

This form was started at:07/12/2021 16:37:02

This form was completed at:09/12/2021 16:21:43

Internal form classification:N / A

Submit additional site information

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To complete this submission, you will need:

- evidence of landowner support
- site address
- a site plan

Are you submitting a new site, submitting an amendment or commenting on an existing submission?

I am submitting a new site

I am submitting an amendment to an existing site submission

I am making a comment on an existing site submission

Contact details

Title

Miss

Pronoun

First name

Rebecca

Surname

Westerhuis

Name of organisation (if applicable)

Bidwells

Address line 1

Bidwell House

Address line 2

Trumpington Road

Address line 3

Cambridge

Address line 4

Postcode

CB2 9LD

Daytime telephone number

[REDACTED]

Email

[REDACTED]

Please indicate your status

Landowner

Developer

Land agent

Registered provider

Planning consultant

Other

Landowner contact details

Landowner title (optional)

Landowner name

[REDACTED]

Landowner organisation (if applicable) (optional)

Landowner organisation address (if applicable) (optional)

c/o Bidwells

Bidwell House

Trumpington Road

Cambridge

Landowner organisation postcode (optional)

CB2 9LD

Landowner email

[REDACTED]

Landowner telephone

[REDACTED]

Is there more than 1 landowner?

No

Yes

Have all landowners been informed of this submission?

No

Yes

Do all landowners support this submission?

No

Yes

Are there any issues that would prevent council officers to undertake a site visit?

No

Yes

Amendment to existing site submission

HELAA (Housing and Employment Land Availability Assessment) reference number

40387

If you don't know your reference number, please locate it on the [HELAA reference map](#).

Please provide a brief summary of the proposed amendments to the site

Response to Draft Policy S/RRA Policy (Site allocations in rest of the rural area) for allocation of 3 hectares for local housing, amenity open space, wildlife areas, improved footpaths, start-up offices and community café of land and buildings off High Street, Longstowe, CB23 2UN.

Site reference: 40387

Map number: 502

Land and buildings off High Street, Longstowe

The Council's assessment of the proposal with the site reference: 40387 indicates one red flag issue. Since the original call for sites submission the landowner has engaged further with the parish council and local residents and further details have been considered for the use of the site. Additional information has been provided to respond to the current red flag issue;

Accessibility to Services and Facilities

The master plan design for the site has progressed since the initial submission and it is proposed that a mixed-use development is provided to add to the local housing proposal with two existing agricultural buildings (shown edged yellow on the enclosed plan) delivering a 'start up' flexible office space and a community café with associated facilities (including secure cycle storage). This proposed use will provide an opportunity for local employment within the community. The site will also provide an electric car charging facility to encourage sustainable transport. The breakdown of the uses and floor space is as follows;

Flexible Office Space 1,136.85 sq ft (105.592 sq m)

Community Café 562.65 sq ft (52.291 sq m)

TOTAL 4,694.55 sq ft (436.14 sq m)

The local start-up office and café will create local full time and part time jobs to service the office and café as well as the local businesses themselves.

The total site extends to 5.64 hectares offering a mixed residential and employment scheme with 3 out of the 5.64 hectares being allocated to provide community and environmental benefits, this equates to approximately 53% of the site which we believe is above and beyond the requirement.

Considering the commercial use proposed we do not believe that the distances to the facilities set out in the first responses form are paramount. However, the proposed development is situated approximately 2 miles from Bourn which has been identified as a Group Village in the proposed Local Plan. Bourn offers a range of local services, including a Primary and a Nursery school, tearoom, public house, shop, post office, independent butcher, hairdresser, doctor's surgery, Church, village hall and allotments. Bourn also benefits from a frequent bus service into central

Cambridge. A secondary school is located at Cambourne approximately 5 miles from the site.

The aim of Policy S/RRA is to support the delivery of a range of smaller sites within the area and support the vitality of villages. We believe a mixed-use scheme of this nature meets the requirements of the policy and will significantly enhance the village and benefit its residents for the duration of the local plan.

Has the site boundary changed?

No

Yes

Site boundary changed

If the site boundary has changed, please upload a new map clearly showing a site boundary and land ownership.

The site needs to be edged in red and to include all land necessary for the proposed development. Any other land in the same ownership, close to or adjacent to the site, to be edged in blue.

File format: pdf, jpg and png.

Upload File(s)

[UDS55773_Longstowe](#)

[Vision](#)

[Document_Rev](#)

[C_Extract.pdf](#)

Are you submitting new accompanying evidence for the site?

No

Yes

What theme or themes best describe the accompanying evidence you are providing?

- Landscape and ecology
- Heritage and archaeology
- Transport and highways
- Environmental health
- Planning submission status
- None of the above

New accompanying evidence upload

Please upload any accompanying evidence as a .PDF, .doc or .jpg.

Upload File(s)

[A56140.pdf](#)

Are you amending any of the other previous information provided?

No

Yes

Is the site greenfield or previously developed?

No change to previous submission

Greenfield

Previously developed land

What is the current use of the site?

No change to previous submission

Agricultural land / building

Car park

Commercial / industrial

Education / community

Infrastructure

Paddock / scrub

Recreation

Residential

Woodland/ orchard

If the site is developed but not currently in use, what was the last use of the site and when did it cease? (optional)

Suggested use

No change to previous submission

Residential

Non-residential

Mixed-use

Unknown

Residential

Is the site suitable for market and affordable housing?

No change from previous submission

Yes

No

Is the site suitable for key worker housing?

No change from previous submission

Yes

No

Is the site suitable for older persons housing?

No change from previous submission

Yes

No

Is the site suitable for residential care homes?

No change from previous submission

Yes

No

Is the site suitable for student accommodation?

No change from previous submission

Yes

No

Is the site suitable for custom or self-build?

No change from previous submission

Yes

No

Is the site suitable for gypsy and traveller pitches?

No change from previous submission

Yes

No

Is the site suitable for travelling show people pitch?

No change from previous submission

Yes

No

If the site is suitable for other forms of housing not mentioned in previous questions, please detail below (Optional)

Is there a change to the minimum number of residential units you expect to deliver?

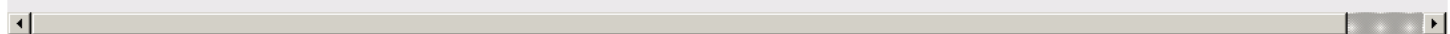
No

Yes

Is there a change to the maximum number of residential units you expect to deliver?

No

Yes



Employment

Is the site suitable for office or research and development space?

No change from previous submission

Yes

No

Is the site suitable for general industrial uses?

No change from previous submission

Yes

No

Is the site suitable for storage and distribution uses?

No change from previous submission

Yes

No

Is the site suitable for specialist or other types of employment space?

No change from previous submission

Yes

No

Is there a change to the the maximum employment floorspace you are looking to provide on the site?

No

Yes

What is the maximum employment floorspace you are looking to provide on the site (in square metres)?

436

Is there a change to the minimum employment floorspace you are looking to provide on the site?

No

Yes

Are you looking to provide accompanying uses?

No change from previous submission

Yes

No

Accompanying uses

Are you looking to provide schools or educational facilities on the site?

No change from previous submission

Yes

No

Are you looking to provide public open space on the site?

No change from previous submission

Yes

No

Are you looking to provide community facilities on the site?

No change from previous submission

Yes

No

Are you looking to provide recreation and leisure facilities on the site?

No change from previous submission

Yes

No

Are you looking to include health facilities on the site?

No change from previous submission

Yes

No

Are you looking to provide a hotel on the site?

No change from previous submission

Yes

No

Are you looking to provide retail space on the site?

No change from previous submission

Yes

No

Are you looking to provide any other accompanying uses on the site not mentioned in previous questions?

No change from previous submission

Yes

No

When is the site available for development?

No change to previous submission

0 to 5 years

6 to 10 years

11 to 15 years

16 years plus

Unknown

Site constraints

Is the site affected by flood risk?

No change from previous submission

Yes

No

Does the site have access to key utilities?

No change from previous submission

Yes

No

Does the site contain or lie adjacent to key infrastructure (such as pipelines, pylons, or electricity sub-stations)?

No change from previous submission

Yes

No

Your ref no: CVCSWZFK

Declaration

[Open a read only view of the answers you have given \(this will open in a new window\)](#)

Please note: If you are using Internet Explorer as your browser, you will not be able to view your answers via the link above as this is not supported in Internet Explorer.

Declaration

I declare that the information I have provided on this form is accurate