

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/qclpcallforsites and www.cambridge.gov.uk/qclpcallforsites

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.

[REDACTED]	[REDACTED]
[REDACTED]	
[REDACTED]	
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
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: Mr First Name: Paul Last Name: Belton	
Organisation (if applicable): Carter Jonas	
Address: One Station Square, Cambridge	
Postcode: CB1 2GA	Telephone Number: [REDACTED]
Email: [REDACTED]	

D - Site details

SITE DETAILS
Site location, address and post code: Land to the east of Ridgeway and Old Pinewood Way, Papworth Everard, Cambridgeshire
Site Area: 11 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?	Agricultural use
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	<p>An application for the following description of development was considered by South Cambridgeshire District Council under reference S/2647/15/OL: Outline planning permission with all matters reserved except for access and for strategic landscaping areas for the residential development of up to 215 dwellings, including affordable housing as well as land reserved for nursery use (use class D1), open space including strategic landscaping, play areas and sustainable drainage features and associated infrastructure including foul sewerage pumping station.</p> <p>The application was first referred to Planning Committee in November 2016 with a recommendation of approval. The Planning Committee resolved to approve the application, subject to the signing of the s106 agreement. As noted within the Planning Committee minutes, matters of sustainability; accessibility; Papworth's status as a Minor Rural Centre; bus public transport enhancements; and future plans for the Papworth Hospital site, were all debated by the Committee.</p> <p>In the months that followed, the s106 agreement was drafted. In this intervening time, the Supreme Court Judgement in Suffolk Coastal DC v Hopkins Homes Limited, and in the conjoined matter of Richborough Estates Partnership LLP V Cheshire East BC was delivered. As a result of this judgment, the Council resolved that all applications that had been given a resolution of approval by the Planning Committee prior to the Supreme Court Judgment, but which had not yet been</p>

granted approval, should be referred back to Planning Committee for ratification.

The application was, along with all other similar undetermined residential applications, presented to a special Planning Committee meeting held on the 2nd August 2017. The recommendation for this application was again one of approval and a special Committee Report was prepared by Officer's setting out the reasons why the application was being referred back to Committee. This report sought to carry out a balanced assessment of the benefits of the development against the conflict with those adopted policies which were no longer considered to be out of date.

While the earlier recommendation of approval given by the Planning Committee was ratified for all other applications being presented to the Committee, it was resolved to defer this application. The reasons for this related primarily to enable the emerging development plans for the Papworth Hospital Site to be considered. The hospital site became a key matter of discussion. It was decided that this needed to be investigated before this item could be considered further.

Following the deferral of the application, the policy framework that related to the Papworth Hospital site was confirmed by officers and it was advised that it would be unreasonable to place any weight on any speculative development proposal for the hospital site when determining the application for Ridgeway, Papworth.

The application was presented back to planning committee on the 6th September 2017. The recommendation was again one of approval. Members resolved to refuse the application 6 votes to 5. The reasons for refusal relate to the scale of the development, the location of the site and the landscape impact.

Subsequently a revised application for the following description of development was also refused by South Cambridgeshire District Council on 7 September 2018:
Outline planning permission with all

	<p>matters reserved except for access and for strategic landscaping areas for the residential development of up to 175 dwellings, including affordable housing as well as land to be reserved for nursery use (use class D1), open space including strategic landscaping, play areas and sustainable drainage features and associated infrastructure including foul sewerage pumping stations.</p> <p>The application was refused for four reasons as follows: unsustainable form of development; encroachment into the countryside; landscape impact; lack of benefits. There were no technical objections to the proposals.</p> <p>It should be noted that the Council was not able to demonstrate a five year housing land supply on the submission of both the applications mentioned above. This position was resolved during the consideration of the second application by the adoption of the Local Plan 2018. This change in circumstances was a material consideration and was a key factor in the refusal of the second application.</p> <p>In now promoting this site through the Development Plan process there is an opportunity to review the site's relationship with both the countryside and the built form of the village collaboratively with the Council to test the most appropriate means of bringing forward sustainable growth on this site.</p>
<p>Is the site previously developed land, greenfield or a mixture?</p>	<p>Greenfield</p>

F - Proposed future uses

<p>Description of your proposed development:</p>	<p>Up to 175 dwellings, including affordable dwellings, with significant areas of public open space, green infrastructure and biodiversity enhancements. Reserve land for nursery use (use class D1).</p>
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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	Yes
Older persons housing	
Residential care home	
Student accommodation	
Custom or self build housing	Yes
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	Yes
Public open space	Yes
Community facilities	
Recreation and leisure	Yes
Healthcare	
Hotel	
Retail	
Other	

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

The proposed development would provide additional housing and affordable housing for Papworth Everard. There are limited opportunities for infill development within the Development Framework boundary of the village.

The proposed development would include significant areas of public open space, green infrastructure and biodiversity enhancements. The protected trees within the site would be retained and significant new woodland planting would take place.

The proposals would include for the benefits that were associated with the previous proposal for the site including: reserve land for a pre-school facility; contributions towards primary and secondary school provision; library contribution; contribution for improvements to Papworth Surgery; enhancements to off-site public footpaths; enhancements to bus services to deliver an additional service in the peak hour; contributions towards cycle and pedestrian links between Papworth Everard and Cambourne.

The proposals associated with the previous application also included a mix of formal and informal open spaces providing a range of recreational benefits for both new and existing residents and these benefits would also be delivered by future proposals for the site.

Previously, two LEAPs were proposed, one located within the northern half of the site and one in the southern half. Both were located within larger areas of open space and in areas in close proximity to proposed or existing recreational routes in order to maximise their accessibility to help create a valuable new community asset for both the new dwellings and the wider area. At detailed design stage, they would be designed to complement their attractive setting by incorporating natural materials, play elements and new landscaping. In accordance with the Council's Open Space New Development SPD, the LEAPs would be equipped with a minimum of 9 pieces of play equipment that would aim to provide play opportunities for a range of age groups. At the detailed design stage, the play areas would

also be designed to take account of the needs of disabled children.

The areas of public open space that enclosed the Proposed Development to the north and east, together with the new open space corridors that cross the Site in an east to west direction, would provide a substantial new asset for informal recreational activities. This would be bolstered by the proposed area of additional woodland planting to the north of Papworth Wood SSSI.

The new areas of open space would also contain a Sustainable Urban Drainage System (SuDS), including swales and attenuation basins.

A total of 6.06ha of informal and amenity green space with new woodland, tree and thicket planting was shown on the illustrative masterplan that supported the second application for the residential development for the site.

The proposed development would also support existing services and facilities in Papworth Everard. Papworth Everard is defined as a Minor Rural Centre in South Cambridgeshire District Council's current settlement hierarchy and therefore sits towards the top of the Council's settlement hierarchy. Papworth Everard contains an extensive range of services and facilities including a convenience store, hairdressers, fish and chip shop, coffee shop and a restaurant, a primary school, children's nurseries, post office, library, doctor's surgery/health centre, veterinary surgery, churches and village hall.

Development has also commenced to deliver a bakery, microbrewery and Public House on the former print works site, south of Church Lane. Accessibility to these services, from the site, is illustrated on the submitted drawings provided in Appendix B. As will be noted, the site is very well connected to existing services and facilities provided within the village.

Papworth Hospital is currently the main employer in the village although the facilities and functions of the hospital are shortly to be relocated. The hospital site is however positively promoted within the adopted plan for future employment generating uses. Papworth Business Park, located at the southern edge of

	<p>the village, is the main employment area. The services, facilities and employment opportunities which exist within Papworth Everard are all reflective of its designation as a Minor Rural Centre.</p>
<p>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>	<p>The total site area is in excess of 11ha. However, it is considered that the residential development area of the site is closer to 5ha. This enables the provision of significant public open space and green infrastructure as part of the proposals in order to address concerns that have been raised through the consideration of the previous applications.</p> <p>The proposed number of dwellings set out above (175) reflects these constraints and equates to a density of development of approximately 35 dwelling per hectare across the proposed residential area of the site. This is reflective of the density of development that exists to the south and west of the site. As set out above however, we envisage the precise quantum of development to be informed by further assessment and dialogue with the Council.</p>

G - Suitability – site features and constraints

Site features and constraints

<p>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:</p>	<p>Proposed mitigation (please attach any available evidence such as studies or surveys)</p>
<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 type="checkbox"/> (please give details) No: <input checked="" type="checkbox"/></p> <p>Details: A new access would be created to serve the proposed development. Through the consideration of the previous applications it was confirmed that suitable and safe highway access to the site can be achieved with no technical objections from the Cambridgeshire County Council Highways.</p> <p>It should also be noted that Highways England have now published its preferred route for the A428 Black Cat to Caxton Gibbet Improvements. An extract of the preferred route is provided in Appendix A. This will add over 10 miles of new dual carriageway. It is estimated that the improvement works will see 4,000 fewer vehicles on local roads at peak times. The current A428 will become a “local road”. At Caxton Gibbet a new two tier junction is to be formed. If approved, construction of the road could begin in 2021/22.</p> <p>This is relevant to Papworth as if this improvement is carried out it should result in a significant reduction in congestion on local roads and specifically along Ermine Street (south).</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>	

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 and foul water drainage.

Ecological surveys have been undertaken on the site to support the previous applications. These have confirmed that there are no ecological constraints that would prevent the development of the site. They have also recommended ecological improvements. This position was accepted by statutory consultees through the consideration of previous applications.

There are some protected and mature trees onsite and the masterplans previously prepared demonstrate that development can come forward with no adverse impacts on these. Any proposals for the site would incorporate significant areas of public open space and new tree and woodland planting.

The site is not affected by any heritage assets.

The consideration of the two previous applications on the site have confirmed that there are no environmental constraints that could constrain the proposed development.

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).

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).

Yes: (please give details) No:

Details: The proposed development would need to provide new utilities infrastructure, but there are services to the neighbouring urban area so new connections will be possible.

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:	The site is promoted by a willing landowner and developer and is deliverable for development. However, the site will need to be allocated for development through the Greater Cambridge Local Plan process before it will be available for development.			
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 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			
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 Papworth Everard 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: 2023 Completed development: 4 Development period in years: 2027
To the best of your knowledge, are there abnormal cost factors which could affect delivery of the site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

(such as site preparation costs, infrastructure costs, demolition or ground conditions)..	
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 type="checkbox"/> Yes <input checked="" 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 north eastern edge of Papworth Everard. It is located outside, but adjacent to, the defined development framework boundary for Papworth Everard. It adjoins open countryside to the north and east, a woodland area and Papworth Wood to the south and existing residential development to the west. The Site is currently in agricultural use, and forms part of a large field bounded by drains and ditches and intermittent trees and hedges.

The Site is located to the east and north east of the existing roads known as “Ridgeway” and “Old Pinewood Way”. The site is an inverted ‘r’ shape which wraps around the existing built up area of the village. In terms of its immediate context, the northern most half of the site is located to the east of the established residential area of Ridgeway, Brookfield Road and Pendragon Hill. The southern half of the site is located east of the residential estate known as Old Pinewood Way. These two established residential areas wrap around the Cricket Ground and recreation area, beyond which is Ermine Street, the main route through the village centre. The Local Centre is located immediately south of Chequers Lane. The site enjoys established pedestrian connections to the village centre with routes provided via Wood Lane/Old Pinewood Way/Baron’s Way/Ermine Street and, via Public Footpath No 4, Chequers Lane. Previous proposals for the site have included provisions to upgrade Footpath No 4 to install a hard surfaced footpath and street lighting to further improve this route.

Papworth Everard is defined as a Minor Rural Centre in South Cambridgeshire District Council's current settlement hierarchy and therefore sits towards the top of the Council's settlement hierarchy. Papworth Everard contains an extensive range of services and facilities including a convenience store, hairdressers, fish and chip shop, coffee shop and a restaurant, a primary school, children's nurseries, post office, library, doctor's surgery/health centre, veterinary surgery, churches and village hall. Development has also commenced to deliver a bakery, microbrewery and Public House on the former print works site, south of Church Lane. Accessibility to these services, from the site, is illustrated on the submitted drawings provided in Appendix B. As will be noted, the site is very well connected to existing services and facilities provided within the village.

Papworth Hospital is currently the main employer in the village although the facilities and functions of the hospital are shortly to be relocated. The hospital site is however positively allocated within the adopted plan for future employment generating uses. Papworth Business Park, located at the southern edge of the village, is the main employment area. The services, facilities and employment opportunities which exist within Papworth Everard are all reflective of its designation as a Minor Rural Centre.

Where people do need to travel out of the village, access to an established bus service which provides connections from the village to Cambourne, St Neots, Cambridge, Huntingdon and St Ives. The main bus route is provided by the X3 bus. While this service currently provides an hourly service, there are gaps in the timetable during the AM and PM peak hour. As a result it is difficult for some residents of Papworth to utilise this as a commuter service. It was therefore agreed with the operator during the consideration of the previous applications on the site that the development would deliver enhancements to the service to provide additional services in the AM and PM peak hours.

In addition to the above, Cambridgeshire County Council are seeking to deliver a cycle and pedestrian link from Papworth to Cambourne. It is the County Council's intention to deliver a 2m wide cycle path along the eastern side of the A1198 to provide a link between the existing cycle path located north of the A1198/A428 junction, and the existing footpath network at the southern point of Papworth. The County's programme for delivering this connection are not known at this time, it was however agreed that the

previous applications would contribute towards the delivery of this link. When delivered, it will provide a direct cycle link to Cambourne and all of the facilities provided within it.

The proposed development of this site would therefore result in a number of significant benefits to the wider community in a village which is highly sustainable.

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.