

# 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>	Mr Jon Green	<b>Agent's name:</b>	Kimberley Brown
<b>Name of organisation:</b> (if applicable)	Ely Diocesan Board of Finance (EDBF)	<b>Name of Agent's organisation:</b> (if applicable)	Carter Jonas LLP
<b>Address:</b>	Diocesan Office Bishop Woodford House Barton Road Ely	<b>Agent's Address:</b>	Carter Jonas LLP One Station Square Cambridge
<b>Postcode:</b>	CB7 4DX	<b>Postcode:</b>	CB1 2GA
<b>Email:</b>	jon.green@elydiocese.org	<b>Email:</b>	kimberley.brown@carterjonas.co.uk
<b>Tel:</b>		<b>Tel:</b>	01223 558037

**Signature:** Carter Jonas LLP

**Date:** 25/03/19

*If you are submitting the form electronically, no signature is required.*

## B - Your status

<b>Status</b> (please tick all that apply):	
<input checked="" 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 (if applicable): Ely Diocesan Board of Finance</b>		

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

## D - Site details

<b>SITE DETAILS</b>
<b>Site location, address and post code: Land off Airport Way, Teversham</b>
<b>Site Area: 3 in hectares</b>

**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**

<b>CURRENT AND MOST RECENT USE</b>	
<b>What is the current use of the site?</b>	<b>Agricultural use</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>	n/a
<b>Please provide details of any relevant historic planning applications including application number if known</b>	Parts of the site have previously been the subject of planning applications associated with the use of the adjacent land (to the south west) as a primary school. There applications are not considered to be of relevance to the current proposals for the site.
<b>Is the site previously developed land, greenfield or a mixture?</b>	<b>Greenfield</b>

**F - Proposed future uses**

<b>Description of your proposed development:</b>	Provision of approximately 90 dwellings including affordable dwellings and open space and landscaping, and improvements to site access. The proposed development could include plots for self-build/custom-build housing.
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**Please indicate which of these uses you consider suitable for the future use of the site or broad location:**

<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)	

**What accompanying uses are you proposing:**

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:

Teversham is surrounded by Green Belt and there are limited opportunities for infill development within the settlement boundary, and as such a very limited amount of housing and affordable housing will have been provided in the village in recent years.

The proposed development would include open space and landscaping, which would also provide ecological benefits.

The proposed development would support the existing services and facilities in Teversham

	including the primary school, restaurant/take-away, garage and bus service.
Please provide and explain your estimate of the potential number of residential units of all types and / or potential employment floor space in square meters that can be accommodated:	The site could accommodate approximately 90 dwellings, which is based on a density of 30 dwellings/hectare and reflects the edge of settlement location and character of village and surrounding area.

## G - Suitability – site features and constraints

### Site features and constraints

<b>Are you aware of any physical or environmental or other limitations which may constrain development of the site? If so, describe the extent of the constraint and whether it can be addressed or mitigated to enable the site to be suitable for development:</b>	<b>Proposed mitigation</b> (please attach any available evidence such as studies or surveys)
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**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?

Yes:  (please give details)      No:

**Details: There is an existing vehicular access to the site from Airport Way. The current access will need to be upgraded to accommodate the proposed development. An assessment of the access arrangements will need to be undertaken to demonstrate that a safe and suitable access can be provided for the proposed development.**

(Indicate the location of the access on the site map)

**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?

Yes:  (please give details)      No:

**Details:**

**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 is located within Flood Zone 1 which means it has a low probability of flood risk.**

**The proposed development would include an appropriate drainage strategy to manage surface water drainage.**

**An ecological assessment of the site will need to be undertaken, but it is unlikely that there will be any constraints to development, and the proposed development will seek to retain any ecological features on site and include ecological enhancement measures.**

**The south western area of the site falls within Teversham Conservation Area and there are a number of listed building located to the south east of the site. It is considered that the density of development proposed on the site could be reduced to take account of this and appropriate mitigation could be introduced through the masterplanning process**

<p><b>Overall, there are no constraints to development at the site.</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><b>Yes:</b> <input type="checkbox"/> (please give details)      <b>No:</b> <input checked="" type="checkbox"/></p> <p><b>Details: The proposed development will need to provide new utilities infrastructure, but there are services to the neighbouring urban area and so new connections will be possible.</b></p>	

## H - Availability

When could the site become available for development?	Available now	Next 5 years	Next 6-10 years	10+ years
<p><b>Please give your reasons:</b></p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>Please choose the most appropriate category to indicate what level of market interest there is / has recently been on the site:</b></p>	<p><b>The site is promoted by a willing landowner and is available for development. However, the site will need to be released from the Green Belt and allocated for development through the Greater Cambridge Local Plan process before it will be available for development.</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 type="checkbox"/> Enquiries received  <input checked="" 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?	It is anticipated that the site will be attractive to the market, because other sites in Teversham and elsewhere in villages close to Cambridge have been subject to strong demand from developers and housebuilders.
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.	n/a

## 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>2023</b> Completed development: <b>2025</b> Development period in years: <b>2</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?	n/a

## 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?**

The site is located on the northern edge of Teversham and is currently in agriculture use. To the south the site is bound by Teversham Primary School; and the remaining site boundaries are formed by by existing field boundaries.

The site is currently located within the Green Belt. It is considered that exceptional circumstances exist to justify the release of land from the Green Belt, which are related to the need for housing and affordable housing in Cambridge and South Cambridgeshire. It is also considered that development at the site would have no adverse impact on the compactness or setting of Cambridge and it would not lead to the merging of villages, and as such, the site makes a limited contribution to the purposes of including land within the Green Belt.

Additionally, the southern part of the site falls with Teversham Conservation Area and the northern area of the site is allocated to provide a Country Park by CE/21 of the Cambridge East Area Action Plan. It is considered that both of these issues could be addressed at masterplanning stage in order to ensure that the density of development proposed on site was appropriate and there was a green infrastructure strategy which ensured the site made a positive contribution in terms of public open space.

Teversham is identified as a Group Village in the defined settlement hierarchy for South Cambridgeshire. Teversham does have some services and facilities and is served by regular bus services providing access into Cambridge.

The development of Cambridge East will also provide for additional facilities and services within the vicinity of the site.

**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.