

**Land at Ely Road, Milton
Greater Cambridge Local Plan Call for Sites**

Submission on behalf of Lancashire Industrial
and Commercial Services

March 2019

Turley

Contents

1.	Introduction	3
2.	Site Context	4
3.	Site Features and Constraints	7
4.	Green Belt	8
5.	Other Considerations	12
6.	Deliverability	14
7.	Summary	15
8.	Conclusion	16

Appendix 1: Response Form

Appendix 2: Site Plan

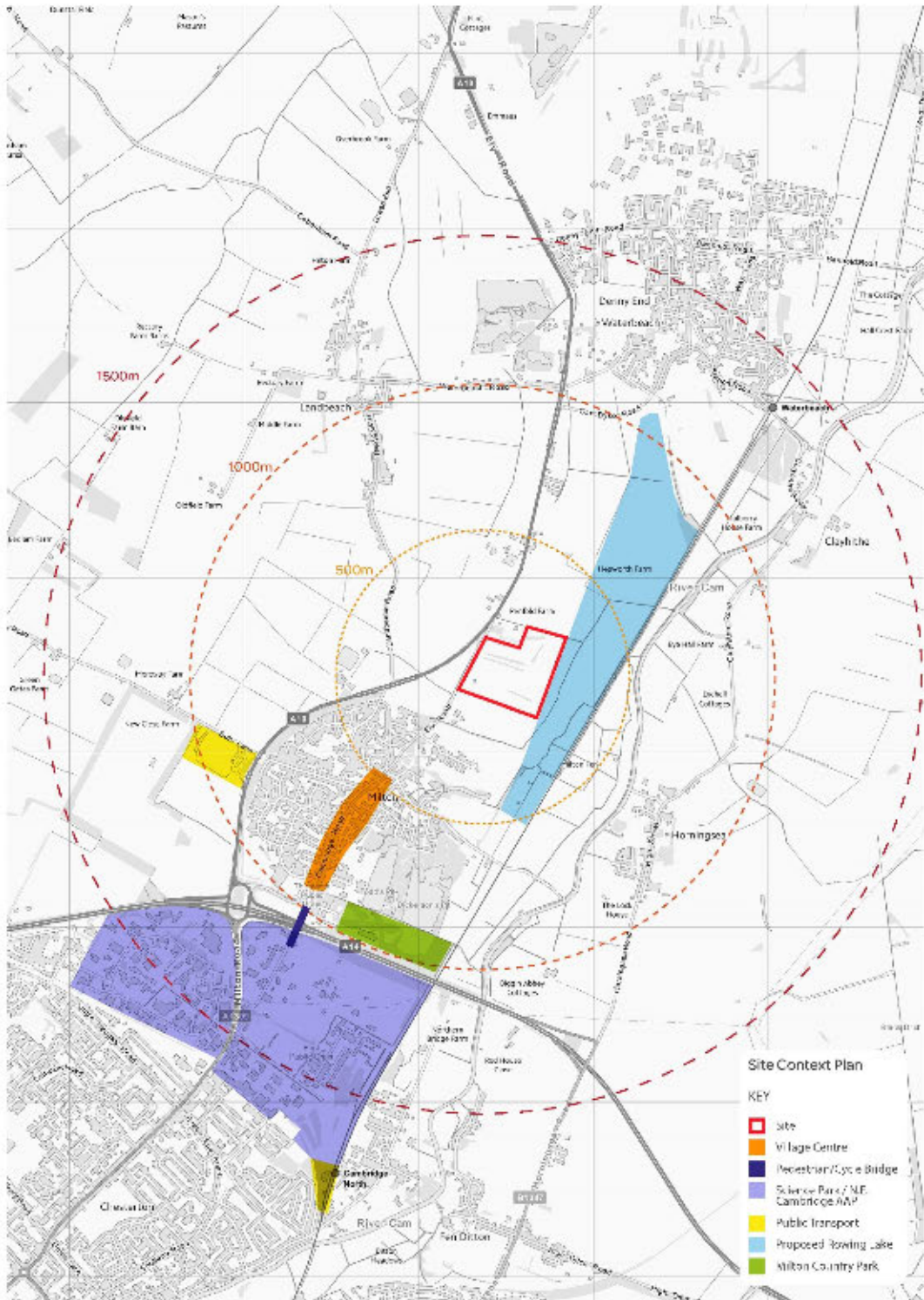
1. Introduction

- 1.1 This report supports the application by Lancashire Industrial and Commercial Services Ltd (LICS), the site owners, to allocate their land north of Milton (the Site) for development. This response is made to the 'Call for Sites' being undertaken as part of the Strategic Housing and Economic Land Availability Assessment for the forthcoming Greater Cambridge Local Plan.
- 1.2 This report sets out the reasons why the allocation of the Site for development will assist in meeting the need for housing and employment land and should therefore be allocated in the next Local Plan.
- 1.3 A completed Response Form is provided as Appendix 1.

2. Site Context

- 2.1 The Site is located on the east side of Ely Road, some 1km to the north of the centre of Milton and in total is some 14 hectares in area. A site Plan is attached as Appendix 2.
- 2.2 The site has a direct and straight frontage to Ely Road of some 300m which includes an existing vehicular access without any obstacles to visibility. It is currently in use as a 'foot-golf' course and has a parking area and a building originally granted consent pursuant to a planning permission for a golf practice centre.
- 2.3 In terms of the district settlement hierarchy, Milton is designated as a 'Minor Rural Centre' which is a recognition that it is well provided with local facilities. The Council's Services and Facilities Study (March 2013) noted that Milton benefits from the following services and facilities:
- A population (mid 2102 estimate) of some 4660 people;
 - A housing stock of 1940 dwellings;
 - A primary school;
 - A Doctors Surgery;
 - A supermarket and 3 other food stores;
 - A range of other retail uses, including a florist and health and beauty salons;
 - A range of other local services, including ATMs, car sales and servicing and building society;
 - 3 public houses;
 - 3 takeaways;
 - A post office;
 - A village hall / community centre;
 - A recreation ground;
 - A country park;
 - A number of children's play areas;
 - Informal open spaces; and
 - Allotments
- 2.4 Over 70 businesses (excluding any within the Science Park south of the A14) are listed on the Parish Council website.
- 2.5 In terms of access, Milton is well served by:
- A regular bus service north to Ely and south to Cambridge;
 - The recently opened 'Cambridge North station with access to Cambridge and then stations to London to the south and to King's Lynn to the north;
 - The Park and Ride site which can easily be reached on foot; and
 - Cycle and pedestrian links, including via a dedicated bridge over the A14 to the Science Park.
- 2.6 The village is highly accessible and is linked by a pedestrian and cycle bridge over the A14 to the Cambridge Science and business park. The site is some 1.0km from a Park and Ride site which gives direct access to the Science Park, the area covered by the North

East Cambridge Area Action Plan and the Centre of Cambridge and will be within about 1.75km of Cambridge North Railway Station. Regular bus services serve the village linking it to Cambridge city centre to the south and Ely to the north, including the Guided Bus which has stops at the Science Park and Cambridge North Station.



Site context plan

- 2.7 The Site has planning permission (under S/2103/01/F) for use as a 'Golf Practice Centre including Club House, Par 3 Golf Course, Shop/Office, Car Park, Access and Bridle Path/Pedestrian Link to Rowing Lake and Park'.
- 2.8 There is an extant permission for a clubhouse on the one acre of land adjacent to the car park.
- 2.9 The site is adjacent to the location of the proposed rowing lake. Although the planning application for the rowing lake development was recently withdrawn, the Trust which is promoting the rowing lake development remains active and a revised proposal may be submitted.

3. Site Features and Constraints

3.1 In terms of the specific questions within the 'Call for Sites' questionnaire:

- There is an existing vehicular access serving the site;
- There are no topographical or other physical constraints (e.g. significant changes in level) that would constrain development;
- The whole site is within Flood Zone 1;
- There is no known land contamination or other abnormal site conditions;
- The site is not within or adjacent to any site of wildlife importance ;
- There are no listed buildings within or immediately adjacent to the site;
- The site is not within or immediately adjacent to a conservation area;
- The site has access to key utilities and there are no known issues related to capacity that would constrain development; and
- The site is not crossed by pipelines or overhead pylons.

3.2 In terms of other site specific matters:

- The site is within a Minerals Safeguarding Area – for sand and gravel, although this is not considered to be a constraint on development.
- There is a wayleave in favour of Eastern Electricity, but again this is not considered to be a constraint on development.

3.3 Although the site is currently within the Green Belt, implicit in the proposed allocation of this site for development is the need to review and amend the Green Belt boundary. The National Planning Policy Framework (the Framework) is clear that any alterations to Green Belt boundaries should be fully evidenced and justified through the preparation of a Local Plan (paragraph 136). When reviewing Green Belt boundaries the need to promote sustainable patterns of development should be taken into account (paragraph 138).

3.4 The Cambridge Green Belt has been subject to a number of recent studies, and it is considered likely that a further review will be necessary as part of the emerging Greater Cambridge Local Plan.

4. Green Belt

- 4.1 The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. The Framework states (paragraph 134) that Green Belt serves five purposes:
- (a) to check the unrestricted sprawl of large built-up areas;
 - (b) to prevent neighbouring towns merging into one another;
 - (c) to assist in safeguarding the countryside from encroachment;
 - (d) to preserve the setting and special character of historic towns; and
 - (e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 4.2 The adopted South Cambridgeshire Local Plan states (paragraph 2.30) the established purposes of the Cambridge Green Belt are to:
- Preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre;
 - Maintain and enhance the quality of its setting; and
 - Prevent communities in the environs of Cambridge from merging into one another and with the city.
- 4.3 It then states that factors which define the special character of Cambridge and its setting, which include:
- Key views of Cambridge from the surrounding countryside;
 - A soft green edge to the city;
 - A distinctive urban edge;
 - Green corridors penetrating into the city;
 - Designated sites and other features contributing positively to the character of the landscape setting;
 - The distribution, physical separation, setting, scale and character of Green Belt villages; and
 - A landscape that retains a strong rural character.
- 4.4 Although a review of the Cambridge Green Belt was undertaken in 2012 and again in 2016, the area north of the A14 was not included in these reviews. The most recent study of the Green Belt that covers this Site dates from 2002 (Cambridge Green Belt Study, LDA, 2002). This describes the Site as being within an area defined as '*rural land within the Green Belt*' (Plan 'townscape and landscape analysis') and in terms of its

‘townscape and landscape role is within very large area defined as ‘outer rural areas of the Green Belt. These areas are described as ‘areas of landscape from which distinct views of the city are scarce or absent. The function of this landscape is in providing a backdrop to views of the city, and in providing a setting for approaches to connective, supportive and distinctive areas of townscape and landscape’.

- 4.5 On the plan ‘Special Qualities to be safeguarded the Site is within a very large area defined as ‘Rural Land’ and on the plan ‘A vision of Cambridge’ the Site is with the ‘Outer Green Belt’ with the objective to *‘maintain and enhance the quality of the open, rural landscape, the diversity of character and the qualities of views, approaches and villages. Improve access and recreational facilities’.*
- 4.6 In respect of the ‘Outer Green Belt the study concludes (page 66) that they *‘play a lesser role in contributing to the distinctiveness of Cambridge and its setting, and are less finite as land that plays this role continues to an undefined extent beyond the Green Belt boundary. Outer rural areas might have the potential to accommodate change (and development) that does not adversely affect their setting of and special character of Cambridge, subject to detailed assessment’.*
- 4.7 The lack of any fine grain analysis of the Green Belt in the vicinity of the Site inevitably means only the broadest of categorisation has been made and so it is necessary to consider other sources for more detailed analysis.
- 4.8 The SHLAA Report (South Cambridgeshire District Council August 2013) considered a site just to the south of the proposed allocation Site – the former EDF Training Centre. This considered the Green Belt location and stated (page 1075):

Green Belt Purposes

- *Maintains and enhances the quality of Cambridge’s setting;*
- *Prevents coalescence between settlements and with Cambridge*

Function with regard to the special character of Cambridge and its setting:

- *The distribution, physical separation, setting, scale and character of Green Belt villages*
- *A landscape which retains a strong rural character*

Site falls within an area where development would have some adverse impact on GB purposes and functions. The Landscape Design Associates Green Belt Study (2002) describes it as an area from which distinct views of the city are scarce or absent. The function of this landscape is providing a backdrop to views of the city, and providing a setting for approaches to connective, supportive and distinctive areas of townscape and landscape. (page 62) Outer Rural Areas play a lesser role in contributing to the distinctiveness of Cambridge and its setting, and are less finite. They may also have the potential to accommodate change and development that does not cause adverse effects on the setting and special character. (page 66).

- 4.9 Although the SHLAA Report acknowledged the EDF site is outside the village development framework boundary and within the Green Belt the Council granted

planning permission for its development. A planning application (s/0938/11) was approved on 21 May 2012 for:

'demolition of existing buildings, removal of existing pylons/masts from training grounds, and construction of up to 89 dwellings (including affordable housing), restoration of North Lodge, restoration of Humphrey Repton Landscape, provision of formal and informal open space including sports pavilion and children's play equipment, provision of associated landscaping and improvements to existing access'.

- 4.10 The site has now been developed and somewhat incongruously still remains both outside development limits and in the Green Belt. However, this approach seems to indicate a similar arrangement for the development of the Site could be considered acceptable to the Council if removal from the Green Belt was not deemed appropriate but development supported.

Assessment against Green Belt policy

- 4.11 Although the removal of land from the Green Belt can be undertaken as part of a Local Plan review the Framework states this should only be where there are exceptional circumstances that are fully evidenced and justified. The test within the Framework is that any harm to the Green Belt needs to be outweighed by other considerations.

- 4.12 It can be concluded from the published study that the Green Belt that covers the Site plays a very limited role in meeting Green Belt purposes. Dealing with each of the 3 purposes of the Cambridge Green Belt set out above:

- Unique character of Cambridge - the Site is within a part of the Cambridge Green Belt which is described in the LDA study as 'areas of landscape from which distinct views of the city are scarce or absent' and therefore cannot reasonably be considered to form part of the 'unique character' of the city;
- Quality of setting of the city - the development of the Site will have no impact on the quality of the setting of Cambridge. The area is considered as playing a lesser role in contributing to the distinctiveness of Cambridge and its setting in the LDA study; and
- Prevent communities from merging into one another - the development of the Site will not lead to the coalescence of settlements. The Site is on the edge of Milton and village of Waterbeach is some considerable distance to the north.

- 4.13 Turning then to the factors set out in the Local Plan which define the special character of Cambridge and its setting and the extent to which development of the Site may affect them:

- Key views of Cambridge - the LDA study accepts there are no key views of the city from the outer Green Belt;
- A soft green edge to the city – the Site has extensive tree and hedge planting and a golf course on much of the northern and western boundaries which will be

retained as unbuilt and opportunities taken to enhance planting and biodiversity so maintaining a 'green edge'

- A distinctive urban edge - the development of the Site would have no impact on the urban edge of the city – see above comment’;
- Green corridors penetrating into the city. The Site is not within any identified green corridor;
- Designated sites and other features – the Site is not within or in close proximity to any designated site that contributes positively to the character of the landscape setting;
- The distribution, physical separation of Green Belt villages – as set out above the Site relates to the adjacent village and it is within an area defined to the west by the A10 and is a considerable distance from Waterbeach to the north; and
- A landscape that retains a strong rural character. The development of the Site would not affect the rural character. As noted in the LDA study the outer Green Belt plays a lesser role in contributing to the distinctiveness of Cambridge and its setting as similar land that plays a similar role continues to an undefined extent beyond the Green Belt boundary.

4.14 It is considered that the harm to the Green Belt arising from the development of the Site would be very limited and therefore it is necessary to review other consideration which might outweigh this limited harm.

5. Other Considerations

Housing

- 5.1 The Framework sets out the Government's objection of *'significantly boosting the supply of homes'* and stresses the importance of providing *'a sufficient amount and variety of land ... where it is needed'*. (Paragraph 59).
- 5.2 The adopted Local Plan (Policy S/5) sets out that in the current Plan period to 2031 the South Cambridgeshire Council is seeking to provide for 19,500 new homes, including affordable housing.
- 5.3 A high proportion of these homes are to be delivered at Northstowe and in the 3 'new communities' (Waterbeach, Bourne Airfield and West Cambourne) and then towards the end of the plan period. This will do little to meet the pressing and immediate demand for housing, and in particular affordable housing. National planning policy (Framework paragraph 68) recognises that *'small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly'*. This is an important material consideration for the combined Local Plan to take into account, as consistent housing delivery will be necessary to meet the new Housing Delivery Test in the interim years before sustained and predictable delivery from the three strategic new communities can be fully achieved.
- 5.4 The allocation of 3 hectares of the Site (or just over 20%) would allow for some 90 dwellings (of which 35 would be affordable) to be provided within the site, whilst leaving the remainder of the site predominately open in character. These new homes would be built at a density of 30dph as set out in the adopted Local Plan (Policy H/8) and represent an increase of less than 5% in the total number of existing dwellings in the village.
- 5.5 The provision of new homes on this Site would comply with the housing mix policy (Policy H/9) which seeks 30% as 1 or 2 bed, 30% as 3 bed and 30% as 4 bed and above with the 10% balance allocated as appropriate.
- 5.6 In order to meet the needs of the needs of the elderly the Site is also considered to be highly suitable for specialist retirement accommodation, either in combination with market and affordable housing or as an allocation in its own right. In this regard the Site is considered to be particularly suitable for this type of accommodation given the range of services nearby and the availability of public transport.
- 5.7 The location of the Site immediately adjacent to the College of West Anglia would indicate the site could also be suitable for student accommodation.

Employment space

- 5.8 The adopted Local Plan (Policy S/5) sets out that in the current Plan period to 2031 South Cambridgeshire Council is seeking to provide for 22,000 additional jobs to support the Cambridge Knowledge Cluster.
- 5.9 There is clearly a lack of employment space, and in particular office space in and around the north of Cambridge. The 'Employment Land Review' (Report to South Cambridgeshire District Council and Cambridge City Council, SQW July 2012) published to inform the recently adopted Local Plan stated:
- Demand for office space is particularly focused on two areas of pressure: the city centre, and the northern fringe around Cambridge Science Park. The market signals are very clear that increasing provision elsewhere will not on its own solve the problem – more has to be done to increase supply in those locations where firms most want to be. (Paragraph 3).*
- 5.10 Notwithstanding that work has started on the preparation of the North East Cambridge (Cambridge Northern Fringe) Area Action Plan, any significant provision of new employment space as part of this allocation is unlikely to be delivered in the foreseeable future as it is contingent on the relocation of the Sewage Works.
- 5.11 The Site has the potential to provide office space close to the Science Park and the allocation of 3 hectares (just over 20%) of the site for employment use either as part of a mixed use residential allocation, or as a satellite employment allocation in its own right. This would allow scope for a significant amount of B1 floorspace to be created within an attractive landscape setting and accessible to Cambridge by non-car modes.

Open Space

- 5.12 The site is currently home to a 'foot-golf' course with an associated clubhouse and car parking. However this and similar uses are not considered to be viable in the long term with several previous tenants unable to make a financial success here. The location immediately adjacent to the proposed rowing lake would allow the opportunity for increased leisure and recreation use as well as providing pedestrian and cycle routes to the lake.
- 5.13 There would also be opportunities to incorporate significant areas within the Site for recreational purposes, which could be of a commercial nature if viability can be established or for more informal recreation to support the residential and / or employment use of the site. There is also scope to significantly increase the biodiversity interest of the site in conjunction with development.

6. Deliverability

6.1 The Site would meet the tests set out in the Framework for assessing whether housing sites can be delivered and developable:

- To be considered deliverable the Framework requires sites for housing to be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years; and
- To be considered developable the Framework requires sites to be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.

6.2 The Site is within a single ownership and there is a tenancy with a landlord break clause in place so this is not considered to be a barrier to bringing the Site forward quickly for development.

7. Summary

- 7.1 The Framework states that the purpose of the planning system is to contribute to the achievement of sustainable development and sets out three overarching objectives. The allocation of the Site is considered to meet these objectives.

Economic objective

- 7.2 There is a clearly identified lack of employment floorspace in the vicinity of the Cambridge Science Park and this site presents an opportunity to meet this demand. In doing so it would assist in supporting the Cambridge economy
- 7.3 New residents would contribute to supporting local services and facilities. The construction of the development would support jobs in the local economy.

Social objective

- 7.4 The provision of new homes, including affordable homes and specialist accommodation for the elderly will meet local demand for the current and future generations. The location within easy walking and cycling distance of Milton, Science Park and other services and facilities would contribute to health and social well-being.

Environmental objective

- 7.5 The development of the Site would have no adverse impacts on heritage assets and there is considerable scope to improve biodiversity. The location close to local facilities, including village services, the Science Park, the Park and Ride Site and the recently opened railway station will all be likely to encourage transport by means other than the private car.

8. Conclusion

- 8.1 Without new sites being identified in Milton the scope for additional housing or employment uses will be limited to the occasional windfall site. This would seem to be incompatible with the status of the village in the settlement hierarchy and its accessibility to Cambridge.
- 8.2 Although the Site is currently within the Green Belt it has been demonstrated that it contributes little to the purposes of the Cambridge Green Belt. For areas of the Green Belt defined as Outer Rural Areas', as is the case with this Site, the LDA Study states these have the potential to accommodate change (and development) that does not adversely affect their setting of and special character of Cambridge, subject to detailed assessment'.
- 8.3 This assessment has demonstrated there are significant benefits arising from the appropriate development of this Site which outweigh the limited harm to the Green Belt. Consequently the Site is considered to be suitable for development with a mix of uses being deliverable and developable.

Appendix 1: Response Form

Strategic Housing and Economic Land Availability Assessment

Call for Sites and Broad Locations

Response Form 2019



Guidance

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Data Protection

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

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

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

Please tick: Yes No

Disclaimer

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

For office use only
Response number:

Date received:

A - Contact Details

Name:		Agent's name:	Andy Thompson
Name of organisation: (if applicable)	Lancashire Industrial and Commercial Services Ltd	Name of Agent's organisation: (if applicable)	Turley
Address:		Agent's Address:	8 Quy Court Colliers Lane Stow-cum-Quy Cambridge
Postcode:		Postcode:	CB25 9AU
Email:		Email:	[REDACTED]
Tel:		Tel:	[REDACTED]

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

B - Your status

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

C - Land Ownership

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

LANDOWNER 1:		
Title:	First Name:	Last Name:
Organisation (if applicable): Lancashire Industrial and Commercial Services Ltd		
Address:	[REDACTED]	

Postcode:		Telephone Number	
Email			
LANDOWNER 2:			
Title:	First Name:	Last Name:	
Organisation (if applicable):			
Address:			
Postcode:	Telephone Number:		
Email:			

If you are not the landowner, please confirm the landowner(s) has been informed of this submission:	<input 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 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:	First Name: Last Name:
Organisation (if applicable):	
Address:	
Postcode:	Telephone Number:
Email:	

D - Site details

SITE DETAILS
Site location, address and post code: Ely Rd, Milton, Cambridge CB24 6DD
Site Area: 14.0 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?	Foot-golf centre
If the site is developed but not currently in use, what was the last use of the site and when did it cease?	in use as foot-golf centre
Please provide details of any relevant historic planning applications including application number if known	S/2103/01/F - use of site as Golf Practice Centre
Is the site previously developed land, greenfield or a mixture?	Mixture

F - Proposed future uses

Description of your proposed development:	Residential (including affordable housing) and / or, specialist housing and / or employment, together with associated open space and recreational use,
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	Yes
Residential care home	Yes
Student accommodation	Yes

Custom or self build housing	Yes
Other forms of housing (please specify)	
Gypsy and traveller pitch	No
Travelling showpeople pitch	No
Employment (B1) office	Yes
Employment (B1b) research and development	Yes
Employment (B1c) light industrial	
Employment (B2) general industrial	
Employment (B8) storage and distribution	No
Employment (other)	
What accompanying uses are you proposing:	
Schools and education	No
Public open space	Yes
Community facilities	
Recreation and leisure	Yes
Healthcare	No
Hotel	Yes
Retail	No
Other	
Please describe any benefits to the local area that the development could provide:	see supporting 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:	up to 90 dwellings and / or specialist residential accommodation / and or employment space

G - Suitability – site features and constraints

Site features and constraints

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:	Proposed mitigation (please attach any available evidence such as studies or surveys)
<p>Site access Is there a current means of vehicular access to the site from the public highway and does this access need to be improved or an additional access created to enable development?</p> <p>Yes: <input checked="" type="checkbox"/> (please give details) No: <input type="checkbox"/></p> <p>Details:</p> <p>(Indicate the location of the access on the site map)</p>	
<p>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:</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:</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:</p>	<p>The answer to the first question is 'yes'.</p> <p>the 'no' answer refers to the question re pipelines and pylons</p>
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H - Availability

When could the site become available for development?	Available now <input type="checkbox"/>	Next 5 years <input checked="" type="checkbox"/>	Next 6-10 years <input type="checkbox"/>	10+ years <input type="checkbox"/>
Please give your reasons:	Site in single ownership with no long term lease			
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?	If available as an allocated site it would be highly attractive for development			
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)	No			
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			

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: 3 years after allocation</p> <p>Completed development: 8 years after allocation</p> <p>Development period in years: 5 years</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>See supporting statement</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>
---	---

K - Supporting evidence

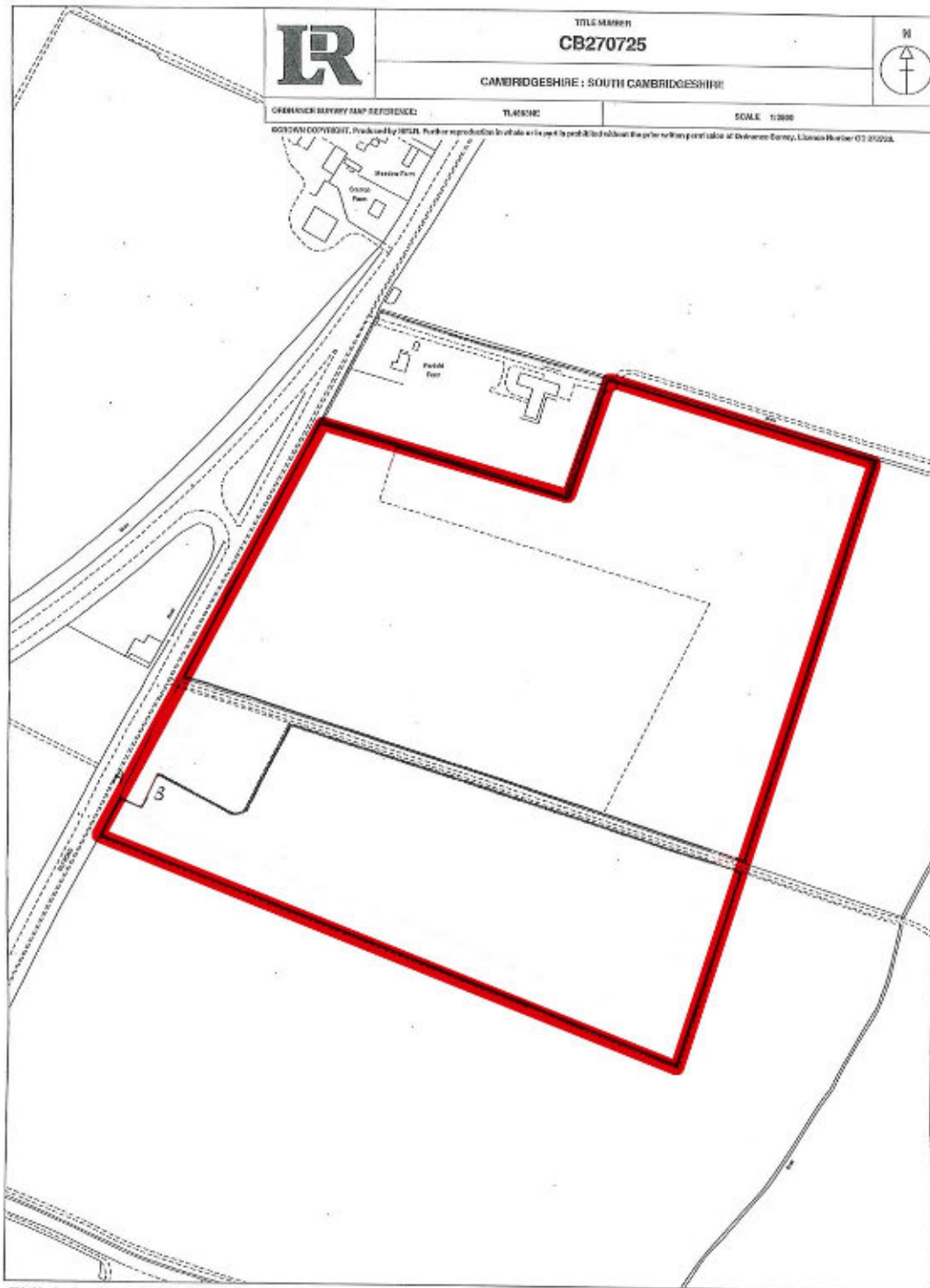
<p>Is there any other factual information regarding the site that we should be aware of?</p>
<p>See supporting statement</p>

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.

Appendix 2: Site Plan



This title plan shows the general position of the boundaries. It does not show the exact line of the boundaries. Measurements scaled from this plan may not match measurements between the same points on the ground. For more information see Land Registry Practice Guide 7 - Title Plans.
 This official copy shows the state of the title plan on 10 July 2006 at 16:24:17. It may be subject to alterations in scale.
 Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
 Issued on 10 July 2006.
 This title is dealt with by the Peterborough District Land Registry.



Turley Office
8 Quay Court
Colliers Lane
Stow-cum-Quy
Cambridge
CB25 9AU

T 01223 810990