the loss of Green Belt land and thereby demonstrate exceptional circumstances needed to justify Green Belt release. In accordance with Para. 138, Green Belt boundaries should be reviewed to reflect the need to promote sustainable patterns of development. If the release of Green Belt can facilitate more sustainable patterns of development, particularly if the land has been previously developed or is well-served by public transport, there should be policy provision to allow for a consideration of this in order to determine Green Belt planning applications within the emerging Local Plan.
 - 7.1.3 By way of example, the Greater Cambridge Partnership, in progressing the A428/A1303 Cambourne to Cambridge Better Public Transport Project, have recommended a Scotland Farm Park and Ride location, acknowledging that it is a priority project for development in the first five years of the Greater Cambridge Partnership's (GCP's) transport programme. Made up of three key elements: a public transport link between Cambourne and Cambridge, a new Park and Ride facility off the A428/A1303 to supplement the existing Madingley Park and Ride, and new cycling and walking facilities. Subject to statutory consent, construction of these elements is anticipated to commence in 2022, with an opening date in late 2024.

- 7.2 **Question 40. How flexible should the Local Plan be towards development of both jobs and homes on the edge of villages?**
- 7.2.1 The presumption in favour of sustainable development is recognised, however there should be a degree of flexibility in terms of allowing appropriate development outside of the settlement boundaries of villages, in particular, if development meets a particular local business or community need as set out within Para. 84 of the NPPF. Sustainable development in rural areas is also supported under Para. 78 of the NPPF, which requires planning policies to identify opportunities for villages to grow and thrive, especially where this will support local services.
- 7.3 **Question 41. Do you think the Local Plan should be more flexible about the size of developments allowed within village boundaries (frameworks), allowing more homes on sites that become available?**
- 7.3.1 There should be more flexibility when considering the scale and size of developments that are permitted within village boundaries. The Local Plan currently restricts the amount of development that is permitted in Minor Rural Centres (Policy S/9) to 30 dwellings; in Group Villages (Policy S10) to eight dwellings and in exceptional circumstances to 15 dwellings; and in Infill Villages (Policy S/11) to two dwellings and in exceptional circumstances to eight dwellings. These policies should not restrict development to a certain number of dwellings and should instead encourage an appropriate density depending on the context of the site that is being considered for development. Some sites might be capable of accommodating higher density development which can enable a more sustainable distribution of growth, particularly in the case of some villages within the district which are well connected in terms of being located on key transport corridors with access to rail, bus and cycleway links, thereby making them sustainable locations for development. A more flexible approach towards considering development in villages should therefore be used when allocating development sites and in the determination of planning applications.
- 7.3.2 There should also be more flexibility in terms of considering applications which are located outside village boundaries, provided the site is suitable in other terms including its access to transport and village services and provided it is not overly constrained in terms of other environmental designations.
- 7.4 **Question 42. Where should we site new development? Rank the options below 1-6 (1 Most Preferred 6-Least Preferred)**
- 7.4.1 No single solution will deliver a sound Local Plan; rather, a combination of approaches to the distribution of spatial growth will be necessary in order to establish the appropriate locations of new housing and employment development in the district. A hybrid approach will be required, but underpinned with a focus on transport corridors and accessible areas.

**APPENDIX 1
ADDITIONAL SITES AND BROAD LOCATIONS
RESPONSE FORMS**

Greater Cambridge Local Plan

Additional Sites and Broad Locations

Response Form – Issues and Options 2020



Guidance

Cambridge City Council and South Cambridgeshire District Council are preparing 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. We undertook a 'Call for Sites' in Spring 2019 and are now providing another opportunity for you to tell us about potential development sites and broad locations as part of the Issues and Options 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 meters of floor space) and above.

Please do not resubmit sites that you have already told us about through the 2019 'Call for Sites'. If you do resubmit a site with an amended site boundary or

description, please let us know if this is a replacement submission or an additional submission.

If you need assistance completing the form contact the Planning Policy Team at Localplan@greatercambridgeplanning.org or call us on 01954 713183.

COMPLETED FORMS MUST BE RECEIVED BY 5PM ON 24 FEBRUARY 2020

Wherever possible the Call for Sites form should be completed online at: <https://cambridge.oc2.uk>.

If you do not have access to the internet, **you can submit forms by:**

Email: Localplan@greatercambridgeplanning.org, or by **post** to:

Greater Cambridge Shared Planning Policy Team
c/o South Cambridgeshire District Council
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

For more information about the call for sites see our webpages at: www.scams.gov.uk/gclpcallforsites and www.cambridge.gov.uk/gclpcallforsites

Data Protection

We will treat your data in accordance with our [Privacy Notices](#). 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 and 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:	James Peck	Agent's name:	James Brooke
Name of organisation: (if applicable)	P.X. Farms	Name of Agent's organisation: (if applicable)	██████████
Address:	Scotland Farm Dry Drayton Cambridge Cambridgeshire	Agent's Address:	████████████████████ ██████████ ██████████
Postcode:	CB23 8AU	Postcode:	██████████
Email:		Email:	
Tel:		Tel:	

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 type="checkbox"/> Developer
<input checked="" type="checkbox"/> Land Agent	<input type="checkbox"/> Registered Provider (Housing Association)
<input type="checkbox"/> Planning Consultant	<input type="checkbox"/> Other, please indicate:

C - Land Ownership

If you are not the landowner, please provide the details of all landowners:
(If there are more than two landowners please provide the contact details of the additional landowners on a separate sheet)

LANDOWNER 1:
Title: Mr First Name: James Last Name: Peck
Organisation (if applicable): P.X. Farms Ltd.

Address: Estate Office, Scotland Farm, Dry Drayton, Cambridge	
Postcode: CB23 8AU	Telephone Number:
Email:	
LANDOWNER 2:	
Title:	First Name: Last Name:
Organisation (if applicable):	
Address:	
Postcode:	Telephone Number:
Email:	

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: Mr First Name: James Last Name: Brooke	
Organisation (if applicable): Bidwells LLP	
Address: 16 Upper King Street, Norwich, Norfolk	
Postcode: NR3 1HA	Telephone Number:
Email:	

D - Site details

SITE DETAILS
Site location, address and post code: Scotland Farm, Dry Drayton, CB23 8AU
Site Area: 9.805 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?	Farmland / rough grass
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	N/A
Is the site previously developed land, greenfield or a mixture?	Greenfield

F - Proposed future uses

Description of your proposed development:	Petrol filling station with associated ancillary uses in connection with proposed Scotland Farm Park and Ride Facility; Employment uses (B1, D2) together with open space and associated infrastructure.
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	NO
Key worker housing	NO
Older persons housing	NO
Residential care home	NO
Student accommodation	NO
Custom or self build housing	NO
Other forms of housing (please specify)	NO
Gypsy and traveller pitch	NO
Travelling showpeople pitch	NO
Employment (B1) office	YES
Employment (B1b) research and development	YES
Employment (B1c) light industrial	YES
Employment (B2) general industrial	NO
Employment (B8) storage and distribution	NO
Employment (other)	YES
What accompanying uses are you proposing:	
Schools and education	NO
Public open space	YES
Community facilities	NO
Recreation and leisure	YES
Healthcare	YES
Hotel	NO
Retail	YES
Other	YES – Provision of new Park & Ride facility
Please describe any benefits to the local area that the development could provide:	Diverse, lower value start-up employment space and related uses close to residential centres and on existing and new lines of communication.
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:	10,000m ² of new flexible employment space, east of the Dry Drayton Industrial Park to accommodate demand not being fulfilled in adjoining space which remains fully occupied.

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G - Suitability – site features and constraints

Site features and constraints

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:	Proposed mitigation (please attach any available evidence such as studies or surveys)
<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: Junction and roadway to be improved and can be due to ownership.</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:</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: All services are already connected to the adjoining employment business facilities.</p>	

H - Availability

<p>When could the site become available for development?</p>	<p>Available now <input checked="" type="checkbox"/></p>	<p>Next 5 years <input type="checkbox"/></p>	<p>Next 6-10 years <input type="checkbox"/></p>	<p>10+ years <input type="checkbox"/></p>
<p>Please give your reasons:</p>	<p>It is owned freehold and is fully in the owner's control.</p>			
<p>Please choose the most appropriate category to indicate what level of market interest there is / has recently been on the site:</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>			

In your opinion, what is the market attractiveness of the site at the current time?	Close to residential areas and good communication, resulting in keen demand for existing space.
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.	No

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: 2020/2021 Completed development: 2025 Development period in years: 5
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
--	--

K - Supporting evidence

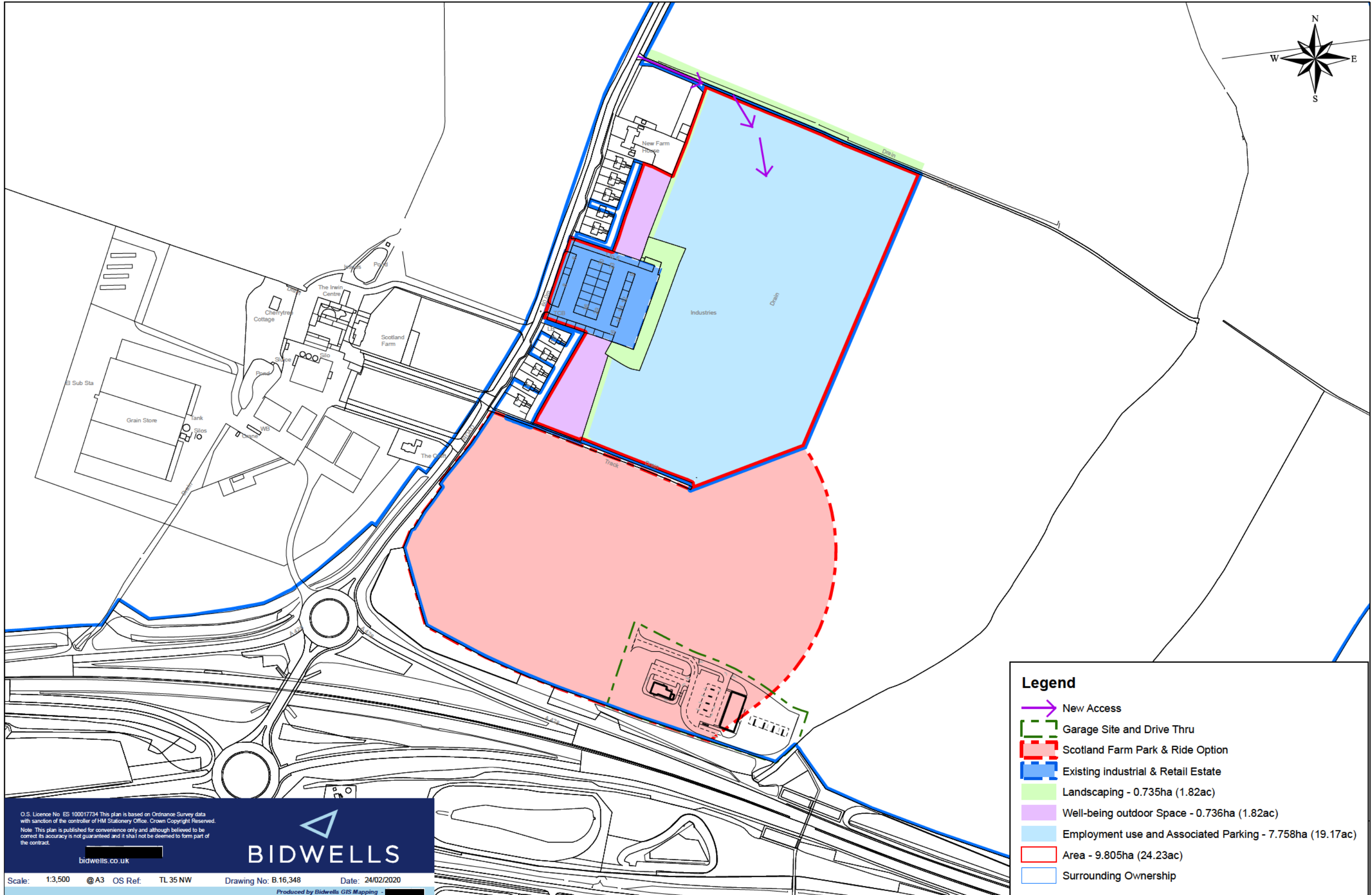
Is there any other factual information regarding the site that we should be aware of?

Demand for small - medium scale employment space demonstrated by enquires for adjacent space and on the site at Scotland Farm. The Irwin Centre, which is fully let.

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.

Site 1 - Scotland Farm, Dry Drayton - Future Development Options



Legend

- New Access
- Garage Site and Drive Thru
- Scotland Farm Park & Ride Option
- Existing industrial & Retail Estate
- Landscaping - 0.735ha (1.82ac)
- Well-being outdoor Space - 0.736ha (1.82ac)
- Employment use and Associated Parking - 7.758ha (19.17ac)
- Area - 9.805ha (24.23ac)
- Surrounding Ownership

Greater Cambridge Local Plan

Additional Sites and Broad Locations

Response Form – Issues and Options 2020



Guidance

Cambridge City Council and South Cambridgeshire District Council are preparing 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. We undertook a 'Call for Sites' in Spring 2019 and are now providing another opportunity for you to tell us about potential development sites and broad locations as part of the Issues and Options 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 meters of floor space) and above.

Please do not resubmit sites that you have already told us about through the 2019 'Call for Sites'. If you do resubmit a site with an amended site boundary or

description, please let us know if this is a replacement submission or an additional submission.

If you need assistance completing the form contact the Planning Policy Team at Localplan@greatercambridgeplanning.org or call us on 01954 713183.

COMPLETED FORMS MUST BE RECEIVED BY 5PM ON 24 FEBRUARY 2020

Wherever possible the Call for Sites form should be completed online at: <https://cambridge.oc2.uk>.

If you do not have access to the internet, **you can submit forms by:**

Email: Localplan@greatercambridgeplanning.org, or by **post** to:

Greater Cambridge Shared Planning Policy Team
c/o South Cambridgeshire District Council
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

For more information about the call for sites see our webpages at: www.scams.gov.uk/gclpcallforsites and www.cambridge.gov.uk/gclpcallforsites

Data Protection

We will treat your data in accordance with our [Privacy Notices](#). 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 and 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:	James Peck	Agent's name:	James Brooke
Name of organisation: (if applicable)	P.X. Farms	Name of Agent's organisation: (if applicable)	Bidwells LLP
Address:	Scotland Farm Dry Drayton Cambridge Cambridgeshire	Agent's Address:	[REDACTED]
Postcode:	CB23 8AU	Postcode:	[REDACTED]
Email:		Email:	j
Tel:		Tel:	

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 type="checkbox"/> Developer
<input checked="" type="checkbox"/> Land Agent	<input type="checkbox"/> Registered Provider (Housing Association)
<input type="checkbox"/> Planning Consultant	<input type="checkbox"/> Other, please indicate:

C - Land Ownership

If you are not the landowner, please provide the details of all landowners:
(If there are more than two landowners please provide the contact details of the additional landowners on a separate sheet)

LANDOWNER 1:
Title: Mr First Name: James Last Name: Peck
Organisation (if applicable): P.X. Farms Ltd.

Address: Estate Office, Scotland Farm, Dry Drayton, Cambridge	
Postcode: CB23 8AU	Telephone Number:
Email:	
LANDOWNER 2:	
Title:	First Name: Last Name:
Organisation (if applicable):	
Address:	
Postcode:	Telephone Number:
Email:	

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: Mr First Name: James Last Name: Brooke	
Organisation (if applicable): Bidwells LLP	
Address: 16 Upper King Street, Norwich, Norfolk	
Postcode: NR3 1HA	Telephone Number:
Email:	

D - Site details

SITE DETAILS
Site location, address and post code: Scotland Farm, Dry Drayton, CB23 8AU
Site Area: 47.195 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?	Farmland and land associated with existing office use and Scotland Farm storage facilities.
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	N/A
Is the site previously developed land, greenfield or a mixture?	Greenfield and existing recreational use in part.

F - Proposed future uses

Description of your proposed development:	Employment uses (B1, B2, B8) together with outdoor leisure uses (D2).
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	NO
Key worker housing	NO
Older persons housing	NO
Residential care home	NO
Student accommodation	NO
Custom or self build housing	NO
Other forms of housing (please specify)	NO
Gypsy and traveller pitch	NO
Travelling showpeople pitch	NO
Employment (B1) office	YES
Employment (B1b) research and development	YES
Employment (B1c) light industrial	YES
Employment (B2) general industrial	YES
Employment (B8) storage and distribution	YES
Employment (other)	YES
What accompanying uses are you proposing:	
Schools and education	NO
Public open space	NO
Community facilities	YES
Recreation and leisure	YES
Healthcare	NO
Hotel	NO
Retail	NO
Other	
Please describe any benefits to the local area that the development could provide:	Employment use compatible with adjoining uses close to upgraded road network and with associated leisure, parking, recreational and wellbeing uses in the countryside
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:	We have received enquiries for 500,000ft ² for specialist industrial use in this location.

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: To be improved to accommodate an increase in space over and above the existing storage facilities.</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:</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: All services are connected to the existing facilities on site.</p>	

H - Availability

<p>When could the site become available for development?</p>	<p>Available now <input checked="" type="checkbox"/></p>	<p>Next 5 years <input type="checkbox"/></p>	<p>Next 6-10 years <input type="checkbox"/></p>	<p>10+ years <input type="checkbox"/></p>
<p>Please give your reasons:</p>	<p>The landowner wants to develop the site as soon as feasibly possible following recent enquiries.</p>			
<p>Please choose the most appropriate category to indicate what level of market interest there is / has recently been on the site:</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>			

In your opinion, what is the market attractiveness of the site at the current time?	Proximity to Cambridge and existing and emerging regional transport links; available in the short term; and all constraints are considered to be minor and/or easily overcome.
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: 2021 Completed development: Development period in years:
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?	

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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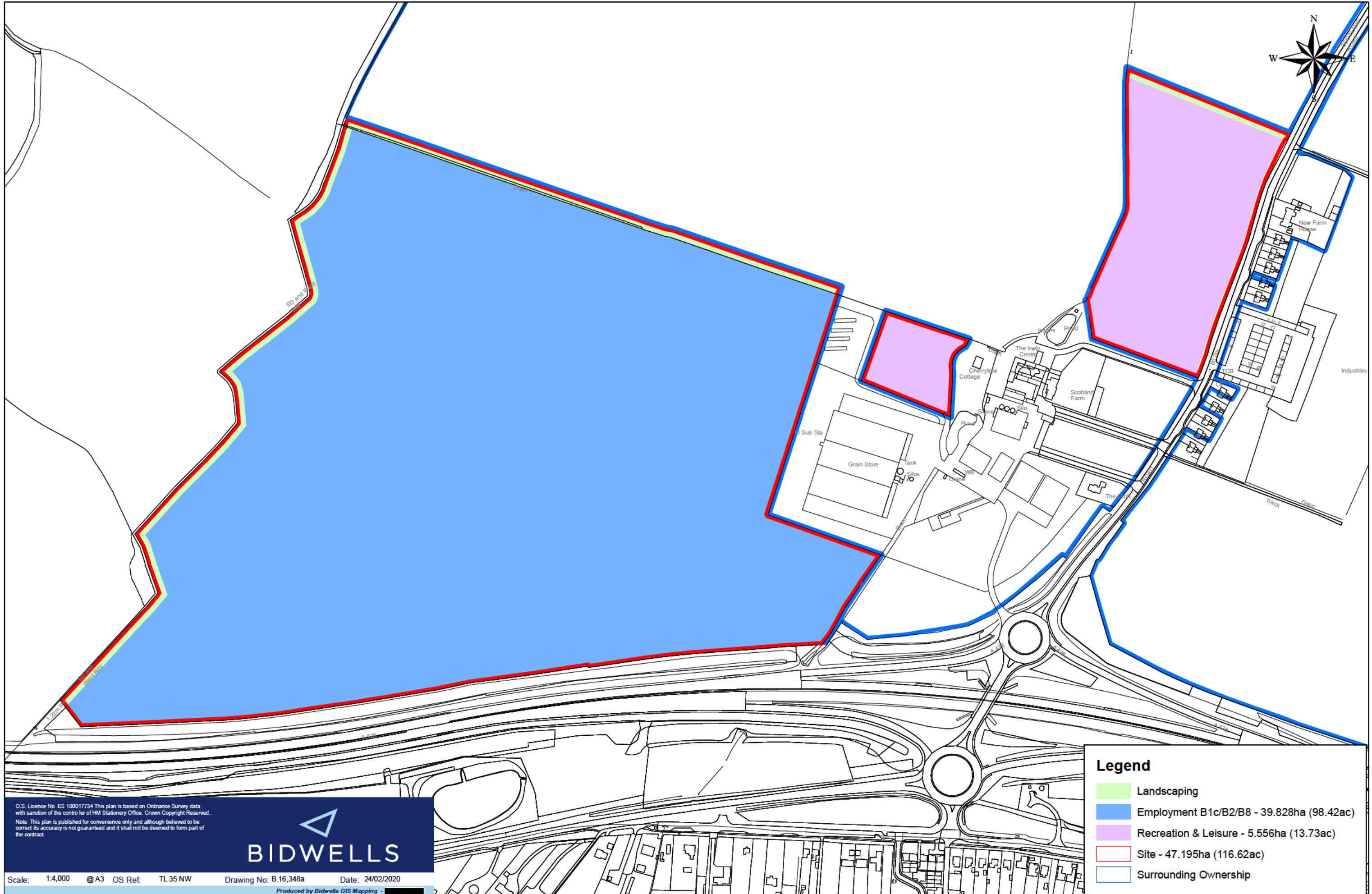
K - Supporting evidence

Is there any other factual information regarding the site that we should be aware of?

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.

Site 2 - Scotland Farm, Dry Drayton - Future Development Options



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Greater Cambridge Local Plan

Additional Sites and Broad Locations

Response Form – Issues and Options 2020



Guidance

Cambridge City Council and South Cambridgeshire District Council are preparing 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. We undertook a 'Call for Sites' in Spring 2019 and are now providing another opportunity for you to tell us about potential development sites and broad locations as part of the Issues and Options 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 meters of floor space) and above.

Please do not resubmit sites that you have already told us about through the 2019 'Call for Sites'. If you do resubmit a site with an amended site boundary or

description, please let us know if this is a replacement submission or an additional submission.

If you need assistance completing the form contact the Planning Policy Team at Localplan@greatercambridgeplanning.org or call us on 01954 713183.

COMPLETED FORMS MUST BE RECEIVED BY 5PM ON 24 FEBRUARY 2020

Wherever possible the Call for Sites form should be completed online at: <https://cambridge.oc2.uk>.

If you do not have access to the internet, **you can submit forms by:**

Email: Localplan@greatercambridgeplanning.org, or by **post** to:

Greater Cambridge Shared Planning Policy Team
c/o South Cambridgeshire District Council
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

For more information about the call for sites see our webpages at: www.scams.gov.uk/gclpcallforsites and www.cambridge.gov.uk/gclpcallforsites

Data Protection

We will treat your data in accordance with our [Privacy Notices](#). 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 and 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:	James Peck	Agent's name:	James Brooke
Name of organisation: (if applicable)	P.X. Farms	Name of Agent's organisation: (if applicable)	██████████
Address:	Scotland Farm Dry Drayton Cambridge Cambridgeshire	Agent's Address:	████████████████████ ██████████ ██████████
Postcode:	CB23 8AU	Postcode:	NR3 1HA
Email:		Email:	
Tel:		Tel:	

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 type="checkbox"/> Developer
<input checked="" type="checkbox"/> Land Agent	<input type="checkbox"/> Registered Provider (Housing Association)
<input type="checkbox"/> Planning Consultant	<input type="checkbox"/> Other, please indicate:

C - Land Ownership

If you are not the landowner, please provide the details of all landowners:
(If there are more than two landowners please provide the contact details of the additional landowners on a separate sheet)

LANDOWNER 1:
Title: Mr First Name: James Last Name: Peck
Organisation (if applicable): P.X. Farms Ltd

Address: Estate Office, Scotland Farm, Dry Drayton, Cambridge	
Postcode: CB23 8AU	Telephone Number:
Email:	
LANDOWNER 2:	
Title:	First Name: Last Name:
Organisation (if applicable):	
Address:	
Postcode:	Telephone Number:
Email:	

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: Mr First Name: James Last Name: Brooke	
Organisation (if applicable): Bidwells LLP	
Address: 16 Upper King Street, Norwich, Norfolk	
Postcode: NR3 1HA	Telephone Number: 07881 516564
Email: james.brooke@bidwells.co.uk	

D - Site details

SITE DETAILS
Site location, address and post code: Land North of Dry Drayton
Site Area: 25.606 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?	Farmland and accommodation land following new road construction.
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	N/A
Is the site previously developed land, greenfield or a mixture?	N/A

F - Proposed future uses

Description of your proposed development:	Residential development, including care village provision, open space and associated infrastructure; Employment uses.
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	YES
Residential care home	YES
Student accommodation	NO
Custom or self build housing	YES
Other forms of housing (please specify)	
Gypsy and traveller pitch	NO
Travelling showpeople pitch	NO
Employment (B1) office	YES
Employment (B1b) research and development	YES
Employment (B1c) light industrial	YES
Employment (B2) general industrial	YES
Employment (B8) storage and distribution	YES
Employment (other)	YES
What accompanying uses are you proposing:	
Schools and education	
Public open space	YES
Community facilities	YES
Recreation and leisure	
Healthcare	YES
Hotel	YES
Retail	YES
Other	Roadside services
Please describe any benefits to the local area that the development could provide:	Care village demand is strong, providing employment in a sustainable location. Employment uses close to highway corridors.
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:	

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: Access over owned land to the east, off Oakington Road.</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:</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: Full capacity surveys have not been undertaken at this early stage, but we believe the key utilities are in close proximity.</p>	

H - Availability

<p>When could the site become available for development?</p>	<p>Available now <input checked="" type="checkbox"/></p>	<p>Next 5 years <input type="checkbox"/></p>	<p>Next 6-10 years <input type="checkbox"/></p>	<p>10+ years <input type="checkbox"/></p>
<p>Please give your reasons:</p>				
<p>Please choose the most appropriate category to indicate what level of market interest there is / has recently been on the site:</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>			

In your opinion, what is the market attractiveness of the site at the current time?	The sheltered location for the care village in a village setting, providing local employment and the ability for elderly seeking to downsize to stay in their environment, yet close to key public transport.
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.	NO

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: 2022 Completed development: Development period in years:
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?	NA

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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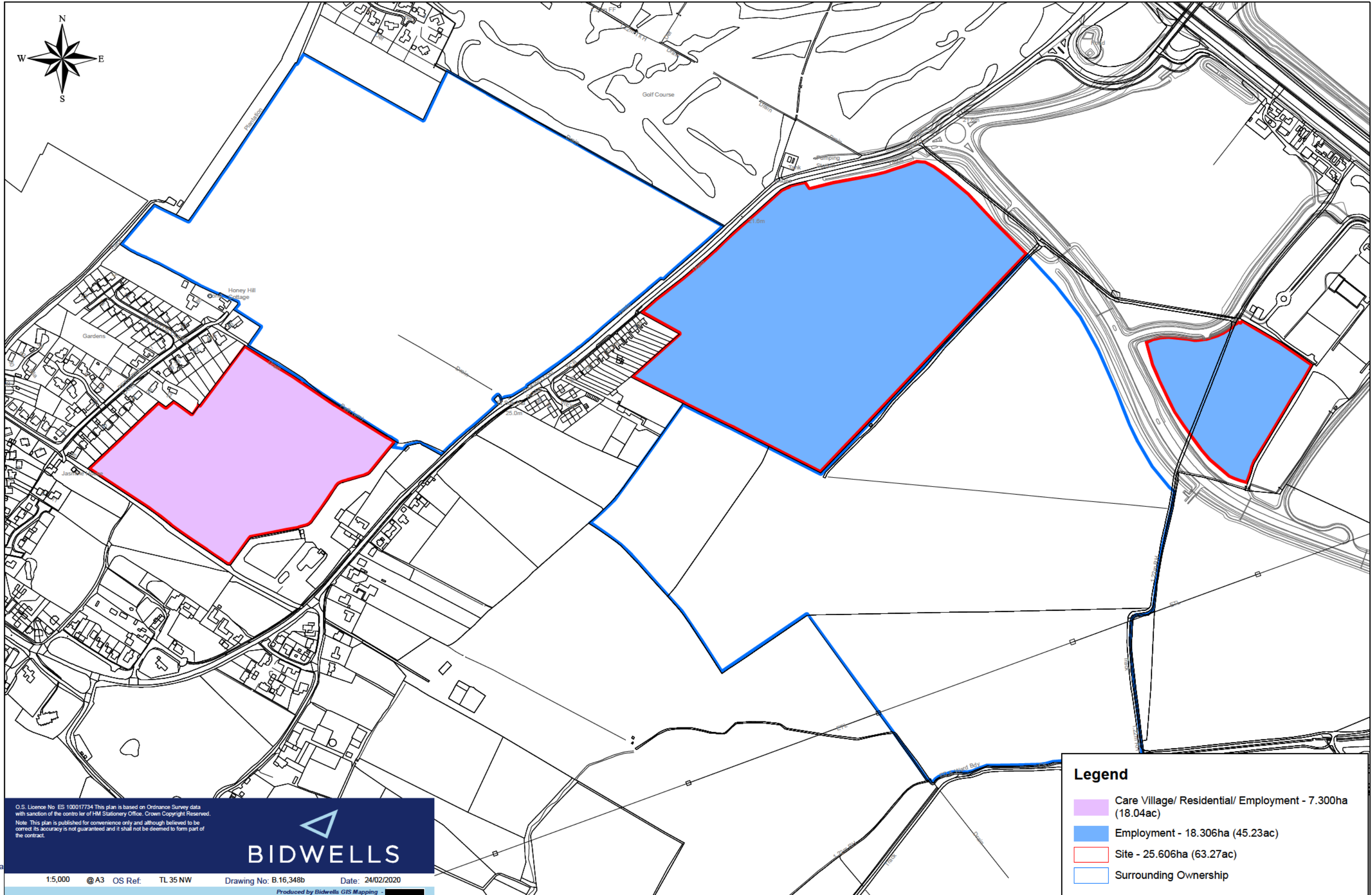
K - Supporting evidence

Is there any other factual information regarding the site that we should be aware of?

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.

Site 3 - Scotland Farm, Dry Drayton - Future Development Options





BIDWELLS

[REDACTED]