

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

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

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

Please tick: Yes No

Disclaimer

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

For office use only
Response number:

Date received:

A - Contact Details

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

Signature:	Date: 18 March 2019
<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: [REDACTED] First Name: [REDACTED] Last Name: [REDACTED]
Organisation (if applicable):
Address: c/o agent

Postcode:	Telephone Number:
Email:	
LANDOWNER 2:	
Title: [REDACTED]	First Name: [REDACTED] Last Name: [REDACTED]
Organisation (if applicable): c/o agent	
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: Ben Last Name: Pridgeon	
Organisation (if applicable): Cheffins	
Address: 1-2 Clifton Road, Cambridge	
Postcode: CB1 7EA	Telephone Number: [REDACTED]
Email: [REDACTED]	

D - Site details

SITE DETAILS
Site location, address and post code: TEMPORARY SITE COMPOUND, LAND AT BOXWORTH ROAD, SWAVESEY
Site Area: 9 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?	Temporary compound for A14 upgrade scheme
If the site is developed but not currently in use, what was the last use of the site and when did it cease?	Not applicable
Please provide details of any relevant historic planning applications including application number if known	Not applicable
Is the site previously developed land, greenfield or a mixture?	Majority brownfield, but some greenfield land

F - Proposed future uses

Description of your proposed development:	Erection of buildings for B1/B8 use to include access, landscaping, parking and associated 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	
Key worker housing	
Older persons housing	
Residential care home	

Student accommodation	
Custom or self build housing	
Other forms of housing (please specify)	
Gypsy and traveller pitch	
Travelling showpeople pitch	
Employment (B1) office	Yes
Employment (B1b) research and development	Yes
Employment (B1c) light industrial	Yes
Employment (B2) general industrial	
Employment (B8) storage and distribution	Yes
Employment (other)	There are opportunities fore retail and motor-related uses
What accompanying uses are you proposing:	
Schools and education	
Public open space	Yes
Community facilities	
Recreation and leisure	
Healthcare	
Hotel	
Retail	
Other	Access, landscaping and parking
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>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: Off Boxworth Roadt</p> <p>(Indicate the location of the access on the site map)</p>	
<p>Physical constraints Are there any slopes, significant changes in ground levels or unstable ground on the site which could constrain its development in whole or part?</p> <p>Yes: <input type="checkbox"/> (please give details) No: <input checked="" type="checkbox"/></p> <p>Details: See accompanying statement</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: See accompanying statement</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 type="checkbox"/> (please give details) No: <input checked="" type="checkbox"/></p> <p>Details: See accompanying statement</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"/>
Please give your reasons:	The site is within the ownership of the promoter - See accompanying statement			
Please choose the most appropriate category to indicate what level of market interest there is / has recently been on the site:	<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			
In your opinion, what is the market attractiveness of the site at the current time?	Very good - See accompanying statement			
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)	None known - See accompanying statement			
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.	Not applicable - See accompanying statement			

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: 2020</p> <p>Completed development: 2025</p> <p>Development period in years: 05</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>Not applicable</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

From: Ian Smith
Sent: 28 February 2019 15:02
To: Ben Pridgeon
Subject: FW: A14 Compound Site

IAN SMITH BA, BPI, MRTPI, C Env
Director of Planning

■ [REDACTED] ■ [REDACTED] ■ [REDACTED]
cheffins.co.uk

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From: Philip Woolner
Sent: 28 February 2019 09:25
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: A14 Compound Site

[REDACTED]
Thank you very much for your email.

I will ask Ian or one of his team to start the planning promotion work should they liaise with you as the main point of contact?

Kind regards,

Philip

PHILIP WOOLNER MA (Oxon) MRICS
Director, Managing Partner

■ [REDACTED] ■ [REDACTED]
cheffins.co.uk

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From: MELANIE SADLER [REDACTED]
Sent: 28 February 2019 08:16
To: Philip Woolner [REDACTED]
Cc: Giles Turton [REDACTED]
Subject: A14 Compound Site

Dear Philip

Thank you for your letter received this week and summary, which my sisters and I have considered. We felt confident after our meeting with you and felt that you addressed all the matters concerned with such an opportunity the A14 has presented to us and so we would very much like you to proceed in this matter and are happy with your fixed fee.

Please do not hesitate to contact us if you require any information to enable you to respond to the Local Authority on our behalf.


Melanie Sadler

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Cambridge Planning, Clifton House, 1-2 Clifton Road, Cambridge, CB1 7EA
T 01223 271997 E planning@cheffins.co.uk F 01223 271961
cheffins.co.uk

By email:
planningpolicy@scambs.gov.uk

Date: 15 March 2019

Dear Sir/Madam,

Reference: 019 20

LAND WEST OF BOXWORTH ROAD: REPRESENTATION ON BEHALF OF LANDOWNER

This Statement has been prepared by Cheffins on behalf of the landowners to promote land to the west of Boxworth Road, in the Council's call for sites consultation. This is with a view to gaining an allocation for employment development in the emerging Greater Cambridge Local Plan. The site is shown on the site location plan, which accompanies this promotion.

Site context

The site currently comprises the main compound for the A14 upgrade scheme and comprises 7.90 hectares of land. The site comprises a mixture of uses including site offices, parking, storage, maintenance, concrete batching and balancing ponds. Much of the site is given over to hard standing and maintenance buildings. The site is fully services with water, sewerage, electricity and broadband.

Under the Development Consent Order for the A14 upgrade scheme and the agreement between the landowner and the Highways Agency, the land would be restored to agricultural land once the scheme was completed and the site no longer required. Prior to restoration, we consider that the site would comprise previously developed ('brownfield') land and the Council should give weight to this fact in assessing the suitability for development.

The area to the north of the site would be used for local access roads, junctions and balancing ponds and once complete, the site would essentially be hard up against the A14.

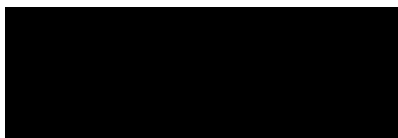
Extent of promotion

This document promotes the current compound site for employment uses. However, we have proposed three levels of development in order that the size and extent of development at the site can retain some flexibility. The Council should assess all three sizes/extents, which are shown on the site location plan. These comprise the following:

- Option 1: Site outlined in green comprising 5.06 hectares of land;
- Option 2: Site outlined in red comprising extent of current compound and comprising 7.90 hectares of land;
- Option 3: Site outlined in blue comprising 9.13 hectares of land.

Section C: Land ownership

All the land proposed under options 1 3 is within family ownership, with ownership equally divided between the following parties:



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 D: Site details

The site is located to the west of Boxworth Road, in the vicinity of Cambridge services. The location of the site is shown on the site location plan, which accompanies this representation. The compound site comprises 7.90 hectares.

Section E: Recent and current land uses

The site comprises the main compound for the A14 upgrade scheme. The site comprises a mixture of uses including site offices, parking, storage, maintenance, concrete batching and balancing ponds. The area to the north of the site would be used for local access roads, junctions and balancing ponds and once complete, the site would essentially be hard up against the A14.

Section F: Proposed future uses

The site is being promoted for employment uses. This would include the following uses:

- B1 (Business Offices, research and development of products and processes, light industry appropriate in a residential area);
- B8 (Storage or distribution);

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 well located in an accessible location adjacent to the A14 and adjacent to existing employment uses as Buckingham Business Park to the north of the A14. The site would also comprise the development of brownfield land which is encouraged by the National Planning Policy Framework.

Site capacity

Development at the site is likely to mimic the Buckingham Business Park, with development of units comprising the following floor areas:

- 1,858 square metres (20,000 square feet);
- 2,787 square metres (30,000 square feet);
- 4,645 square metres (50,000 square feet).

The buildings themselves would cover perhaps 50% of the site area with the remainder being given over to parking, delivery yards, landscaping, infrastructure and access. Therefore, the maximum net developable area for employment buildings, could be approximately 4.5 hectares or 45,000 square metres (484,375 square feet) of B1/B8 floor space.

We have included some images of Buckingham Business Park which give an indicative view of the likely scale of development at the site.

Section G: Suitability Site features and constraints

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

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

Access

Access to/from the site could be taken from Boxworth Road which is straight at the point of access. As such, it is not considered that there would be any issues associated with visibility at a new junction, to serve the development. Access could be built to a standard to accommodate cars and larger vehicles.

Biodiversity

The site comprises developed land and whilst it could be considered to be brownfield land, the development/infrastructure at the site is new and any biodiversity interest at the site is likely to have been lost/reduced through its development. Any development for employment use at the site would seek to restore and encourage biodiversity interest.

Contaminated land

The site comprises previously developed land, although given that it has been developed recently, contaminated land at the site is unlikely to be an issue. Activities at the site are well managed and monitored and any spillages or environmental events would have been promptly managed and mitigated.

Flood risk and drainage

The site is in Flood Zone 1, which is at the lowest risk of flooding. 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 not located adjacent to any heritage assets, including Listed buildings or conservation areas, which could restrict the scope and extent of development at the site. Development of the site for the compound is likely to have been subject to an archaeological investigation and any items/features of archaeological interest are likely to have been removed or destroyed during construction. As such, we do not consider that an archaeological investigation would be required, or indeed possible, prior to development of the site for employment uses.

Landscape impact

The landscape adjacent to the site is comparatively flat and is dominated by the compound and development to the north of the A14 at Buckingham Business Park. This is in addition to Cambridge services to the east and the A14 itself and associated junction adjacent to the site. The area to the north of the site would be used for local access roads, junctions and balancing ponds and once complete, the site would essentially be hard up against the A14. The temporary nature of the compound means that there is no landscaping at the site. Any development at the site would include landscaping within the site and along its boundaries. This would mean that it could be assimilated into the wider landscape.

Noise

The site is located at a reasonable distance from the A14 itself and it is not considered that noise from this source would prevent development at the site. Areas adjacent to the road could be used for noise mitigation and planting etc. Any planning application for employment use at the site would be subject to a Noise Impact Assessment.

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

Services and utilities

The site is fully serviced at the current time. This includes electricity, sewerage, telecommunications and water infrastructure

Public rights of way

There are no public rights of way across or adjacent to 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.

Section H: Availability

The site is within family ownership which is actively promoting it for employment development. Therefore, it is available for development now. We are not aware of any legal constraints which could delay or prohibit development at the site.

Section I: Deliverability

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

Section J: Viability

The site is well located and highly accessible, and we believe that employment development at the site would be of interest to a number of commercial developers, particularly as the site is fully serviced. This would attract a premium price from prospective developers. As such, we consider that employment development at the site would 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. Extract plan showing extent of A14 upgrade scheme and location of existing compound
3. Site constraints plan (produced from the Council's online mapping);
4. Flood Zone map;
5. Indicative illustrations of employment units which could be delivered at the site¹.

Conclusion

We consider that the site is suitable for B1/B8 employment development and can be delivered within five years. The site is well located and is likely to attract considerable interest from commercial developers. We therefore commend this representation to the Council.

¹ Taken from <http://www.buckingwaybp.co.uk>

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

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

Yours sincerely,

Ben Pridgeon MRTPI
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

