



Greater Cambridgeshire Issues and Options Consultation Response

Land to the South of Barley Road, Great Chishill

**Prepared on behalf of Chelmsford Diocesan Board of Finance
February 2020**

Client Name:	Chelmsford Diocesan Board of Finance (CDBF)
Type of Report:	Local Plan Regulation 18 Representation
Prepared by:	Aimee Whitehead – Graduate Planner BSc(Hons) MSc Rory Baker- Planner BSC(Hons) MSc MRTPI
Approved by:	Sam Hollingworth Associate Director – BA(Hons) MA MRTPI
Date:	February 2020

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1.0 Introduction

- 1.1 This submission is made by Strutt & Parker on behalf of the Chelmsford Diocesan Board of Finance (CDBF) on the Issues and Options Consultation for the Greater Cambridge Local Plan, published for consultation by Cambridge City Council between the 13th January and 24^h February 2020.
- 1.2 These representations support the inclusion of village expansion as part of the overall spatial strategy for meeting housing needs across Greater Cambridgeshire throughout the emerging Local Plan period. As part of this, CDBF are promoting the land to the South of Barley Road ('the Site') for residential development. Appendix A contains a site location plan.
- 1.3 The Site is capable of short-term delivery, and its availability for development is confirmed within the letter provided by CDBF (Appendix A). The Council will be familiar with the Site as the land has been submitted to the Greater Cambridge Call for Sites (2019) consultation.
- 1.4 Issues and Options seek views about how Cambridge should develop and grow in the future and where, in broad terms, new development should be located to meet identified needs.
- 1.5 The big themes identified for the Local Plan, and which are addressed in this representation include:
- Climate change;
 - Biodiversity and green spaces;
 - Wellbeing and social inclusion;
 - Great places
- 1.6 The Issues and Options identifies the big question that underpins all these themes as the number of jobs and homes to plan for. Some of the options identified for where this growth may go include:
- Densification of existing urban areas;
 - Edge of Cambridge: outside Green Belt;

- Edge of Cambridge: within Green Belt;
- Dispersal: new settlements;
- Dispersal: villages;
- Public transport corridors

- 1.7 Central government has set Greater Cambridge a target of planning for 41,000 homes between 2017 and 2040. However, the Local Authority has detailed that there has been a high level of job growth in recent years and if this were to continue there may be a case to provide beyond the local housing need. This could result in approximately 66,700 homes being required during the same period. Greater Cambridge already has 36,400 homes in the pipeline for the period 2017 to 2040, therefore there is the potential to provide 30,300 homes which will need to be identified within the new Plan.
- 1.8 Greater Cambridge is a national and local area of importance as it houses scientifically fundamental institutions. The world-leading educational institutions further promote and sustain the economic prosperity of Greater Cambridge and the provision and growth of jobs. The growth of the Cambridge-Oxford Arc is likely to strengthen the provision of such institutions in the area; and hence the strong growth in jobs, requires the housing provision to sustain the growth.
- 1.9 For the reasons set out in this representation, the housing growth strategy should direct proportionate levels of growth to dispersed locations and villages in particular as part of a blended spatial strategy, to ensure the sustainability of these locations and the vitality of these communities is maintained.
- 1.10 Throughout the representation the relevant questions from the Issues and Options will be addressed, whilst demonstrating the suitability of Land south of Barley Road, Great Chishill for housing growth.

2.0 Response to Specific Questions in the Issues & Options

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 Land south of Barley Road is considered suitable, available and deliverable for residential development, to be best delivered through an allocation within the emerging Greater Cambridgeshire Local Plan. The Site has been previously submitted to the Greater Cambridgeshire Call for Sites consultation process (2019), with no material changes in the Site to effect its appropriateness for residential allocation since. The Call for Sites representation is appended to this representation at Appendix B.
- 2.2 The Site is located south of Barley Road on the western edge of Great Chishill, and extends approximately 1.5 hectares and comprises arable farm land. The Site is bordered by hedgerow on all boundaries, and a small narrow strip of the site borders the adjacent properties to the east, off Barley road.
- 2.3 The existing access is taken off Barley Road from a strip of land in between the existing settlements on Barley Road, at the eastern edge of the Site. The existing access point could be used or alternative access could be taken off Barley Road toward the western edge of the Site.
- 2.4 The Site sits outside of, but adjacent to, both the settlement boundary of Great Chishill and the Great Chishill Conservation Area.
- 2.5 The rural village of Great Chishill is located in South Cambridgeshire and is surrounded by agricultural land. It is a small village but with amenities including The Pheasant Pub, Great Chishill Nursery and St Swithun's Church.
- 2.6 Saffron Walden is situated 8 miles east of Great Chishill, and Royston is 5 miles west. Royston has a train station with connections to Cambridge and London Kings Cross. The village also benefits from bus links to Cambridge, Newport and Saffron Walden, all of which stop directly outside the Site.

- 2.7 The Site is available for development, as confirmed through the landowner's intent to bring forward the site for residential development in the short term in the early years of the plan period. A letter from the Chelmsford Diocesan Board of Finance – Appendix C of this Report – confirms the Site is vacant and wish for Strutt & Parker to promote the Site through the emerging Greater Cambridgeshire Local Plan.
- 2.8 The Site is considered suitable for development as is subject to minimal constraints, or if wish can be appropriately mitigated.
- 2.9 The Site falls within Flood Zone 1 and is therefore has the lowest probability of tidal or fluvial flooding and is therefore suitable for all types of development from a flood risk perspective.
- 2.10 The Site falls just outside of the Great Chishill Conservation Area, and there are several designated heritage assets within 1km of the Site. The size of the Site presents a good opportunity to provide lower density development with areas of open space and landscaping integrated. This provides opportunity to ensure the setting of any heritage assets within the locality is protected. Such an approach can also be used to ensure there is no undue impact on the wider rural landscape.
- 2.11 Given the existing pattern of development, which is predominantly ribbon development, the Site lends itself to contribute to a logical extension to the existing frontage along Chishill Road to the north. The well-established boundaries of the Site provide a strong form of containment.
- 2.12 The Site represents a logical extension to the village to provide proportionate scale growth which will help sustain the vitality of this community over the plan period.
- 2.13 Where necessary technical evidence can be provided to support the Site's deliverability as the Local Plan Review progresses.
- 2.14 The Site is also considered achievable, and is not subject to any known legal or ownership obstacles to its development.

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

- 2.15 The Greater Cambridge Issues and Options consultation has prioritised four themes in order to best steer and deliver sustainable growth across Greater Cambridgeshire throughout the plan period. The key themes are:
- Climate Change
 - Biodiversity & Green Spaces;
 - Wellbeing & Social Inclusion; and
 - Great Places.
- 2.16 The inclusion of 'Climate Change' as a key theme is supported, especially against the backdrop of increasing importance and weight attached to addressing climate change through the planning system, as supported by paragraph 148 of NPPF:
- “The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.”*
- 2.17 Paragraph 149 of the NPPF advises that plans should take a proactive approach to mitigating and adapting to climate change. Policies should support appropriate measures to ensure the resilience of communities and infrastructure to climate change impacts. Impacts such as intense and frequent extreme weather events such as floods, heatwaves and droughts are likely to become more frequent.
- 2.18 The inclusion of Climate Change as a theme at the Issues and Options stage is supported, where it should be carried forward as a key theme and policy principle through the emerging Local Plan process for Greater Cambridgeshire.

Question 16: How should the Local Plan help us achieve ‘good growth’ that promotes wellbeing and social inclusion?

- 2.19 Ensuring a sustainable spatial strategy is critical to the soundness and deliverability of an emerging Local Plan, making sure suitable levels of growth are distributed appropriate throughout the administrative boundary, including more remote rural communities.
- 2.20 It is important that the spatial strategy does not steer disproportionate levels of growth towards towns and cities at the expense of established rural communities. Ensuring rural settlements do not become isolated, with increasing percentages of older people residents and dwindling services must be a focus of good growth.
- 2.21 It is pivotal that the existing communities are strengthened through the provision of new development and infrastructure to support them. Beyond that new settlements and communities should be provided to provide the required housing to meet surplus needs that cannot be met within existing settlements. By focussing new housing provision in existing settlements, where capacity permits, and simultaneously including the local community within discussions through various means of consultation and interaction, new development can introduce a wider mix of demographic populations to sustain the vitality of prosperous rural settlements.

Question 21: How should the Local Plan protect our heritage and ensure new development is well-designed?

- 2.22 Section 16 of the NPPF relates to conserving and enhancing the historic environment. Paragraph 185 particularly refers to plan-making and how plans should set out a positive strategy for the conservation and enjoyment of the historic environment, with a key consideration being the “desirability of new development making a positive contribution to local character and distinctiveness”.
- 2.23 Local Planning Authorities in the preparation of a new Local Plan should therefore consider closely the opportunities for new development to have a positive impact on the historic environment, and capitalise on opportunities to improve and enhance a settlement’s historic fabric.
- 2.24 There is an opportunity for the emerging Local Plan to allocate small to medium sites that can accommodate lower density development and higher quality build design that

will relate positively to the historic environment whilst supporting sustainable growth in rural locations. More localised policies can then ensure these sites are appropriately designed through the Development management process.

- 2.25 A residential allocation at land to the south of Barley Road has the opportunity to deliver sympathetic development that compliments the historic fabric of Great Chishill through high quality, low density development with a focus on a high standard of design in accordance with the NPPF.

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

- 2.26 As per the NPPF, the Planning Practice Guidance and the Planning Inspector's Report on the South Cambridgeshire Local Plan (2018), the Greater Cambridge Local Plan should meet housing needs through the development of small scale sites, such as those land south of Barley Road, as well as large strategic sites.
- 2.27 The NPPF concludes at paragraph 68 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 can be achieved by ensuring allocation of a higher number of small to medium sized sites, and avoiding focusing solely on large strategic allocations, helping to speed up the delivery of homes.
- 2.28 Additionally, the Planning Practice Guidance identifies the need to consider a range of sites for development, including small scale sites in villages and towns. Indeed, the Planning Practice Guidance expressly calls for strategic planning policies to recognise the particular challenges faced by rural communities, including in respect of housing supply and housing affordability. It confirms that a wide range of settlements can play a role in delivering sustainable development, and cautions against blanket policies which restrict development in certain types of settlement.
- 2.29 As set out elsewhere in this representation, but to reiterate, it is important to ensure that new homes are provided to support all of the area's communities, and that development is not solely focused on larger settlements.

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

- 2.30 Paragraph 35 of the NPPF sets out that Local Plan should seek to meet the identified housing need as a minimum, with sufficient flexibility to be able to respond to rapid change (NPPF paragraph 11).
- 2.31 Therefore, whilst it is not a requirement to exceed the minimum identified housing need, planning for a higher number of homes over the plan period will help to ensure the emerging Local Plan has sufficient flexibility to respond to rapid change and provide additional housing to accommodate any surplus housing need resulting from the growing economy.
- 2.32 This is reflected within the Greater Cambridgeshire Issues and Options consultation under section 4.6.3 (The need for new homes). The standard method is said to indicate a need for 1,800 homes per year, or 40,900 homes over the plan period for Greater Cambridgeshire however this number could be far exceeded. The Cambridgeshire and Peterborough Independent Economic Review (CPIER) suggests that if the projected job growth is achieved this would create an additional housing need of 1,100 homes a year (2,900 in total). This would equate to a new housing need of c. 66,700 homes over the plan period.
- 2.33 The need for additional housing to compensate for this surplus is clear:
- “Making the additional provision that would provide flexibility to support our potential economic growth suggests identifying sites for around an additional 30,000 homes in the next Local Plan.”* (Greater Cambridgeshire Issues and Options 4.3.6 (6))
- 2.34 Providing for additional housing growth can be easily captured through small to medium sites that can deliver modest levels of sustainable growth in the short term, and are therefore best placed to respond to rapid shifts at the macro level such as change in market signals and a rise in employment growth as a result of the planned infrastructure delivery over the plan period.

Question 40. How flexible should the Local Plan be towards development of both jobs and homes on the edge of villages?

- 2.35 There is a regional and national importance associated with the sustainable growth and development of Greater Cambridge's economy and housing market, both to assist in meeting its own development needs over the plan period, but also its role as an integral part of key cross-boundary structures and initiatives such as the Oxford-Cambridge Arc; the London-Stanstead-Cambridge corridor; and the Cambridge-Norwich corridor.
- 2.36 With Greater Cambridgeshire playing a major role in delivering the homes needed to meet the ambitious target of building 1 million homes by 2050 between Oxford and Cambridge, and the critical mass and scale of infrastructure to be delivered in tandem, a large proportion of housing growth will be infrastructure led.
- 2.37 Whilst it is accepted that this scale of delivery is a longer term overarching strategy which will span over two plan periods (assuming the new greater Cambridgeshire Local Plan carries forward its suggested plan period up to 2040), over-reliance on larger scale development to meet the assessed need can lead to shortfalls of delivery in the short term. There is then a risk too much reliance is placed on the latter stages of the housing trajectory towards the later years of the plan period with few too homes being built in the short term.
- 2.38 It is therefore important to ensure there is sufficient flexibility within the spatial strategy to deliver sufficient housing numbers across all years of the plan period, and to ensure the sustainable growth of existing settlements where there is appropriate capacity.
- 2.39 Directing some growth towards the edge of sustainable villages is supported, and assists in balancing proportionate growth across Greater Cambridgeshire. The direction of a proportionate level of growth to smaller settlements is necessary to ensure the vitality of such communities is supported, and as such is an essential ingredient of a sustainable strategy. Villages such as Great Chishill are well placed to accommodate additional growth, capable of delivering small to medium (and larger) scale sites that can be built out contributing to more responsive delivery rates within the early years of the plan period.
- 2.40 It is key a balance is achieved between planning for larger scale, strategic infrastructure led growth of appropriate critical mass to meet the development needs of Greater

Cambridgeshire over the plan period, with more immediate, short term growth on the edge of thriving rural villages helping to sustain their vitality.

Question 42: Where should we site new development? Rank the options 1-5 (1 – Most Preferred 6 – Least Preferred)

- 2.41 The spatial strategy should take a balanced approach to the distribution of development, providing a blended approach to the location of growth between larger scale strategic priorities, and sustainable growth around the edges of villages and settlements.
- 2.42 This type of approach is supported as set out in the Cambridge & Peterborough Independent Economic Review (CPIER) (2018) which recommends a ‘blended spatial strategy’ built upon different scenarios for development. One of which includes ‘Dispersal’ which, according to CPIER, will help in:
- “Bringing new homes and jobs to towns and villages where populations are ageing could bring new life into them”* (page 40).
- 2.43 It also sees the benefits of providing appropriate levels of ‘Fringe Growth’ and development around ‘Transport Corridors which promote the necessary expansion of thriving cities and maximising accessibility and employment opportunities for residents respectively.
- 2.44 It is therefore most appropriate that rather than use of a blunt approach to ranking development into a rigid hierarchy (by way of listing preferred locations of new development), that a spatial strategy and distribution of a new Local Plan best reflects the strategic objectives and pressures across Greater Cambridgeshire by providing a flexible blended approach to delivery.
- 2.45 With this in mind, particular emphasis should be on suitability and appropriateness of steering acceptable levels of growth towards existing villages, with villages such as Great Chishill well placed to accommodate new development. New development in these locations will also serve to support local businesses and services, helping to ensure they remain sustainable, attractive places to live.

Question 47: What do you think about growing our villages?

- 2.46 We are supportive of growing the villages throughout Greater Cambridgeshire as an important part of the spatial strategy within the emerging Local Plan. Indeed, we do not consider that a strategy for growth could be considered sustainable without it supporting the proportionate growth of Greater Cambridgeshire's villages. Furthermore, such an approach is necessary to ensure the Local Plan is consistent with national policy.
- 2.47 We agree and support with the advantages of spreading new homes and jobs out to the villages, as set out within the Issues and Options Consultation Document. These include helping to sustain existing facilities and infrastructure in the village; and helping to provide for a diversity of population in the village.
- 2.48 The Issues and Options document (5.3.5) sets out a number of challenges to growing villages:
- Can result in increased commuting by car, and travel to access to services and facilities, particularly if the village is away from main transport corridors.
 - Small sites are unlikely to significantly contribute to improvements to infrastructure so services capacity within or accessible to a particular village is important.
 - Potential impact on village character needs to be considered.
 - Some of the larger better served villages are surrounded by the Green Belt.
- 2.49 Despite the above challenges, national policy clearly shows that there is a need to balance these with the need for sustainable growth in rural communities. There is an increasing acute housing need in rural communities, and it is fundamental that this is recognised and forms part of the spatial strategy for any new Local Plan. Ensuring the strategy captures the development needs, particularly housing need, across Greater Cambridgeshire is a key objective within the NPPF:

“To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.” (paragraph 59).

2.50 A key tranche of any housing need is in rural communities, with the NPPF recognising the fundamental role planning has in supporting and sustaining rural housing, in that for rural areas planning policies and decisions should be responsive to local circumstances and support new housing that is reflective of local need.

2.51 Paragraph 79 of the NPPF further emphasises this role:

“To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.”

2.52 The NPPF also acknowledges the potential limitations of rural communities and areas not well served by public transport in delivering sustainable growth, and recognises that in order to meet community needs in more isolated rural settlements a balance needs to be struck between accessibility and rural vitality.

2.53 As referred to earlier in this representation, a careful approach to the proportion of larger scale strategic delivery against sustainable growth to existing villages and settlements is key, in order to achieve a blended approach to the spatial strategy. With this in mind sustainable growth in rural villages and communities forms an essential part of delivering a sound spatial strategy, with growth towards villages such as Great Chishill supported.

Appendices

- **Appendix A – Site Location Plan**
- **Appendix B – Call for Sites Great Chishill Representation (2019)**
- **Appendix C – Chelmsford Diocesan Board of Finance Letter of Deliverability**

Appendix A – Site Location Plan


Land Registry
Official copy of
title plan

Title number **CB335668**
Ordnance Survey map reference **TL4138NE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Cambridgeshire : South
Cambridgeshire**



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Appendix B – Call for Sites Great Chishill Representation (2019)

Strategic Housing and Economic Land Availability Assessment

Call for Sites and Broad Locations

Response Form 2019



Guidance

Cambridge City Council and South Cambridgeshire District Council are starting work on a new joint Greater Cambridge Local Plan to provide a sustainable vision for the future of the area. This includes planning for new housing and economic development to meet our needs and protect and enhance our environment. An early step in the plan preparation process is to gather information on what land is available and suitable for development. As part of this work we are seeking your input through this 'call for sites' consultation.

This response form may be used to put forward potential sites and broad locations for housing or economic development across the Greater Cambridge Local Plan area which is made up of the administrative districts of Cambridge and South Cambridgeshire. An understanding of land availability for development across Greater Cambridge will ensure that the new Local Plan allocates enough land in appropriate locations to meet identified needs. A Strategic Housing Land Availability Assessment (SHELAA) will be prepared to help the Councils choose the right sites from a large number of potential alternatives having assessed their suitability, availability and achievability.

Please complete a separate form for each site being submitted for consideration. For sites to be considered all of the form must be completed.

Housing development includes market housing for sale, affordable housing (including entry level exception sites), housing for rent, student housing, housing for people with disabilities, housing for people receiving care, service family housing, sites for travellers and travelling showpeople, and sites for people wishing to commission or build their own homes. It does NOT however include sites intended for the provision of rural exception site housing.

Economic development includes development for B1 (Business), B2 (General Industrial) and B8 (Storage and Distribution) uses. It does NOT include retail, hotels, leisure or recreation development.

Only submit sites and broad locations that are capable of delivering 5 or more dwellings or economic development on sites of 0.25 hectares (or 500 square metres of floor space) and above.

If you need assistance completing the form contact the Planning Policy Team at Planningpolicy@scambs.gov.uk or Planningpolicy@cambridge.gov.uk or call us on 01954 713183.

COMPLETED FORMS MUST BE RECEIVED BY 5PM ON 25 MARCH 2019

Wherever possible the Call for Sites form should be completed online at:
<http://cambridge.jdi-consult.net/localplan/>

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

Email: (using the above email addresses), or by **post** to:

South Cambridgeshire District Council

Call for Sites Consultation,
Planning Policy Team,
South Cambridgeshire District Council,
Cambourne Business Park, Cambourne,
Cambridge, CB23 6EA

Cambridge City Council

Call for Sites Consultation,
Planning Policy Team,
Planning Services,
Cambridge City Council PO Box 700,
Cambridge, CB1 0JH

For more information about the call for sites see our webpages at:

www.scambs.gov.uk/gclpcallforsites and www.cambridge.gov.uk/gclpcallforsites

Data Protection

We will treat your data in accordance with our Privacy Notices: www.scambs.gov.uk/planning-policy-privacy-notice/ and <https://www.cambridge.gov.uk/planning-policy-consultations-and-notifications-privacy-notice>. Information will be used by South Cambridgeshire District Council and Cambridge City Council solely in relation to the SHELAA and the Greater Cambridge Local Plan. Please note that all responses will be available for public inspection, cannot be treated as confidential. Representations, including names, are published on our website. **By submitting this response form you are agreeing to these conditions.**

The Councils are not allowed to automatically notify you of future consultations unless you 'opt-in'.

Do you wish to be kept informed of future stages of the SHELAA and the Greater Cambridge Local Plan?

Please tick: Yes No

Disclaimer

The assessment of potential housing and employment sites through the Strategic Housing and Economic Land Availability Assessment process and the identification of sites with the potential for development does not indicate that planning permission will be granted for development, or that the sites(s) will be allocated for development in the Greater Cambridge Local Plan (GCLP). The SHELAA will be an important evidence source to inform future plan making but it will be for the GCLP to determine which sites are most suitable to meet identified needs.

For office use only
Response number:

Date received:

A - Contact Details

Name:		Agent's name:	Rory Baker
Name of organisation: (if applicable)	Chelmsford Diocesan Board of Finance	Name of Agent's organisation: (if applicable)	Strutt & Parker
Address:	C/O Agent	Agent's Address:	Coval Hall, Rainsford Road, Chelmsford
Postcode:		Postcode:	CM1 2QF
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 type="checkbox"/> Land Agent	<input type="checkbox"/> Registered Provider (Housing Association)
<input checked="" type="checkbox"/> Planning Consultant	<input type="checkbox"/> Other, please indicate:

C - Land Ownership

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

LANDOWNER 1:		
Title:	First Name:	Last Name:
Organisation (if applicable): Chelmsford Diocesan Board of Finance		

Address: C/O Agent	
Postcode:	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: Rory Last Name: Baker	
Organisation (if applicable): Strutt & Parker	
Address: Coval Hall, Rainsford Road, Chelmsford	
Postcode: CM1 2QF	Telephone Number: 1245254692
Email: rory.baker@struttandparker.com	

D - Site details

SITE DETAILS
Site location, address and post code: Land south of Barley Road, Great Chishill, South Cambridgeshire, SG8 8SB
Site Area: circa 1.5 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?	Pastoral
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:	Residential development
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	No

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	No
Employment (B1b) research and development	No
Employment (B1c) light industrial	No
Employment (B2) general industrial	No
Employment (B8) storage and distribution	No
Employment (other)	No
What accompanying uses are you proposing:	
Schools and education	No
Public open space	Yes
Community facilities	No
Recreation and leisure	No
Healthcare	No
Hotel	No
Retail	No
Other	
Please describe any benefits to the local area that the development could provide:	Any proposed development brought forward on the site will seek to deliver a high quality, sympathetic development complimentary to its rural surroundings, as well as contributing to local services, amenities and facilities through sustaining the village vitality.
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:	Circa 15 - 25

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:</p> <p>(Indicate the location of the access on the site map)</p>	<p>Whilst no additional technical evidence has been undertaken to support access proposals, it is unlikely that the existing vehicular access will be able to accommodate the necessary improvements required for a more intensive use. As such we recommend a new access is proposed off Barley Road along the northern boundary.</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 checked="" type="checkbox"/> (please give details) No: <input type="checkbox"/></p> <p>Details:</p>	<p>The site displays a slight decrease in gradient from east to west, however in topography terms this is not detrimental to the deliverability of the site.</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: The site is located within Flood Risk Zone 1; all of the site apart from the small existing vehicular access located outside of the conservation area and the site does not fall within any landscape or ecological designations.</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:</p>	<p>The site will have access to the following utilities:</p> <ul style="list-style-type: none"> - Mains water supply - Mains sewerage - Electrical supply - Gas supply - Landline telephone / broadband

H - Availability

When could the site become available for development?	Available now	Next 5 years	Next 6-10 years	10+ years
Please give your reasons:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Please choose the most appropriate category to indicate what level of market interest there is / has recently been on the site:	<p>The site is currently leased out on a rolling one year contract however it is soon to be marketed for acquisition or option agreement with the intention to develop.</p> <ul style="list-style-type: none"> <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 type="checkbox"/> Enquiries received <input checked="" type="checkbox"/> None <input type="checkbox"/> Don't know 			

<p>In your opinion, what is the market attractiveness of the site at the current time?</p>	<p>The site has the the potential to deliver a high quality residential scheme that can contribute to local housing need helping to sustain rural vitality.</p> <p>Whilst the site is located outside (but adjacent) to the settlement boundary, the site relates strongly to the exiting settlement with no ecological or landscape designations. Any concerns relating to the wider landscape and proximity to heritage assets will ne taken into consideration and mitigated through appropriate landscape strategy and buffer.</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>N/A</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>The site has not previously been promoted through the Local Plan Review process.</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: 2022</p> <p>Completed development: 2024</p> <p>Development period in years: 2</p>
<p>To the best of your knowledge, are there abnormal cost factors which could affect delivery of the site? (such as site preparation costs, infrastructure costs, demolition or ground conditions)..</p>	<p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> No</p>
<p>How could any issues be overcome?</p>	<p>N/A</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>N/A</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 C- Chelmsford Diocesan Board of Finance Letter of Deliverability



The Church of England
in Essex and East London
Diocese of Chelmsford

Diocesan Office, 53 New Street, Chelmsford, Essex CM1 1AT

Email: [REDACTED]
Tel: [REDACTED]

12 February 2020

TO WHOM IT MAY CONCERN

Re: Land at Barley Road, Great Chishill

This letter is to confirm that The Chelmsford Diocesan Board of Finance are the land owner of this site, and have given authority for Strutt & Parker to act on its behalf to promote this site through the Greater Cambridge Local Plan Issues and Options Consultation.

I can confirm that the site is available for development (i.e the site is not currently occupied or leased) and therefore is a viable option for allocation within the Local Plan.

Yours sincerely

[REDACTED]

Mrs Anna Franklin BA (Hons)
Property Support Manager

[REDACTED]

