

# 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](mailto:Planningpolicy@scambs.gov.uk) or [Planningpolicy@cambridge.gov.uk](mailto: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](http://www.scambs.gov.uk/gclpcallforsites) and [www.cambridge.gov.uk/gclpcallforsites](http://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/](http://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

<b>Name:</b> [REDACTED]	<b>Agent's name:</b> Ben Pridgeon
<b>Name of organisation:</b> (if applicable)	<b>Name of Agent's organisation:</b> Cheffins (if applicable)
<b>Address:</b> c/o agent	<b>Agent's Address:</b> Clifton House 1-2 Clifton Road CAMBRIDGE
<b>Postcode:</b>	<b>Postcode:</b> CB1 7EA
<b>Email:</b>	<b>Email:</b> [REDACTED]
<b>Tel:</b>	<b>Tel:</b> [REDACTED]

<b>Signature:</b>	<b>Date:</b> 25 March 2019
<i>If you are submitting the form electronically, no signature is required.</i>	

## B - Your status

<b>Status</b> (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)

<b>LANDOWNER 1:</b>
<b>Title:</b> [REDACTED] <b>First Name:</b> [REDACTED] <b>Last Name:</b> [REDACTED]
<b>Organisation</b> (if applicable):
<b>Address:</b> c/o agent

<b>Postcode:</b>	<b>Telephone Number:</b>	
<b>Email:</b>		
<b>LANDOWNER 2:</b>		
<b>Title:</b> ■■■	<b>First Name:</b> ■■■■	<b>Last Name:</b> ■■■■■■
<b>Organisation (if applicable):</b>		
<b>Address: c/o agent</b>		
<b>Postcode:</b>	<b>Telephone Number:</b>	
<b>Email:</b>		

<b>If you are not the landowner, please confirm the landowner(s) has been informed of this submission:</b>	<input checked="" type="checkbox"/> Yes	
	<input type="checkbox"/> No	
<b>Does the landowner(s) support the submission? If yes, please provide evidence of their support e.g. a letter.</b>	<input checked="" type="checkbox"/> Yes	
	<input type="checkbox"/> No	
	<input type="checkbox"/> Don't know	
<b>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.</b>	<input type="checkbox"/> Yes	
	<input checked="" type="checkbox"/> No	
<b>If necessary, please provide details of the person to be contacted to arrange access to the site or for an accompanied site visit:</b>		
<b>Title:</b> Mr	<b>First Name:</b> Ben	<b>Last Name:</b> Pridgeon
<b>Organisation (if applicable):</b> Cheffins		
<b>Address:</b> 1-2 Clifton Road, Cambridge		
<b>Postcode:</b> CB1 7EA	<b>Telephone Number:</b> ■■■■■■	
<b>Email:</b> ■■■■■■		

## D - Site details

<b>SITE DETAILS</b>
<b>Site location, address and post code:</b> Land west of Chapel Road, Great Eversden
<b>Site Area:</b> up to 2.5 in hectares
<b>Site Map:</b> 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.
<b>WITHOUT A MAP WE WILL NOT BE ABLE TO CONSIDER THE SITE</b>

## E - Current and recent land uses

<b>CURRENT AND MOST RECENT USE</b>	
<b>What is the current use of the site?</b>	<b>Agricultural/amenity land</b>
<b>If the site is developed but not currently in use, what was the last use of the site and when did it cease?</b>	<b>Not applicable</b>
<b>Please provide details of any relevant historic planning applications including application number if known</b>	<b>See supporting statement</b>
<b>Is the site previously developed land, greenfield or a mixture?</b>	<b>Greenfield</b>

## F - Proposed future uses

<b>Description of your proposed development:</b>	<b>Residential development of up to 20 dwellings (Area 1) or up to 50 dwellings (Area 2) and associated access/roads,public open space and planting/landscaping.</b>
<b>Please indicate which of these uses you consider suitable for the future use of the site or broad location:</b>	
<b>Use</b>	<b>Yes or No</b>
Market and affordable housing	<b>Yes</b>
Key worker housing	
Older persons housing	
Residential care home	
Student accommodation	

Custom or self build housing	<b>Yes</b>
Other forms of housing (please specify)	
Gypsy and traveller pitch	
Travelling showpeople pitch	
Employment (B1) office	
Employment (B1b) research and development	
Employment (B1c) light industrial	
Employment (B2) general industrial	
Employment (B8) storage and distribution	
Employment (other)	
<b>What accompanying uses are you proposing:</b>	
Schools and education	
Public open space	<b>Yes</b>
Community facilities	
Recreation and leisure	
Healthcare	
Hotel	
Retail	
Other	<b>Access, landscaping and parking</b>
Please describe any benefits to the local area that the development could provide:	See accompanying statement
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:	The number of units is indicative only and the landowner is flexible over the site capacity - See accompanying statement

## G - Suitability – site features and constraints

### Site features and constraints

<b>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:</b>	<b>Proposed mitigation</b> (please attach any available evidence such as studies or surveys)
<p><b>Site access</b>                      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><b>Details: Off Chapel Road</b></p> <p>(Indicate the location of the access on the site map)</p>	
<p><b>Physical constraints</b>                      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><b>Details: See accompanying statement</b></p>	
<p><b>Environmental constraints</b>                      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><b>Details: See accompanying statement</b></p>	

<p><b>Infrastructure</b></p> <p>Does the site have access to key utilities? Will provision need to be made or capacity created or reinforced to enable development? (mains water supply, mains sewerage, electricity supply, gas supply, broadband internet).</p> <p>Is the site crossed or adjacent to a key utility such as a pipeline or by pylons? (Indicate the location of the constraint on a map).</p> <p>Yes: <input type="checkbox"/> (please give details)      No: <input checked="" type="checkbox"/></p> <p><b>Details: See accompanying statement</b></p>	
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## H - Availability

When could the site become available for development?	Available now	Next 5 years	Next 6-10 years	10+ years
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Please give your reasons:</b>	<b>The site is within the ownership of the promoter - See accompanying statement</b>			
<b>Please choose the most appropriate category to indicate what level of market interest there is / has recently been on the site:</b>	<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			
<b>In your opinion, what is the market attractiveness of the site at the current time?</b>	<b>Very good - See accompanying statement</b>			
<b>Are there any legal / land ownership constraints on the site that might prohibit or delay development</b> (such as ransom strips, unresolved multiple ownerships, covenants or long tenancies)	<b>None known - See accompanying statement</b>			
<b>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.</b>	<b>Not applicable - See accompanying statement</b>			

## 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: <b>2021</b></p> <p>Completed development: <b>2026</b></p> <p>Development period in years: <b>05</b></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><b>Not applicable</b></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>No - See accompanying statement</p>

### Guidance Notes

A	Contact details	Please include details of the person who should be the main contact regarding the site if we have any queries.
C	Land ownership	If there are multiple owners provide details for them all on attached sheets.
D	Site details	Make sure that we can accurately locate the site and understand its boundaries. Do not assume we have as much local knowledge as you do.
F	Proposed future uses	If you have any evidence or studies to support your use preferences and site capacity estimates please provide a copy as an attachment.
G	Suitability	It would be helpful if you could provide details of proposed mitigations to overcome identified constraints.
H	Availability	Only select 'available now' if the site is vacant and unused and has no constraints on its development.

I	Deliverability	Please be as realistic as possible when estimating when development can start and be completed.
J	Viability	If you have any evidence or studies regarding the viability of the site please provide a copy as an attachment.

## Ben Pridgeon

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**From:** [REDACTED]  
**Sent:** 25 March 2019 09:18  
**To:** Ben Pridgeon  
**Cc:** [REDACTED]  
**Subject:** Call for site process for land at Eversden

Dear Ben,  
Re our telephone conversation this morning. Please accept this email as confirmation for you to act on our behalf re. Call for site process for our land at Chapel Road, Gt Eversden.

[REDACTED]

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This email has been scanned for spam & viruses. If you believe this email should have been stopped by Cheffins email filters, [click here](#) to report it.



Ordnance Survey © Crown Copyright 20 9 All rights reserved Licence number 00022432 Plotted Scale : 440

By email :  
[planningpolicy@scambs.gov.uk](mailto:planningpolicy@scambs.gov.uk)

Date: 25 March 2019

Dear Sir/Madam,

Reference: 019/35

## LAND WEST OF CHAPEL ROAD: REPRESENTATION ON BEHALF OF LANDOWNER

This Statement has been prepared by Cheffins on behalf of the landowner to promote and to the west of Chapel Road, Great Eversden, in the Council's capacity for a consultation. This is with a view to gaining an indication for residential development in the emerging Greater Cambridge Local Plan.

The total site area comprises 2.5 hectares and is shown on the site location plan, which accompanies this promotion. We have divided the site into two areas, in order to allow the Council flexibility, when assessing the site's suitability for development. The areas for development are shown as follows:

- Area 1 (Shown in red): Comprising 1 hectare;
- Area 2 (Shown in blue): Comprising 2.5 hectares.

The Council should assess the development potential of areas 1 and 2 separately. It could, for example, seek to allocate only area 1 for residential development, which may be more commensurate with the size of Great Eversden.

### Small and medium sites

Paragraph 68 of the National Planning Policy Framework (NPPF) states 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. To promote the development of a good mix of sites local planning authorities should, *inter alia*:

- identify, through the development plan and brownfield registers, and to accommodate at least 10% of the residential requirement on sites no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved;
- Work with developers to encourage the subdivision of large sites where this could help to speed up the delivery of homes.

In assessing this representation, the Council should give weight to the fact that they are required to allocate at least 10% of the residential requirements on sites no larger than 1 hectare in order that they can be delivered within five years, thereby making a positive contribution to the Council's five year housing and supply. Area 1, subject to this representation meets this criterion and would make an important contribution to meeting the Council's obligation to allocate small and medium sites for residential development in the emerging Local Plan.

### Sustainability

Great Eversden is classified as an inner village, within which development on a modest scale is acceptable. The Council's Services and Facilities Study identifies that the village contains a range of facilities and services, a number of which are within easy walking/cycling distance of the site. These facilities/services include the following:

- Bus service to/from Cambridge;
- Public house;

Partners:

M W Hamilton, W Weed, J Galloway, M Walshe, G M Claydon, N R Harris, W King, S J Lewis, C M Ashon, W Wether, M Woolner, M O'Leary, J A Sibley, M Jones, R Wreshaw, S C Gooderham, Goodsell King

- Village hall /community centre;
- Mobile library service.

Given the above, it can be said that Great Eversden is a sustainable location and is a sustainable village. As such, it is a suitable candidate for proportionate growth. Such growth would seek to accommodate people working in/around Great Eversden and the wider regions as well as providing a sound basis for safeguarding the range and viability of facilities and services in the village.

We consider that the site would promote the three objectives of sustainable development as set out in paragraph 8 of the NPPF:

- Economic development: The site is located in close proximity to Cambridge and would seek to promote economic growth in the village and wider region by providing housing where it is needed;
- Social development: Development at the site would provide a range of housing types, sizes and tenures which would meet the needs of local people and the burgeoning economy in the Cambridge region. The proposed development would provide affordable housing which would be advantageous to local people and the community and would provide a range of homes which would meet the needs of future and present generations;
- Environmental development: The proposed development would provide the opportunity for biodiversity enhancements at the site as well as open space.

Section C: Land ownership

The site is with family ownership, being owned by the following parties:



Section D: Site details

The site is located to the west of Chapel Road and is well defined by boundaries on all sides.

Section E: Recent and current land uses

The site comprises agricultural/amenity land.

Section F: Proposed future uses

The site is being promoted for residential use, to include an appropriate provision of affordable housing. This use would include land for access/roads, landscaping and public open space.

The benefits of the proposed development are wide ranging and will promote the social, economic and environmental objectives of the NPPF. The site is located in a sustainable location, adjacent to the existing development framework for Great Eversden and existing services and facilities. Development at the site would promote the delivery of housing and continued economic growth locally and in the region.

Partners:

MWHamilon d, W ee d, JG aw d, MWalsh e d, GMClaydon d, N RHarris d, WKing d, SJewis d, CM Ash on d, W epper d, MWoolner d, MOeck d, JASi d, M Jones d, RW reshwaer d, S CGooderham d, Goodsell King d

### *Site capacity*

The total developable site area is 2.5 hectares and we suggest a low density scheme which would reflect the character and setting of Great Eversden. We suggest a density of 20 dwellings per hectare, which equates to the following indicative site capacities:

- Area 1 (1 hectare): Up to 20 dwellings;
- Area 2 (2.5 hectares): Up to 50 dwellings.

The figures shown above are indicative only and the Council should seek to assess them, using their own standard methodology and assessment of site specific constraints/opportunities. It may be, for example, with Area 2, that the site is allocated for a lower number of dwellings but includes a larger area of public open space and area for landscaping/planting.

The stated capacity would allow for access, public open space and landscaping/planting. We suggest that any policy relating to residential allocation at the site, makes clear that lower density development is appropriate and that the precise capacity should be determined by a masterplan exercise.

### Sect on G: Su tab ty Site features and constraints

There are no significant constraints at the site, which could prevent residential development being delivered. We have outlined other constraints which may need to be considered when developing the site.

#### *Access*

Access to/from the site would be taken from Chape Road, as shown on the site location plan. This is an adopted road. The road is straight at the point of access and it is not considered that there would be any issues associated with visibility at a new junction, to serve the development. As such, we do not consider the proposed development would have an impact on highway safety.

#### *Affordable housing*

The proposed development would seek to deliver 40% affordable dwellings. This should be given significant weight in assessing this site representation, particularly given the need for affordable dwellings in villages and rural areas.

#### *Biodiversity*

The site comprises agricultural/amenity land and is unlikely to contain any features of particular ecological interest. An Ecological Assessment would be undertaken as part of any planning application.

#### *Contaminated land*

The site comprises agricultural/amenity land. Given this use, we do not consider that the site would include any significant element of contamination.

#### *Flood risk and drainage*

The site is in Flood Zone 1, which is at the lowest risk of flooding. As such, residential development is appropriate in this location. Any planning application would be accompanied by a Drainage Strategy which would outline how surface and foul water would be managed.

#### Partners:

MWHamil on d, W ee d, JG aw d, MWalsh e d, GMClaydon d, N RHarris d, W King d, S J ewis d, CM Ash on d, W epper d, MWoolner d, MO eck d, JAS i d, M Jones d, RW reshwa er d, S C Gooderham d, Goodsell King d

### *Heritage*

The site is not located in a conservation area nor would it impact on any listed buildings. Any development at the site may need to be accompanied by an archaeological assessment, but there is no reason to believe that this could limit or prevent development at the site.

### *Landscape impact*

The site is well located to the existing development framework/urban edge of Great Eversden and comprises a well defined, natural development between Chape Road and the brook to the west. The site is well defined by existing boundaries but is also defined by built development to the north. Any development (both for areas 1 and 2) would include an area of public open space and landscaping/planting on its northern boundary. This would mitigate any impact on the open countryside and Green Belt to the north.

The inset plan for Great Eversden, plan associated with the Local Plan, shows an 'important Countryside Frontage' along part of the south eastern boundary of the village. Policy NH/13 (important Countryside Frontage) of the adopted Local Plan states that such frontages are defined where and with a strong countryside character either penetrates or sweeps into the built up area providing a significant connection between the street scene and the surrounding rural area or provides an important rural break between two nearby but detached parts of a development framework.

Whilst such a designation does not preclude development, it may limit it. Given the presence of the Frontage, we consider that Great Eversden should grow on its northern limits where such a designation is absent. Given that part of the site is enclosed on its north eastern boundary, by 7, Chape Road, we consider that this limits the openness of the site and as such, provides a logical location to facilitate proportionate growth in the village.

### *Noise*

There are no significant sources of noise nearby and it is not considered that development at the site would be limited by such considerations.

### *Services and utilities*

The site is located adjacent to the existing development framework for Great Eversden and it is considered that connections could be made to existing services including electricity, gas, sewerage, telecommunications and water.

### *Public rights of way*

There is a public footpath which passes east west through the site. This could be accommodated with public open space which formed part of any development at the site.

### *Topography*

The site is flat with no significant changes in levels. This means that development would not be prevented in whole or part.

### *Trees*

There are no trees within the site which could prohibit development in part or whole.

#### Partners:

M W Hamilton, W Weed, J Galloway, M Walshe, G M Claydon, N R Harris, W King, S J Lewis, C M Ashon, W Wether, M Woolner, M O'Leary, J A Sibley, M Jones, R Wreshwaer, S C Gooderham, Goodsell King

### Section H: Availability

The site is within the ownership of the promoter who is actively promoting it for residential development. Therefore, it is available for development now.

We consider that Great Eversden is an attractive place to live and has a buoyant housing market. As such, we consider that a developer could easily be found to develop the site.

We are not aware of any legal constraints which could delay or prohibit development.

### Section I: Deliverability

The Council should be mindful of its obligation to identify 10% of its housing allocations on land no greater than 1 hectare. Given its size and that the site is within the ownership of the promoter, it is considered that development at the site could be delivered within five years. This would make a positive contribution to the Council's five year housing and supply and meet the Council's obligation under paragraph 68 of the NPPF.

The site comprises greenfield and there are no constraints at the site which could prohibit development within this time period.

### Section J: Viability

The site comprises greenfield and there are no constraints at the site which could impact on viability. The housing market in villages around Cambridge is particularly buoyant and we have no reason to think that development at the site (including an element of affordable housing) would not be viable.

### Section K: Supporting evidence

We have attached the following plans/documents to this representation, which we trust will inform the assessment of the site's suitability for development:

1. Site location plan (Land subject to this representation);
2. Site constraints plan (produced from the Council's online mapping);
3. Food Zone map;
4. Council Services and Facilities Study;

### Conclusion

We consider that the site is suitable for residential development and can be delivered within five years as it is available, deliverable and developable. The site forms a logical extension to Great Eversden and is considered to be a sustainable development. The proposed development is of a proportionate size in relation to the existing village and as such, could be delivered within five years. This would make a positive contribution to the Council's five year housing and supply figures. Given its proximity to Cambridge it will deliver significant economic, social and environmental benefits and would promote the presumption in favour of sustainable development, as set out in the NPPF. We therefore commend this representation to the Council.

Please do not hesitate to contact us if you have any questions or would like to discuss this representation further.

Partners:

M W Hamilton, W Wee, J Galloway, M Walsh, G M Claydon, N R Harris, W King, S J Lewis, C M Ashon, W Wether, M Woolner, M O'Leary, J A Sidi, M Jones, R Wreshwar, S C Gooderham, Goodsell King

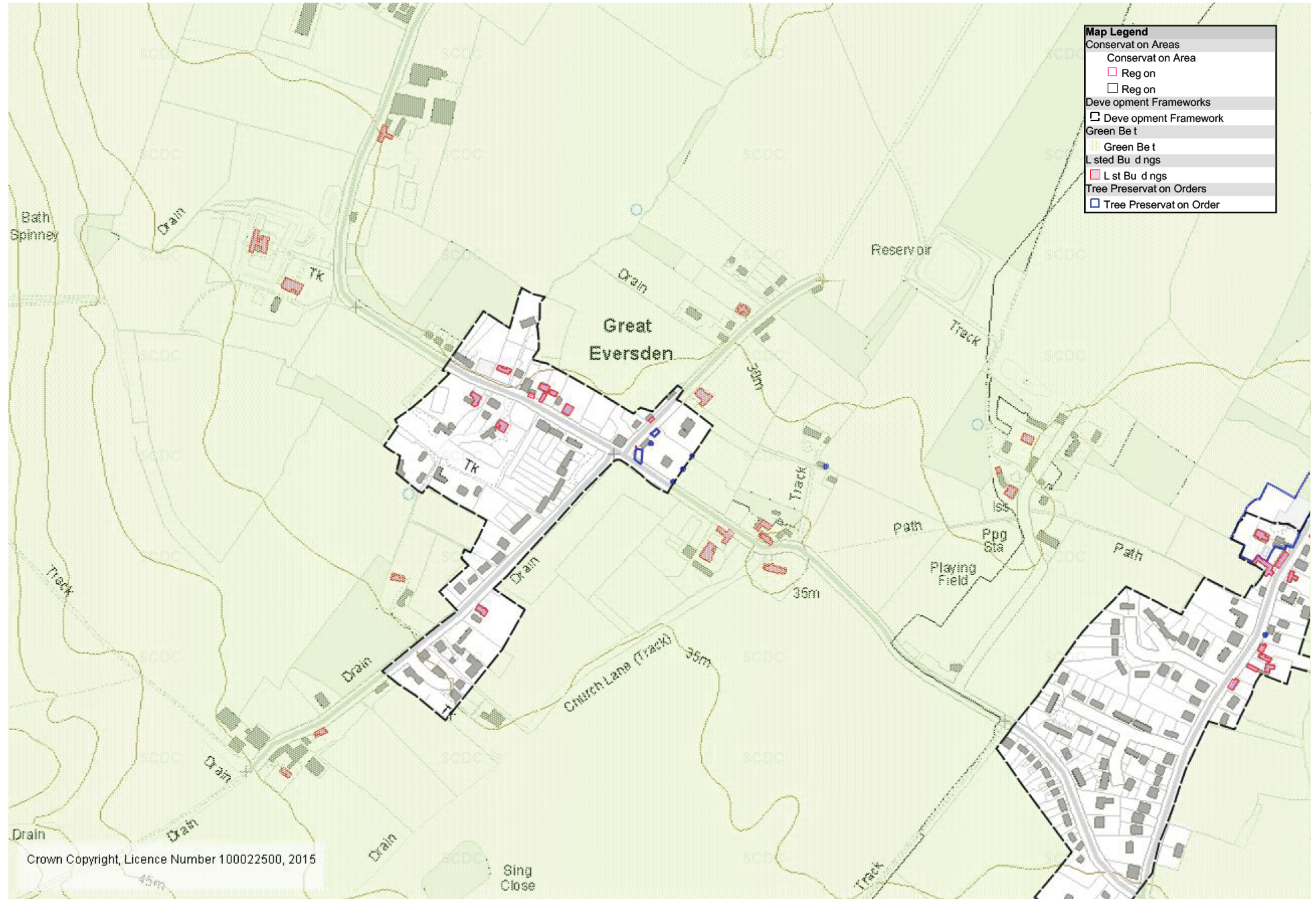
Yours sincerely,

Ben Pridgeon MRTPI  
Associate  
For and on behalf of Cheffins

Partners:

M W Hamilton, W Lee, J Galloway, M Walshe, G M Claydon, N R Harris, W King, S J Lewis, C M Ashon, W Pepper, M Woolner, M O'Leary, J A Sibley, M Jones, R Wreshwiler, S C Gooderham, Goodsell King

# Great Eversden



Crown Copyright, Licence Number 100022500, 2015



South  
Cambridgeshire  
District Council

0 m      200 m      400 m

Scale 1 : 5000



04-Jul-2018

# Flood map for planning

Your reference  
**Chapel Road**

Location (easting/northing)  
**536462/253634**

Created  
**3 Jul 2018 12:23**

**Your selected location is in flood zone 1, an area with a low probability of flooding.**

## **This means:**

- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems

## **Notes**

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

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<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

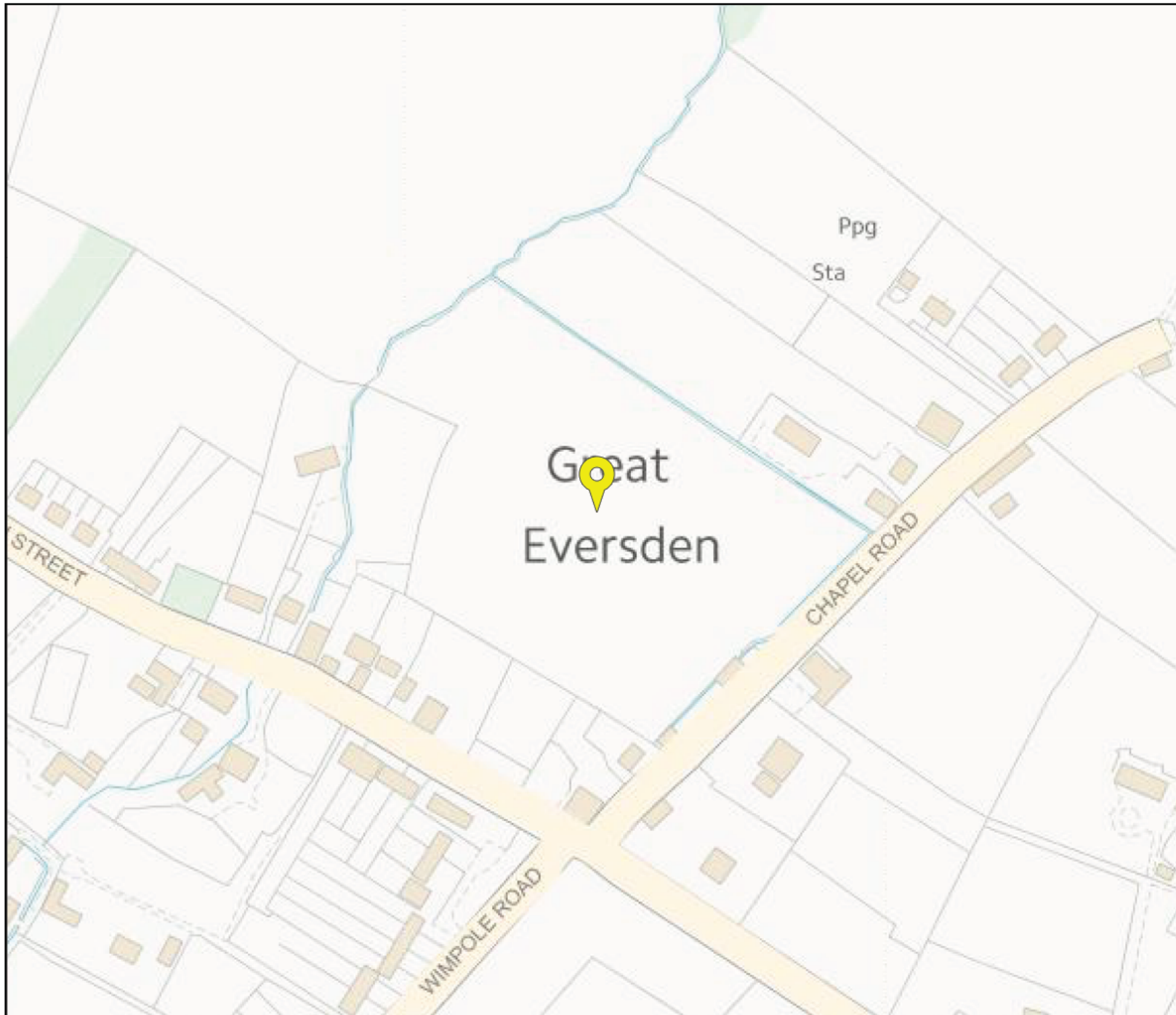
### Flood map for planning




Your reference  
**Chapel Road**

Location (easting/northing)  
**536462/253634**

Scale  
**1:2500**

Created  
**3 Jul 2018 12:23**



-  Selected point
-  Flood zone 3
-  Flood zone 3: areas benefiting from flood defences
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Flood storage area



# Map Key: Services & Facilities Study March 2014



Area Outside Parish Boundary




Area Outside SCDC Boundary

## Transport

### Bus Service

 10 Minute Service

 Less Than Hourly Service

 20 Minute Service

 1 Day Service

 Bus Stop

 30 Minute Service


 *Babraham Park & Ride (7A Service)*


 Guided Bus Stop

 Hourly Service


 Guided Busway

### Cycle Routes

 Off Road Segregated

 On Road Recommended Route (Unsigned)

 Signed On Road Recommended Route

 Off road Unsegregated

 Pavement segregated

 On Road Cycle Lane

 Pavement Unsegregated

### Train Service

 Train Line

 Train Station

### Recreation


 Allotments

 Community Orchard

 Outdoor Sport

 Burial Ground

 Informal Open Space

 Childrens Formal Playspace

 Informal Playspace

### Services & Facilities

 Food Store


#### Education

#### Other Services & Facilities

 General Practitioner

 Primary School

 Community Facility

 Library (inc. Access Points)

 Secondary School

 Education

 Mobile Library Stop

#### Emergency Services

 Health Care

 Post Office

 Fire Station

 Shopping & Retail

 Sports Centre

 Police Station

 Other Service / Facility

 Village Hall / Community Centre

# Great Eversden

## Settlement Size

Settlement Category	
Adopted LDF Core Strategy (2007)	Proposed Submission Local Plan (2013)
Infill Village	Infill Village

Source: South Cambridgeshire District Council

Population (mid-2012 estimate)	Dwelling Stock (mid-2012 estimate)
240	100

Source: Cambridgeshire County Council

## Transport

### Bus Service:

#### A) Summary Bus Service

Cambridge / Market Town	Monday – Friday Frequency	Saturday Frequency	Sunday Frequency
To / From Cambridge	2 Buses	2 Buses	No Service

#### B) Detailed Bus Service

Monday - Friday					
Cambridge / Market Town	Service	7:00-9:29	9:30-16:29	16:30-18:59	19:00-23:00
To Cambridge	18A	1 Bus	No Service	No Service	No Service
	75	No Service	1 Bus	No Service	No Service
From Cambridge	18A	No Service	No Service	1 Bus	No Service
	75	No Service	1 Bus	1 Bus	No Service

Saturday					
Cambridge / Market Town	Service	7:00-9:29	9:30-16:29	16:30-18:59	19:00-23:00
To Cambridge	18A	1 Bus	No Service	No Service	No Service
	75	No Service	1 Bus	No Service	No Service
From Cambridge	18A	No Service	No Service	1 Bus	No Service
	75	No Service	1 Bus	No Service	No Service

<b>Sunday</b>		
<b>Cambridge / Market Town</b>	<b>Service</b>	<b>9:00-18:00</b>
To Cambridge	18A	No Service
	75	No Service
From Cambridge	18A	No Service
	75	No Service

### C) Journey Duration

<b>Cambridge / Market Town</b>	<b>Service</b>	<b>Timetabled Journey Time</b>	<b>Bus Stops</b>
To / From Cambridge	18A	39 / 35 Minutes	Great Eversden, Wimpole Road – Cambridge, Drummer Street
	75	16 / 40 Minutes	Great Eversden, Wimpole Road – Cambridge, Drummer Street

Source: Cambridgeshire County Council

### Cycle Route Links:

<b>Cycle Route</b>
There are no dedicated cycle links connected to Great Eversden.

Source: Cambridgeshire County Council

### Services

<b>Education</b>
<b>Secondary School (catchment)</b>
Great Eversden does not contain a secondary school but is located within the catchment area for Comberton Village College, Comberton
<b>Primary School (Catchment)</b>
Great Eversden does not contain a primary school but is located within the catchment area for Meridian Primary School, Comberton

Source: Cambridgeshire County Council

<b>Emergency Services</b>
There are no emergency services based in Great Eversden.

Source: Cambridgeshire Constabulary & Cambridgeshire Fire & Rescue

<b>General Practitioner</b>
There is no general practitioner based in Great Eversden.

Source: NHS

<b>Library</b>
There is no library service based in Great Eversden.

<b>Mobile Library Service</b>				
<b>Location</b>	<b>Day</b>	<b>Frequency</b>	<b>Arrive</b>	<b>Depart</b>
Old Post Office	2 <sup>nd</sup> Thursday	Monthly	11:50	12:05

Source: Cambridgeshire County Council

### **Shopping**

<b>Food Store(s)</b>
There are no food stores based in Great Eversden.

Source: South Cambridgeshire District Council & Eversden Parish Council

<b>Post Office</b>
There is no post office service based in Great Eversden.

Source: Post Office / Royal Mail

<b>Other Services &amp; Facilities</b>	
<b>Other Service / Facility</b>	<b>Address</b>
Public House	The Hoops, 2 High Street, Great Eversden

Source: South Cambridgeshire District Council & Eversden Parish Council

### **Village Hall / Community Centre**

<b>Village Hall / Community Centre</b>	
<b>Address</b>	<b>Information</b>
Eversden Village Hall, 4 Chapel Road, Great Eversden	<u>Facilities</u> <ul style="list-style-type: none"> <li>• Main Hall (120 sqm)</li> <li>• Meeting Room</li> <li>• Kitchen</li> <li>• Toilets</li> <li>• Storage Space</li> <li>• Temporary Stage</li> </ul>

Source: South Cambridgeshire District Council

### **Recreation**

<b>Sports Centre</b>
There is no sports centre in Great Eversden.

<b>Children's Equipped Play Area</b>
There are no children's equipped play areas in Great Eversden.

<b>Outdoor Sport</b>
There are no outdoor sport areas in Great Eversden.

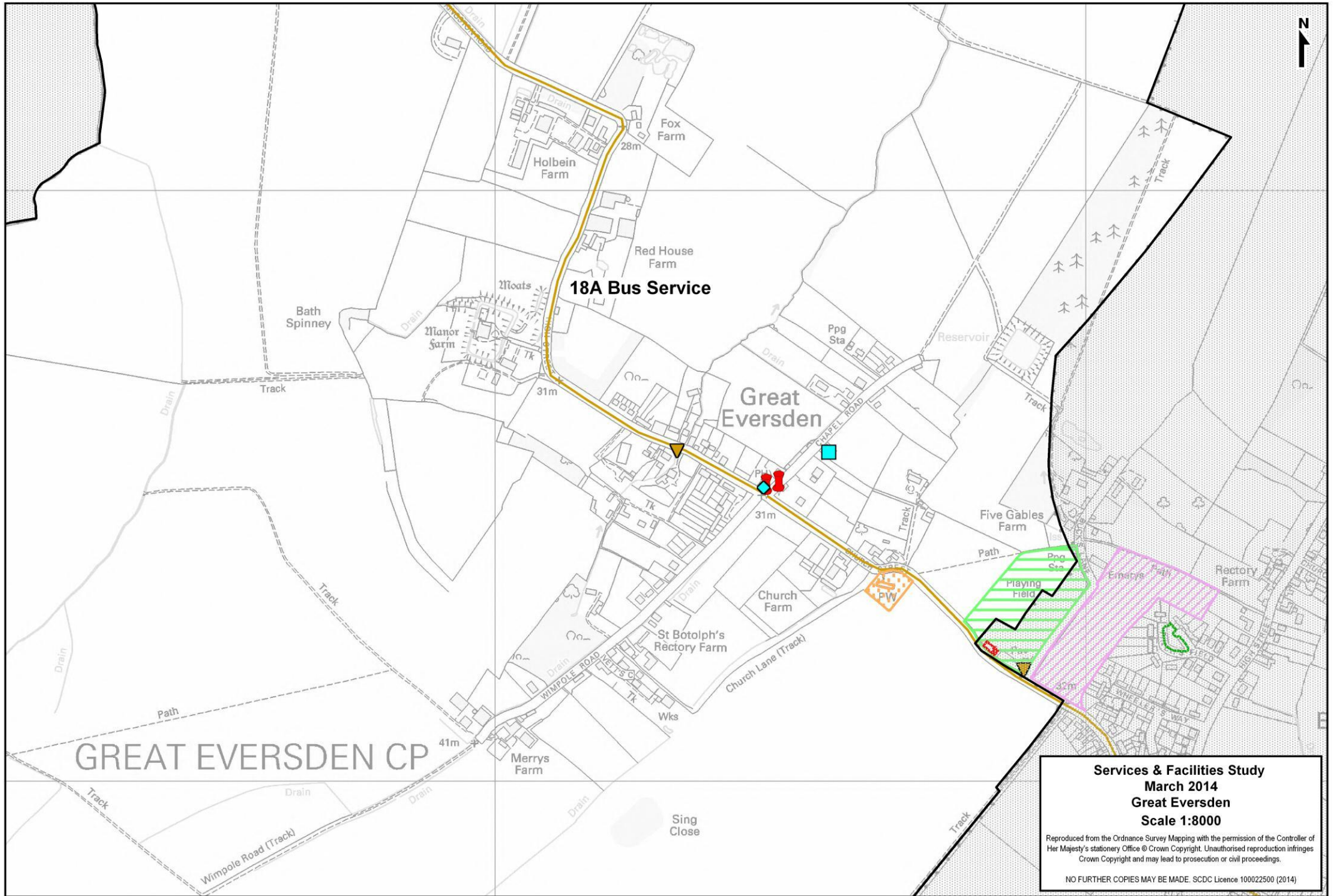
<b>Informal Open Space</b>
There are no informal open space areas in Great Eversden.

<b>Allotments</b>
There are no allotments in Great Eversden.

Source: South Cambridgeshire District Council Recreation Study (July 2013)

<b>Community Orchard</b>
There are no community orchards in Great Eversden.

Source: South Cambridgeshire District Council



**Services & Facilities Study**  
**March 2014**  
**Great Eversden**  
**Scale 1:8000**

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