

# 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> Daniella Kilsby-Steele
<b>Name of organisation:</b> (if applicable)	<b>Name of Agent's organisation:</b> (if applicable) Bidwells
<b>Address:</b> [REDACTED]	<b>Agent's Address:</b> Bidwells Trumpington Road Cambridge
<b>Postcode:</b> [REDACTED]	<b>Postcode:</b> CB2 9LD
<b>Email:</b> [REDACTED]	<b>Email:</b> [REDACTED]
<b>Tel:</b> [REDACTED]	<b>Tel:</b> [REDACTED]

<b>Signature:</b> Daniella Kilsby-Steele	<b>Date:</b> 15/3/19
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*If you are submitting the form electronically, no signature is required.*

## B - Your status

<b>Status</b> (please tick all that apply):	
<input type="checkbox"/> Landowner	<input type="checkbox"/> Developer
<input checked="" type="checkbox"/> Land Agent	<input type="checkbox"/> Registered Provider (Housing Association)
<input type="checkbox"/> Planning Consultant	<input type="checkbox"/> Other, please indicate:

## C - Land Ownership

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

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

Address: [REDACTED]	
Postcode: [REDACTED]	Telephone Number: [REDACTED]
Email: [REDACTED]	
<b>LANDOWNER 2:</b>	
Title:	First Name: Last Name:
Organisation (if applicable):	
Address:	
Postcode:	Telephone Number:
Email:	

If you are not the landowner, please confirm the landowner(s) has been informed of this submission:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Does the landowner(s) support the submission? If yes, please provide evidence of their support e.g. a letter.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't know
Are there any issues that would prevent officers of the Council undertaking a site visit unaccompanied? A site visit may be required to enable a full assessment of the site. Site visits will be conducted unaccompanied wherever possible.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If necessary, please provide details of the person to be contacted to arrange access to the site or for an accompanied site visit:	
Title: Miss First Name: Daniella Last Name: Kilsby-Steele	
Organisation (if applicable): Bidwells	
Address: Bidwells, Trumpington Road, Cambridge	
Postcode: CB2 9LD	Telephone Number: [REDACTED]
Email: [REDACTED]	

## D - Site details

<b>SITE DETAILS</b>
Site location, address and post code: The Drift, Harston, South Cambridgeshire, Cambridgeshire, East of England (nearest postcode CB22 7NG)
Site Area: 44.73 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?	Horse grazing and farmland
If the site is developed but not currently in use, what was the last use of the site and when did it cease?	n/a
Please provide details of any relevant historic planning applications including application number if known	None
Is the site previously developed land, greenfield or a mixture?	Greenfield

### F - Proposed future uses

Description of your proposed development:	Residential development in two phases: Phase 1 (12.477 ha) depicted by the red hatching on the plan. Phase 2 (32.253 ha) is shown hatched green.
Please indicate which of these uses you consider suitable for the future use of the site or broad location:	
Use	Yes or No
Market and affordable housing	Yes
Key worker housing	Yes

Older persons housing	<b>Yes</b>
Residential care home	<b>Yes</b>
Student accommodation	
Custom or self build housing	
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	<b>Yes</b>
Public open space	<b>Yes</b>
Community facilities	<b>Yes</b>
Recreation and leisure	<b>Yes</b>
Healthcare	<b>Yes</b>
Hotel	
Retail	
Other	
Please describe any benefits to the local area that the development could provide:	A mixture of housing and accompanying uses which will help support the local area.
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:	Of the 44.73ha available, we believe 55% could be developed for residential use. At a housing density of 35 houses per ha we are proposing 860 houses.  Phase 1 - c. 240 houses  Phase 2 - c. 620 houses

## 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>Yes: <input checked="" type="checkbox"/> (please give details)      No: <input type="checkbox"/></p> <p><b>Details: Existing field accesses shown on the map with blue arrows. These would need to be upgraded to an adopted standard if the site is developed. It should be noted that the existing western access also serves as a Public Right of Way (REF: 116/4).</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:</b></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?

Yes:  (please give details)

No:

**Details: The site benefits from being at a low risk of flooding (Flood Zone 1) and has adequate drainage.**

**It is unknown as to whether the land is contaminated. Any future planning application would be accompanied by a Phase 1 Contamination Assessment, which would assess the likelihood of contamination and recommend remediation measures (if necessary).**

**A non-designated nature reserve bounds a portion of the site to the south-west. Appropriate landscape buffering will be considered in this location in order to ensure minimal impact on the biodiversity found within the nature reserve.**

**A number of trees are located on either side of the western access route through the site. Woodland is located in the southern portion of the site. It is inevitable that some of the trees on-site will be required to be removed in order to facilitate the development. However, it is anticipated that the majority of the woodland will be retained in order to serve as a public space for future occupiers. In addition, given that a Public Right of Way (REF: 116/4) runs alongside the western access route through the site and intersects the railway line to the south, there is an opportunity to create a pedestrianised greenway and thus improve the quality of the footpath.**

**Four Grade II listed buildings are located opposite the site's western access: Yew Tree Cottage; Park House Stables; Coach House and Stable Block to North of Park House; and Park House. It should be noted, however, that these listed buildings are set back from the public highway and are obscured by extensive vegetation. Views into the site from the listed buildings and vice-versa are therefore limited. Consequently, it is considered that the development of the site would not result in a significant impact on the setting and character of the listed buildings.**

**A railway line bounds the site's southern boundary. Any future planning application for development of this part of the site would be accompanied by a Noise Assessment. It is likely that the built environment would need to be set back from the railway line, in order to minimise the potential adverse impact on residential amenity.**

<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 checked="" type="checkbox"/> (please give details)      No: <input checked="" type="checkbox"/></p> <p><b>Details: The site does not currently have access to key utilities, other than the existing drainage network (although it is anticipated that this will need to be upgraded in order to facilitate the development).</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
Please give your reasons:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Please choose the most appropriate category to indicate what level of market interest there is / has recently been on the site:	<p><b>Farm management agreement requires six months notice to terminate.</b></p> <p><b>The horse grazing licences can be terminated with one month's notice.</b></p> <p> <input type="checkbox"/> Site owned by a developer  <input type="checkbox"/> Site is being marketed  <input type="checkbox"/> Site is under option by a developer  <input checked="" type="checkbox"/> Enquiries received  <input type="checkbox"/> None  <input type="checkbox"/> Don't know </p>			
In your opinion, what is the market attractiveness of the site at the current time?	<b>Good access, adjacent to the existing settlement, close to Cambridge, available in the short term, and all constraints are considered to be minor and/or easily overcome</b>			
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)	<b>No</b>			
If the site has been allocated for development in previous Local Plans and	n/a			

remains undeveloped or has a record of unimplemented planning permissions please provide the reasons why.	
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## I - Deliverability

Please indicate the likely year when the proposed development will begin to deliver completed buildings, and the year when the development is likely to be completed.	Start of delivery: <b>2022</b> Completed development: <b>2028</b> Development period in years: <b>6</b>
To the best of your knowledge, are there abnormal cost factors which could affect delivery of the site? (such as site preparation costs, infrastructure costs, demolition or ground conditions)..	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
How could any issues be overcome?	See 'G - suitability - site features and constraints.

## J - Viability

Do you consider that the site is currently viable for its proposed development taking into account any and all current planning policy considerations and known development costs associated with the site?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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## K - Supporting evidence

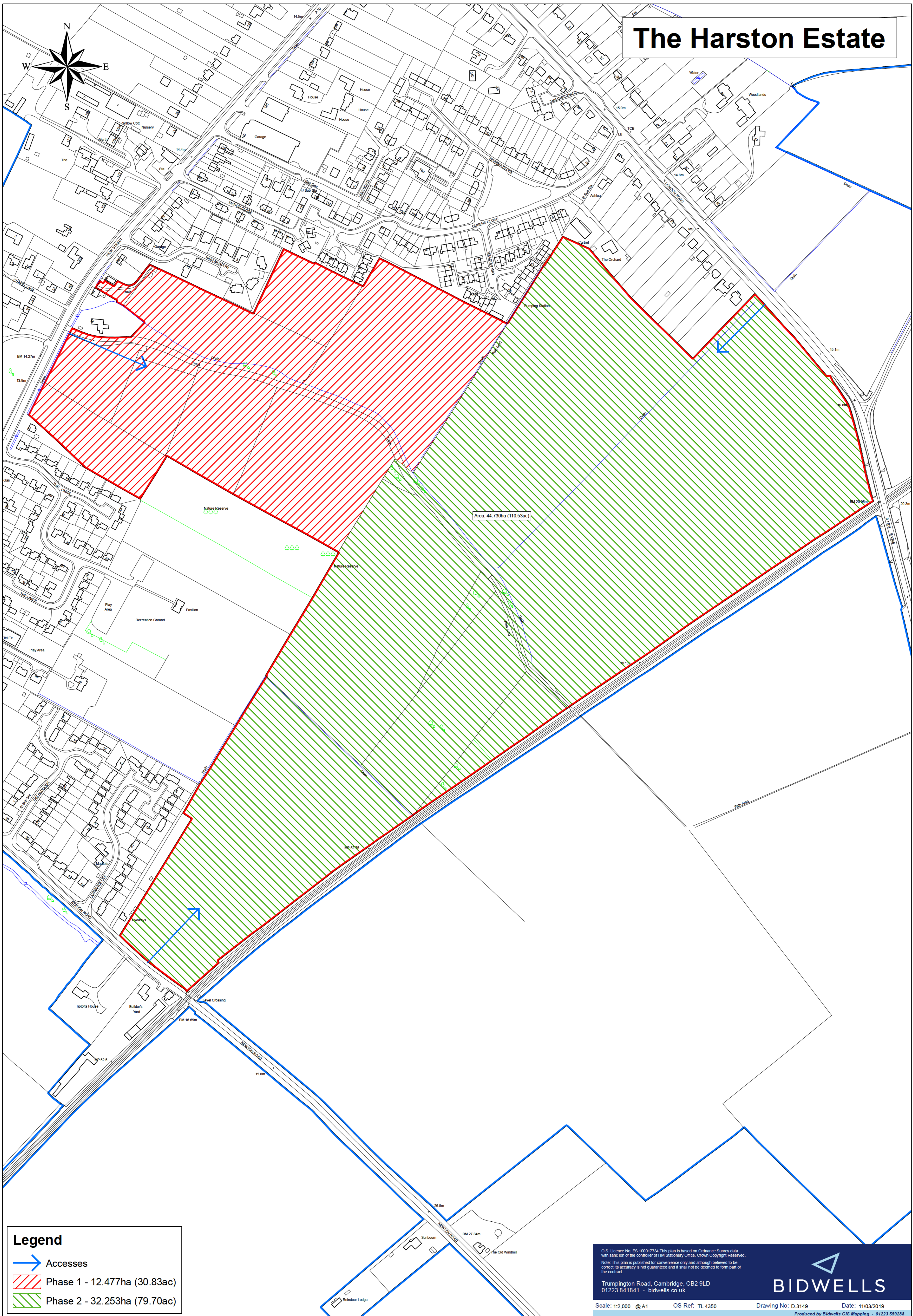
Is there any other factual information regarding the site that we should be aware of?
All mentioned above

### 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.

# The Harston Estate



**Legend**

- Accesses
- Phase 1 - 12.477ha (30.83ac)
- Phase 2 - 32.253ha (79.70ac)

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Trumpington Road, Cambridge, CB2 9LD  
01223 841841 - bidwells.co.uk



**From:** [REDACTED]  
**To:** [Daniella Kilsby-Steele](#)  
**Subject:** Re: The Drift Land - Call for Sites  
**Date:** 14 March 2019 18:33:45

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Dear Daniella

I am content. Please go ahead.

Yours

[REDACTED]

On 14 Mar 2019, at 13:24, Daniella Kilsby-Steele [REDACTED]

[REDACTED] te:

Dear [REDACTED]

Please can you confirm by reply of this email that you are happy for us to submit the documents attached for the South Cambs Call for Sites?

Kind regards

Daniella



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**Daniella Kilsby-Steele**  
Associate, Rural

[REDACTED] | [bidwells.co.uk](http://bidwells.co.uk)



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**From:** Daniella Kilsby-Steele  
**Sent:** 12 March 2019 15:36  
**To:** [REDACTED]  
**Subject:** The Drift Land - Call for Sites

Dear [REDACTED]

As discussed, and for when you return, please find attached a draft Call for Site Application Form for The Drift Land at Harston accompanied by the relevant plan.

I have discussed the site with our Planning Team, and they believe that the area put forward on the plan, in two phases, is the best way to proceed. They have also reviewed the application form in full.

I would be grateful if you can review the form and plan and let me know if you would like me to make any amendments. As per Section C of the form, we will also need you to confirm in writing (email is fine) that you support the submission.

I look forward to hearing from you.

Kind regards

Daniella



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**Daniella Kilsby-Steele**  
Associate, Rural

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<Greater Cambridgeshire - Call for Sites Form DRAFT.docx><Harston Call for Sites Plan 2019 - with blue lines, areas and phases.pdf>