

# 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/qclpcallforsites](http://www.scambs.gov.uk/qclpcallforsites) and [www.cambridge.gov.uk/qclpcallforsites](http://www.cambridge.gov.uk/qclpcallforsites)

#### **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> [REDACTED]
<b>Name of organisation:</b> The R.J. Driver Trust (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> 19 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>	<b>First Name:</b>	<b>Last Name:</b>
<b>Organisation</b> (if applicable): Trustees of the R.J. Driver Trust		
<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:</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> ■■■	<b>First Name:</b> ■■■	<b>Last Name:</b> ■■■■■■
<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 at Common Lane, Sawston
<b>Site Area:</b> 1 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 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>Not applicable</b>
<b>Is the site previously developed land, greenfield or a mixture?</b>	<b>Greenfield land</b>

## F - Proposed future uses

<b>Description of your proposed development:</b>	<b>Erection of approximately 20 dwellings to include access and 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	
Community facilities	
Recreation and leisure	
Healthcare	
Hotel	
Retail	
Other	
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:	See accompanying statement

## G - Suitability – site features and constraints

### Site features and constraints

<p><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></p>	<p><b>Proposed mitigation</b> (please attach any available evidence such as studies or surveys)</p>
<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><b>Yes:</b> <input checked="" type="checkbox"/> (please give details)      <b>No:</b> <input type="checkbox"/></p> <p><b>Details: Off Common Lane</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><b>Yes:</b> <input type="checkbox"/> (please give details)      <b>No:</b> <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><b>Yes:</b> <input type="checkbox"/> (please give details)      <b>No:</b> <input checked="" type="checkbox"/></p> <p><b>Details: See accompanying statement</b></p>	

<p><b>Infrastructure</b>  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>2020</b></p> <p>Completed development: <b>2025</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><b>No - See accompanying statement</b></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:** 19 February 2019 10:13  
**To:** [REDACTED]  
**Subject:** FW: RJ DRIVER RETAINED LAND

[REDACTED] BA, BPI, MRTPI, C Env  
Director of Planning

[REDACTED] [REDACTED] [REDACTED]  
**cheffins.co.uk**

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Clifton House, 1-2 Clifton Road, Cambridge, CB1 7EA  
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**From:** [REDACTED]  
**Sent:** 01 February 2019 09:20  
**To:** [REDACTED]  
**Subject:** RJ DRIVER RETAINED LAND

Dear [REDACTED]

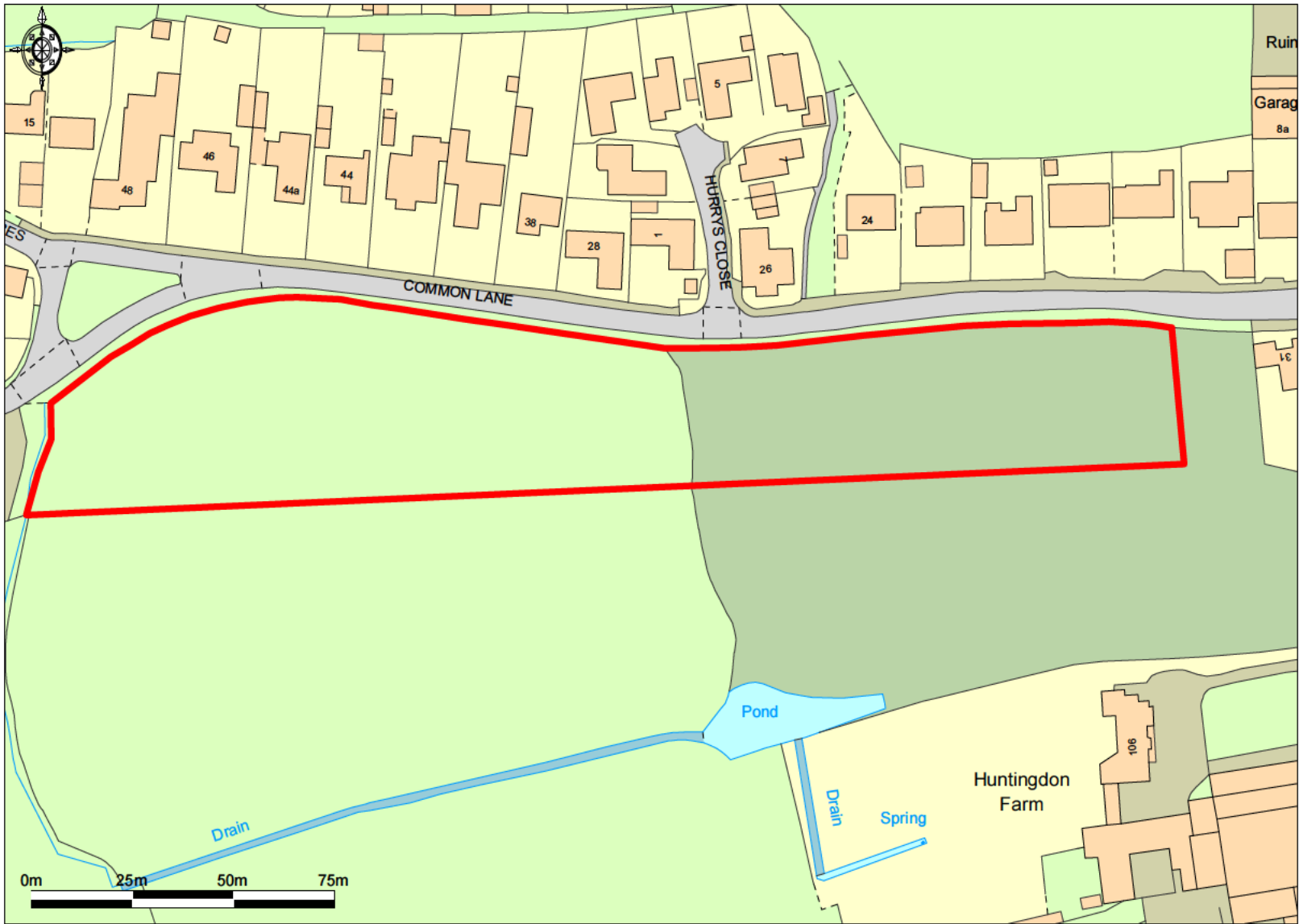
We sent a letter out to the beneficiaries request their instructions and they would like for you to promote the retained land.

Regards

[REDACTED]  
Sent from [Mail](#) for Windows 10

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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.



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Cambridge Planning, Clifton House, 1-2 Clifton Road, Cambridge, CB1 7EA  
T 01223 271997 E [planning@cheffins.co.uk](mailto:planning@cheffins.co.uk) F 01223 271961  
[cheffins.co.uk](http://cheffins.co.uk)

Date: 19 March 2019

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

Reference: 019 12

Dear Sir/Madam,

## LAND SOUTH OF COMMON LANE: REPRESENTATION ON BEHALF R.J. DRIVER TRUST

### Introduction

This Statement has been prepared by Cheffins on behalf of the R.J. Driver Trust to promote land to the south of Common Lane, Sawston in the Council's call for sites consultation. This is with a view to gaining an allocation for residential development in the emerging Greater Cambridge Local Plan. The location of the site is shown on the site location plan, which accompanies this representation.

### Section C: Land ownership

The site is solely owned by the promoter.

### Section D: Site details

The site is located to the south of Common Lane, Sawston, adjacent to the existing development framework for the village. The location of the site is shown on the site location plan, which accompanies this representation.

The site comprises 1.23 hectares of agricultural land.

The site is located in the Cambridge Green Belt and any allocation for residential use at the site would have the effect of removing the site from the Green Belt.

### Section E: Recent and current land uses

The site comprises agricultural/greenfield land.

### Section F: Proposed future uses

The site is being promoted for residential use, which could include appropriate provision of affordable housing and self build plots. Depending on the layout of any development, 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 National Planning Policy Framework. The site is located in a highly sustainable location, adjacent to existing services and facilities and will seek to promote the delivery of housing and continued economic growth in the region.

### *Site capacity*

The total site area is 1.23 hectares which could accommodate approximately 20 dwellings across the site frontage. We note that some of the western portion of the site is partly in Flood Zone 3, which could preclude development on this part of the site. However, development of the eastern part of the site could deliver approximately ten dwellings along the site frontage, which would mirror the linear form on the northern side of Common Lane.

#### Partners:

M W Hamilton Ltd, E W Lee Ltd, J G L Law Ltd, M Walshe Ltd, P G M Claydon Ltd, N R Harris Ltd, W King Ltd, S J Lewis Ltd, C M B Ashton Ltd,  
W E Pepper Ltd, P M Woolner Ltd, M O Peck Ltd, J A Stiff Ltd, M B Jones Ltd, R W Freshwater Ltd, S P C Gooderham Ltd, B Goodsell King Ltd

## Section G: Suitability Site features and constraints

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

### *Access*

Vehicular access to/from the site would be taken over Common Lane. This highway is a no through road and is restricted in its width at the junction of High Street. This may limit the capacity of development along Common Lane, although there is no reason to believe that it could prevent development altogether.

### *Biodiversity*

The site is an arable field and in itself, does not appear to have any biodiversity value. This would be subject to an assessment as part of any planning application and any development at the site would have the potential to enhance biodiversity at and adjacent to the site.

### *Contaminated land*

The site comprises greenfield land, which is unlikely to be contaminated.

### *Flood risk and drainage*

The eastern portion of the site is located in Flood Zone 1, which is at the lowest risk of flooding. As such, residential development is appropriate in this location. Part of the western portion of the site is located in Flood Zone 3 which may preclude development from part of this portion. Any planning application would be accompanied by a Drainage Strategy which would outline how surface and foul water would be managed.

### *Heritage*

The site is located adjacent to Sawston Conservation Area with a Grade II Listed building to the south (Huntingdon Farmhouse; 1128036). Any development at the site would need to ensure that the character and setting of these heritage assets is not unduly impacted. However, given the distance between the site and these assets, this is not considered to be an insurmountable issue. 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 defined on its north, eastern and western boundaries, although the southern boundary is undefined at the current time. Nevertheless, development at the site would mirror the existing development on the southern side of Common Lane adjacent to the High Street and would form a logical extension to this built form. Much of the site is enclosed in nature at the current time and it is not considered that development on all or some of the site would impact on the Green belt and wider countryside.

#### Partners:

M W Hamilton Ltd, E W Lee Ltd, J G L Law Ltd, M Walshe Ltd, P G M Claydon Ltd, N R Harris Ltd, W King Ltd, S J Lewis Ltd, C M B Ashton Ltd, W E Pepper Ltd, P M Woolner Ltd, M O Peck Ltd, J A Stiff Ltd, M B Jones Ltd, R W Freshwater Ltd, S P C Gooderham Ltd, B Goodsell King Ltd

### *Public rights of way*

The site is crossed by a public footpath, which could be formally diverted as part of any development at the site.

### *Services and utilities*

The site is located adjacent to the existing development framework for Sawston and it is considered that connections can be made to existing services including electricity, gas, sewerage, telecommunications and water. The site is not crossed by pylons/telegraph poles and we do not believe that the site is crossed by a pipeline or similar.

### *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 a number of Tree Preservation Orders to the south of the site, bounding Huntingdon Farm (Order 8/67). However, these are located at some distance from the site any any development would not impact on them.

### Section H: Availability

The site is within the sole ownership of the R.J. Driver Trust who is actively promoting it for residential development. Therefore, it is available for development now.

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

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

### Section I: Deliverability

The site is within the sole ownership of the promoter and it is considered that development at the site could be delivered within five years. The site is greenfield land and there are no constraints at the site which could prohibit delivery within this time period.

### Section J: Viability

Given the character and nature of the site, we do not consider that there would be any issues associated with viability or deliverability of the site.

### 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. Flood Zone map.

#### Partners:

M W Hamilton Ltd, E W Lee Ltd, J G L Law Ltd, M Walshe Ltd, P G M Claydon Ltd, N R Harris Ltd, W King Ltd, S J Lewis Ltd, C M B Ashton Ltd, W E Pepper Ltd, P M Woolner Ltd, M O Peck Ltd, J A Stiff Ltd, M B Jones Ltd, R W Freshwater Ltd, S P C Gooderham Ltd, B Goodsell King Ltd

## Conclusion

We consider that the site is suitable for residential development that can be delivered within five years. It is a logical extension to Sawston, in a sustainable location and is both viable and deliverable. We therefore commend this representation to the Council.

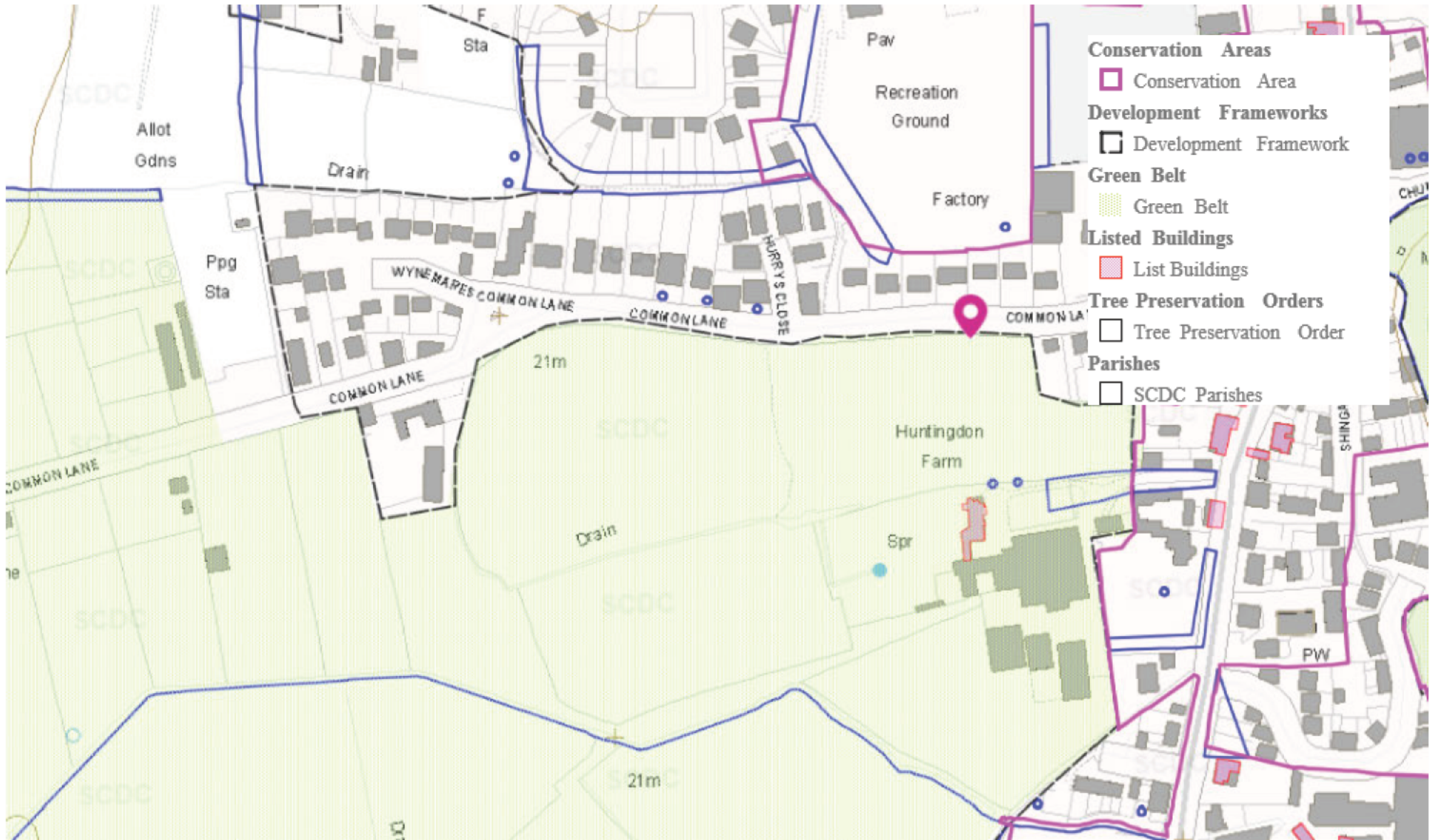
Please do not hesitate to contact us if you have any questions or would like to discuss this representation further.

Yours sincerely,

  
Associate  
For and on behalf of Cheffins

Partners:

M W Hamilton Ltd, E W Lee Ltd, J G L Law Ltd, M Walshe Ltd, P G M Claydon Ltd, N R Harris Ltd, W King Ltd, S J Lewis Ltd, C M B Ashton Ltd, W E Pepper Ltd, P M Woolner Ltd, M O Peck Ltd, J A Stiff Ltd, M B Jones Ltd, R W Freshwater Ltd, S P C Gooderham Ltd, B Goodsell King Ltd



South  
Cambridgeshire  
District Council

50 m

**NORTH**  
27-Feb-2019

# Flood map for planning

Your reference  
**Common Lane**

Location (easting/northing)  
**548444/249147**

Created  
**26 Feb 2019 9:07**

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

## **This means:**

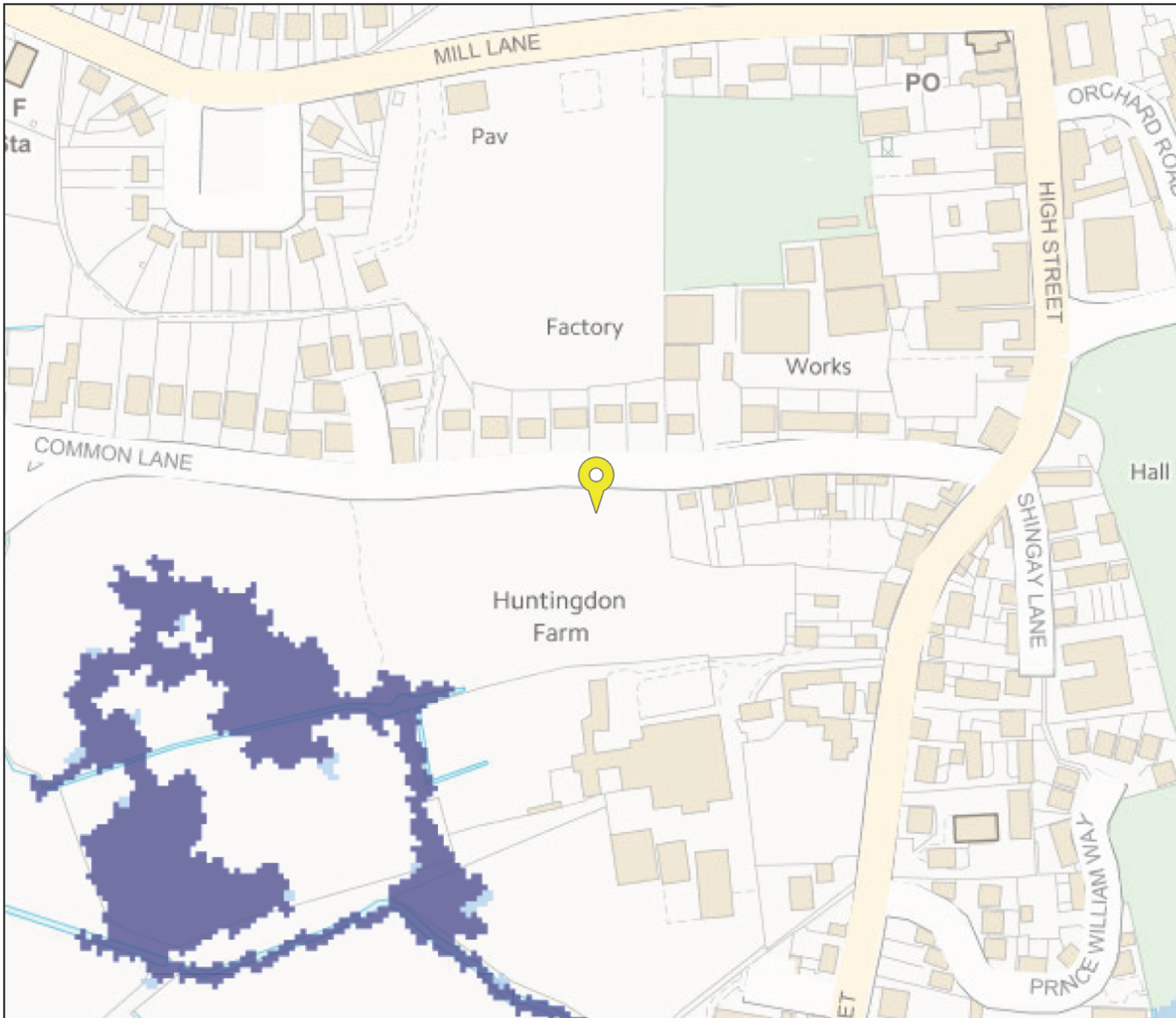
- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage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

The Open Government Licence sets out the terms and conditions for using government data.  
<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>




**Flood map for planning**

Your reference  
**Common Lane**

Location (easting/northing)  
**548444/249147**

Scale  
**1:2500**

Created  
**26 Feb 2019 9:07**

-  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

