

Greater Cambridge Local Plan

Additional Sites and Broad Locations

Response Form – Issues and Options 2020



Guidance

Cambridge City Council and South Cambridgeshire District Council are preparing 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. We undertook a 'Call for Sites' in Spring 2019 and are now providing another opportunity for you to tell us about potential development sites and broad locations as part of the Issues and Options 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 meters of floor space) and above.

Please do not resubmit sites that you have already told us about through the 2019 'Call for Sites'. If you do resubmit a site with an amended site boundary or

description, please let us know if this is a replacement submission or an additional submission.

If you need assistance completing the form contact the Planning Policy Team at Localplan@greatercambridgeplanning.org or call us on 01954 713183.

COMPLETED FORMS MUST BE RECEIVED BY 5PM ON 24 FEBRUARY 2020

Wherever possible the Call for Sites form should be completed online at: <https://cambridge.oc2.uk>.

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

Email: Localplan@greatercambridgeplanning.org, or by **post** to:

Greater Cambridge Shared Planning Policy Team
c/o South Cambridgeshire District Council
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

For more information about the call for sites see our webpages at: www.scams.gov.uk/gclpcallforsites and www.cambridge.gov.uk/gclpcallforsites

Data Protection

We will treat your data in accordance with our [Privacy Notices](#). 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 and 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:	c/o agent	Agent's name:	Robert Barber
Name of organisation: (if applicable)	Martin Grant Homes Ltd	Name of Agent's organisation: (if applicable)	Pegasus Group
Address:	c/o agent	Agent's Address:	[REDACTED]
Postcode:	c/o agent	Postcode:	[REDACTED]
Email:	c/o agent	Email:	_____
Tel:	c/o agent	Tel:	

Signature: Robert Barber	Date: 18.2.20
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If you are submitting the form electronically, no signature is required.

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:
[REDACTED]
Organisation (if applicable): n/a

Addresses: [REDACTED]	
Postcode: [REDACTED]	Telephone Number:
Email:	
LANDOWNER 2:	
Messers Ambrose and Mrs Hazel	
Organisation (if applicable): n/a	
Address: Messers Ambrose, New Farm, Station Road, Longstanton and Mrs Hazel, Buxhall Farm, Hill Lane, Histon	
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: Ms First Name: Isabella Last Name: Holt	
Organisation (if applicable): Martin Grant Homes	
Address: [REDACTED]	
Postcode: [REDACTED]	Telephone Number:
Email:	

D - Site details

SITE DETAILS

Site location, address and post code: Land east of Ambrose Way, Impington, CB24 9US

Site Area: 8.72 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.

Site Location Plan include in Site Promotion Document (Appendix 1)

E - Current and recent land uses

CURRENT AND MOST RECENT USE	
What is the current use of the site?	Agriculture
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	An outline planning application for 'approximately 10 acres' of residential development at land to the rear of 96 Mill Lane, Impington was refused planning permission in July 1963 (Ref: C/0422/63). This application related to the northern parcel of land currently being promoted by MGH.
Is the site previously developed land, greenfield or a mixture?	Greenfield

F - Proposed future uses

Description of your proposed development:	Residential development of up to 190 dwellings, open space, landscaping and associated infrastructure.
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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	No
Older persons housing	No
Residential care home	No
Student accommodation	No
Custom or self build housing	No
Other forms of housing (please specify)	No
Gypsy and traveller pitch	No
Travelling showpeople pitch	No
Employment (B1) office	No
Employment (B1b) research and development	No
Employment (B1c) light industrial	No
Employment (B2) general industrial	No
Employment (B8) storage and distribution	No
Employment (other)	No

What accompanying uses are you proposing:

Schools and education	No
Public open space	Yes
Community facilities	No
Recreation and leisure	No
Healthcare	No
Hotel	No
Retail	No
Other	Yes Equipped play facilities

Please describe any benefits to the local area that the development could provide:

The site could provide new market and affordable housing in a district where there is a pressing and rising housing need. Any scheme would make provision for accessible open space, play space and landscaping to serve residents of the scheme and the wider community.

Subject to compliance with CIL Regulations at the planning application stage any development may also need to provide planning appropriate obligations towards

	improving local infrastructure e.g. schools, GPs and community facilities.
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:	<p>The dwelling estimate is informed by the submitted Framework Plan and detailed technical work relating to: highways, landscape impact, Green Belt release, ecology, drainage and heritage.</p> <p>A desk-based assessment has been made of other potential constraints to inform the Framework Plan.</p>

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>See Framework Plan and Highways Strategy Document</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>n/a</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 checked="" type="checkbox"/> (please give details) No: <input type="checkbox"/></p> <p>Details: Since the March 2019 Call for Sites submission, Martin Grant Homes Ltd, have commissioned further technical work to review the flood mapping constraints shown on the GOV.UK mapping. Engagement with the Environment Agency has revealed that the current GOV.UK flood mapping is indicative only and is based on broad data, with more detailed evidence, verification and studies required to confirm the extent of the flood zone in this area for land use planning purposes.</p> <p>Hydraulic modelling has since been undertaken to further assess the flood risk at the site. The Environment Agency has agreed in principle to the use of this type of modelling. The work undertaken using this more detailed site-specific modelling has seen the areas of flood risk reduce in size significantly.</p> <p>The exact reduction in flood zone areas is still to be confirmed and is subject to the final outcome of the modelling exercise, further soil infiltration testing and the review of the Environment Agency. However, the new extents of the flood zone, based on the current PFA modelling work, are overlaid on the submitted Framework Plan. No residential development is shown in the amended flood zones.</p> <p>Once all the modelling work is complete a formal Flood Map Challenge will be submitted to the Environment Agency. The Flood Map Challenge will be completed in advance of the next Greater Cambridge Local Plan consultation. Further detail regarding flood modelling and correspondence with the Environment Agency can be found in the submitted 'Position Statement Regarding Ongoing Hydraulic Modelling of Existing Onsite Flood Risk', prepared by engineers PFA Consulting</p>	<p>Please see Site Promotion Document which contains the following documents:</p> <ul style="list-style-type: none"> • Site Location Plan • Framework Plan • Drainage Position Statement • Transport Strategy Overview • Landscape and Visual Appraisal • Ecology Briefing Paper • Archaeological and Heritage Assessment

<p>The submitted technical work in relation to ecology, landscape impact, Green Belt release and heritage confirm that there are no constraints associated with the site.</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 checked="" type="checkbox"/> (please give details) No: <input type="checkbox"/></p> <p>Details: It is envisaged that any scheme would be served by the full range of utilities required to serve a residential development of this scale.</p> <p>At the planning application stage, technical work would confirm the capacity of local infrastructure and the applicant would work with providers to establish a robust solution to serve the scheme without having a detrimental impact on the existing community.</p>	<p>n/a</p>

H - Availability

<p>When could the site become available for development?</p>	<p>Available now <input checked="" type="checkbox"/></p>	<p>Next 5 years <input type="checkbox"/></p>	<p>Next 6-10 years <input type="checkbox"/></p>	<p>10+ years <input type="checkbox"/></p>
<p>Please give your reasons:</p>	<p>The site is available for development now and is under option by a housebuilder. Subject to achieving a site allocation in the Local Plan and all the necessary permissions development would be able to commence.</p>			
<p>Please choose the most appropriate category to indicate what level of</p>	<p><input type="checkbox"/> Site owned by a developer <input type="checkbox"/> Site is being marketed</p>			

<p>market interest there is / has recently been on the site:</p>	<p><input checked="" type="checkbox"/> Site is under option by a developer <input type="checkbox"/> Enquiries received <input type="checkbox"/> None <input type="checkbox"/> Don't know</p>
<p>In your opinion, what is the market attractiveness of the site at the current time?</p>	<p>Martin Grant Homes Ltd are a housebuilder and are promoting the land, as such, the market attractiveness of the site has been demonstrated.</p>
<p>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)</p>	<p>No</p>
<p>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.</p>	<p>n/a</p>

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: Assuming that the site is allocated for residential development in an adopted GCLP by the end of 2023, it is anticipated all the necessary planning consents could be achieved by the end of 2024. On this basis, delivery would likely begin in 2025</p> <p>Completed development: 2029</p> <p>Development period in years: 48 months</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 <input checked="" type="checkbox"/> No</p>
<p>How could any issues be overcome?</p>	<p>n/a</p>

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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>Please see the following reports and documents submitted alongside these forms:</p> <ul style="list-style-type: none"> • Framework Plan • Drainage Position Statement • Transport Strategy Overview • Landscape and Visual Appraisal • Ecology Briefing Paper • Archaeological and Heritage Assessment

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.

