

Call for Sites (Update)

Fulbourn Road, Teversham.

On behalf of GLF Robinson & Partners.

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Introduction

On behalf of our clients GLF Robinson & Partners we are providing an update on the land parcel previously promoted through the Call for Sites process under Site Reference 40295. The previous representations sought to promote a housing led scheme on the 5ha site of circa 60 units with associated community and sports facilities.

Since the previous representations were made there have been significant changes to National Planning Guidance. In particular, in respect of assessing land in the Green Belt and the identification of higher annual housing targets for the majority of authorities. South Cambridgeshire DC (SCDC) have recently made a statement confirming they do not currently have a 5-year housing land supply, and this offers opportunities for sites such as this to deliver both housing and community facilities to serve the village of Teversham.

The landowners have subsequently decided to approach the future development of this site in a different way by making it a community led scheme where the proposed development of the site will be led by community focussed uses identified through a comprehensive consultation process. The future scheme will still include some market housing and affordable housing. This housing will address specific housing needs in Teversham identified through an independent Housing Need Survey.

The future scheme is also seeking to deliver community facilities which are in demand in the village. Some of these facilities such as a new village hall and community centre are already well known. However, through the thorough consultation process the landowners are seeking to identify what else the community might like to see on this site.

It is the intention of the landowners to leave a legacy for the village having operated their stud farm in Teversham over several years.

This revised approach was commenced in early 2024 with Pegasus Group appointed to manage the public engagement process. The engagement work completed at the time of this submission is summarised as follows:

Site Assessment for Opportunities and Constraints

The previous representations made on this site included a wide range of supporting information and much of this remains relevant to understanding the context of this site. The conclusion of the submission set out a housing scheme of Circa 60 units (both market and affordable) with associated open space and community facilities.

The revised approach is seeking to identify opportunities that the site presents and then consult with the local community to determine what type of development they would like to see and what facilities they would like to see delivered. The one caveat to this approach is that sufficient housing development would still be required to create sufficient revenue to deliver the associated community facilities. The approach is seeking to deliver sufficient enabling development to deliver community facilities.

Pegasus initially undertook several site related assessments as an update to existing information relating to landscape; highways; heritage; and planning, in order to formulate an opportunities and constraints plan for the site (**See Appendix 1**). This plan was then to be used to inform ongoing discussions with the community whilst leaving open to discussion what development might be appropriate.

Opportunities:

- The site benefits from existing mature vegetation along the western and southern boundaries and part of the eastern boundary, which provides a strong visual barrier from Fulbourn Road and properties south of the site. However, as per Heritage advice, hedgerows/trees along the western boundary need to be strengthened to make sure all gaps are closed. This would add further screening of the development from the adjoining listed building and the scheduled monument to the west of the site.
- The eastern edge would need to be enhanced with additional hedgerow/ woodland belt planting to continue the existing boundary to the track. When established, this would provide screening from the Public Right of Way (PRoW) to the northeast.
- The opportunity exists for another landscaped buffer along the northern boundary of the site to enhance the overall network of Green Infrastructure, as well as screening views of the proposed development from the adjoining countryside to the north.
- Tree planting should be provided within the layout to break up the built environment when viewed from longer distance views. This is subject to the final layout design and the proposed land uses.
- Potential pedestrian/cycle links at the southwestern corner of the site could connect onto the existing footway along Fulbourn Road and the existing PRoW network beyond.
- A new vehicle access is achievable from Fulbourn Road, which would be able to accommodate the necessary visibility splays.
- These opportunities are primarily aimed at reducing the visual impact of any development within the site. The additional landscaping would also offer significant ecological enhancements for local wildlife

Constraints:

- There are glimpsed views from within the site through existing boundary vegetation along the driveway towards the nearby listed building. However, these are not considered to be key views and the existing Heritage assets would not be considered as a constraint as long as boundary vegetation along the western boundary is retained and strengthened.
- Overhead power cables extend across the site as illustrated on the plan. From experience, these can be undergrounded (subject to utilities report).
- A controlled gate is located at the beginning of the track which leads into the sewage work (highlighted on the plan).

Meeting with Teversham Parish Council (October 2024)

In October 2024 we attended an introduction meeting with Teversham Parish Council where we presented our plan identifying the opportunities and constraints of the site and highlighted how they could shape any development proposals.

At the meeting we identified a number of potential opportunities for the site based on our local knowledge of the village in order to stimulate a discussion.

Potential options for community facilities:

- The village does not have a village hall. With such an important facility missing from the village it restricts community gatherings; meetings; clubs and other community events. We consider that this site would potentially be a good location for such a facility.
- The current recreation ground has a small changing room facility with no parking immediately near to it. A village hall could provide new changing facilities so additional sports teams could use them in a location that has an unrestricted vehicular access.
- An additional sports pitch could be provided to accommodate football, cricket or other sports. In time a MUGA could be considered if funding could be identified.
- Children's play facilities could be introduced in a location with greater natural surveillance from homes and the new village hall.
- New areas for public access around the perimeter of the site to encourage informal recreation such as dog walking.

We also outlined at the meeting that in order to fund a new village hall and/or other facilities there would need to be some form of enabling development on part of the site. Given the costs associated with delivering the community facilities, it would be necessary to propose development that gave the greatest returns. This would inevitably be residential. The delivery of new homes would also be a benefit for the village where they met identified needs for affordable housing and housing for older people. Some options for the type of housing could be:

- Affordable Housing based on a Local Needs Survey
- Care Home
- Market Housing focusing on smaller units of accommodation and bungalows

We also set out that through engagement with the PC we will work up a scheme that will then be the subject of pre-application discussions with the District Council. For any subsequent planning application to succeed it would need to have a high degree of local support. The scheme also needs to be commercially viable for the landowners to bring the land forward for development. It was outlined that we hoped that the right balance could be struck between community facilities and enabling development so that the site delivers the maximum benefits for the village.

We followed up the meeting with a letter setting out our future approach to consultation which was going to include a Housing Needs Assessment and a community consultation event.

Housing Needs Assessment

In December 2024 CNB Housing Insights (www.cnbhousing.co.uk) were commissioned to undertake an independent Housing Needs Survey (HNS) of Teversham to identify existing local housing needs in the village. This survey was commenced in January 2024 and concluded in March 2025. The results of this survey have now been received.

CNB – Scope of Works

The aim of the HNS is to quantify the housing need of parish residents and those with a strong local connection to the parish that will not be met from current supply and supply from committed developments.

Once the level of need (if any) has been established using data from the household survey and the council's housing register, we will assess future supply from vacancies and committed new build housing to arrive at a housing requirement for the parish. The fine-grained research opportunity offered by a household survey will enable us to highlight the specific needs of household groups whose needs may remain unmet because the size and type of dwelling needed is different from vacancies from the existing stock. Examples of household groups typically highlighted are: first time buyers, elderly downsizers, essential local workers, people with disability or support needs. Housing need arising from each tenure will be reported on.

A further aim is to ensure that the HNS, if commissioned, is robust. Robustness is important as at planning appeals, whether by hearing or public inquiry, we have witnessed planning inspectors give little weight to local housing requirement statements that are not based upon sound evidence. Our study methodology has been subject to significant scrutiny by the public, clients, local authorities and planning inspectors. It is continuously improved, developed and refined in the light of this scrutiny and the client's specific needs.

In summary, our proposed methodology would provide a thorough, practice guidance compliant and up to date understanding of the unmet need for housing in the parish. This information would enable the client to put forward evidence of need for a planning application for an exception site.

In the process of commissioning the survey we had a meeting with Uzma Ali from SCDC Housing team after the Parish Council communicated that we were undertaking a needs survey. We explained that the survey was not specifically to inform a Rural Exceptions site and that it was being undertaken to identify specific housing needs in the village. We agreed to share the findings.

Survey Findings

The initial findings of the survey were published on March 6th after the survey closed at the end of February 2025. We are still going through the report and will share the full conclusions in due course. However, it is immediately clear that there is an ongoing annual housing need in Teversham across a number of tenures. The conclusion of the report states:

The evidence suggests that need exists for the development of an exception site. There is unmet need for between 2 and 16 social and affordable rented units per annum and between 3 and 6 units of affordable homeownership units per annum. The flow varies on a year-by-year basis due to variable rates of delivery of new build housing. If a development took 2-years from full consent to final lettings and sales, the local need over the 2-years should be aggregated due to the very low supply being achieved from vacancies.

In order to meet this need it is suggested that an affordable scheme of up to 30 units should be sought to address the 2 years of annual need.

Community Consultation Event (March 27th)

The next stage of the consultation process is to engage with the residents of Teversham about the future development of the site. We have organised a Community Consultation event to take place on March 27th, 2025, to be held at the Teversham Club (11am to 7pm).

In order to advertise this event, we have prepared a leaflet drop to all the residents of the village (**See Appendix 2**)

We have also set up a website www.tevershamcomminty.co.uk and a dedicated email address to provide further opportunities to comment should residents not be able to attend the event in person.

At the event we are going to present the opportunities and constraints plan and invite the local residents to share their thoughts on what type of development they may wish to see on the site. We will also share the findings of the housing needs survey with them and provide an update on changes to National Planning Policy Guidance.

Once we have had all the community comments, we can use this information alongside the findings of the HNS to start to formulate a scheme for discussion with the Parish Council. All the consultation works will form the Statement of Community Involvement in support of any planning application.

New Planning Policy Guidance – Green Belt.

Since the previous call for sites was undertaken new National Planning Guidance has been published though the NPPF (December 2024).

The site is located in the Cambridge Green Belt. Therefore, the latest Green Belt guidance contained within the revised NPPF will apply when considering any development of this site.

The site could potentially be removed from the Green Belt though a review undertaken during the Local Plan process or identified under the new Grey Belt designation. Alternatively, the site could be subject of a standalone planning application where the site's Green Belt status would also need to be assessed alongside any relevant exceptional circumstances and other relevant policies of the Local Plan.

Local Plan Review

The revised NPPF (2024) Paragraphs 145 & 146 identify that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified through the preparation and updating of a Local Plan.

Exceptional circumstances include where an authority cannot meet its identified need for homes having demonstrated that it has examined all other reasonable options for meeting identified need.

At the time of writing this report SCDC have confirmed that it does not currently have a 5-year housing land supply. Whilst this situation may be rectified over coming months it is likely that new housing sites for all housing tenures are going to need to be identified though the Local Plan review including appropriate sites in the Green Belt.

Additional Guidance for local Authorities on how to assess their Green Belt (<https://www.gov.uk/guidance/green-belt>) was published by the Government Office on February 27th, 2025. This guidance has a number of implications for how Local Authorities should assess Green Belt sites in particular where the sites in question do not meet the purposes of the Green Belt.

Our interpretation of the key guidance on how Green Belt sites should be assessed against the purposes of the Green Belt are as follows in relation to this site. The guidance (please refer to the link for full details) sets out a checklist for assessing if a site meets the purposes of the Green Belt or whether it should be considered as Grey Belt land where development should be considered appropriate subject to the wider policies of the NPPF and Local Plan. The checklist identifies Strong, Medium and Weak characteristics of a site when applying it to the purposes of the Green Belt. Having assessed this site against these criteria we can confirm that it comes out in the lowest weak design nation under each category as follows:

Purpose A – To Check the Unrestricted Sprawl of Large Built-Up Areas.

Weak or None

Assessment areas that make only a weak or no contribution are likely to include those that:

- are not adjacent to or near to a large built-up area
- are adjacent to or near to a large built-up area, but containing or being largely enclosed by significant existing development

Purpose B – To Prevent Neighbouring Towns Merging Into One Another

Weak or None

Assessment areas that contribute weakly are likely to include those that:

- do not form part of a gap between towns, or
- form part of a gap between towns, but only a very small part of this gap, without making a contribution to visual separation

Purpose D – To Preserve the Setting and Special Character of Historic Towns

Weak or None

Assessment areas that make no or only a weak contribution are likely to include those that:

- do not form part of the setting of a historic town
- have no visual, physical, or experiential connection to the historic aspects of the town

When assessed against the criteria for the purposes of the Green Belt the site falls into the three weak categories suggesting it does not meet the purposes of the Green Belt and should be considered for removal through the Local plan review.

Furthermore, the guidance indicates the site should therefore be identified as Grey Belt for the purposes of any review and for any subsequent planning application.

The guidance advises for the purposes of a development management dealing with a planning application on a Green Belt site authorities are asked to consider evidence:

- whether the site strongly contributes to the Green Belt purposes a, b or d; and
- whether the application of policies to areas and assets of particular importance identified in footnote 7 to the NPPF (other than Green Belt) provide a strong reason to restrict development; and
- whether development of the site would fundamentally undermine the purposes of the remaining Green Belt across the plan area, as set out in national policy and this guidance.

Furthermore, the site would also need to meet the criteria of Paragraphs 155 and Paragraph 156 of the NPPF to consider if it the following criteria apply.

- 1) Utilises grey belt land
- 2) Demonstrable need for the type of development proposed
- 3) Sustainable location
- 4) Meet the Golden Rules (where applicable)
 1. Deliver affordable housing
 2. Improvements to Infrastructure
 3. Provision of new or improved green spaces that are accessible to the public which are a short walk from their homes.

Summary

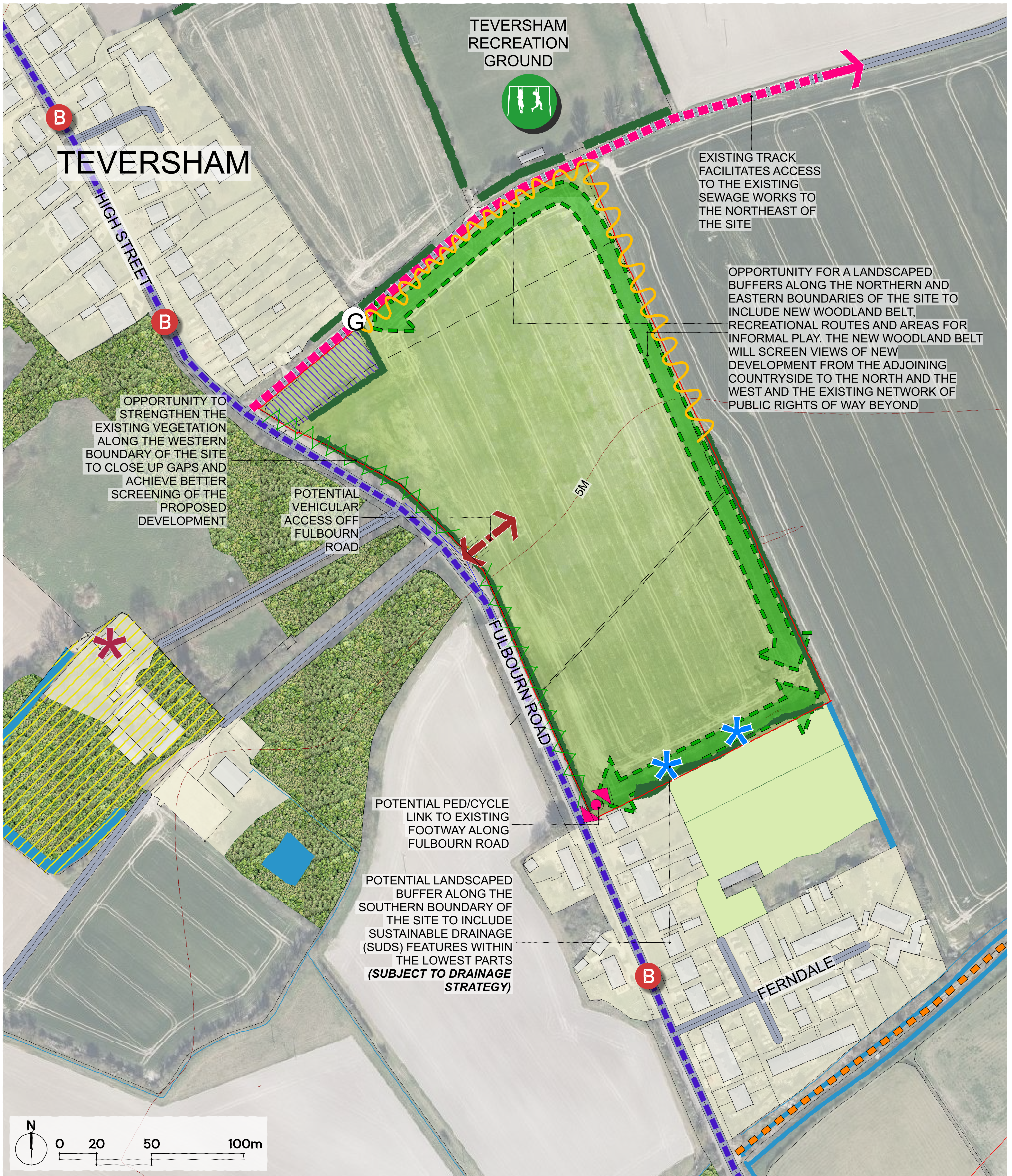
In our opinion when assessing the site under the revised national Green Belt guidance, this is a site which is suitable for development in the Green Belt, either through its removal from the Green Belt during the local plan review or through its assessment of not meeting the purposes of the Green Belt through the determination of a planning application having regard for the wider NPPF and Local Plan policies as appropriate.

As we have set out through our initial assessment of the site it is fully deliverable in 0-5 years, and we are gathering robust evidence of the housing need in the village and the types of community facilities the housing development could enable to inform any future planning application.

We would be grateful if this site can be identified as a residential enabled community development scheme moving forward and we will be in touch with the Council once we have completed all the consultation events and have analysed the conclusions of the Housing Needs Survey.



Appendix 1 – Opportunity & Constraints Plan



SITE LOCATION (4.93HA- TBC)	EXISTING BOUNDARY VEGETATION TO BE RETAINED (<i>SUBJECT TO TREE SURVEY</i>)	EXISTING BUS ROUTE AND BUS STOP	SCHEDULED MONUMENT
OPPORTUNITIES	POTENTIAL VEHICULAR ACCESS POINT (<i>SUBJECT TO FINAL ACCESS STRATEGY</i>)	TEVERSHAM RECREATION GROUND	EXISTING CONTROLLED GATE
OPPORTUNITY TO STRENGTHEN BOUNDARY VEGETATION	EXISTING CAR PARK TO BE RETAINED (<i>SUBJECT TO FURTHER INPUT</i>)	CONSTRAINTS	EXISTING OVERHEAD CABLES SHOULD BE UNDERGROUNDED (<i>SUBJECT TO UTILITIES REPORT</i>)
OPPORTUNITY FOR NEW BOUNDARY VEGETATION	POTENTIAL PED/CYCLE LINK	SITE CONTOURS (<i>SUBJECT TO TOPOGRAPHICAL SURVEY</i>)	
POTENTIAL LOCATIONS OF SUSTAINABLE DRAINAGE FEATURES (SUDS) (<i>SUBJECT TO DRAINAGE STRATEGY</i>)	EXISTING PUBLIC RIGHTS OF WAY (PROW)	THE GRADE II LISTED MANOR FARMHOUSE	
OPPORTUNITY FOR A LANDSCAPED BUFFER			

N.B. THE OPPORTUNITIES AND CONSTRAINTS ARE SUBJECT TO FURTHER TECHNICAL INPUT INCLUDING TOPOGRAPHICAL SURVEY, LVIA, TREE SURVEY, UTILITIES REPORT, ECOLOGICAL IMPACT ASSESSMENT AND FINAL ACCESS STRATEGY)



Appendix 2 – Housing Needs Survey Form



The Occupier

Reference number:
(Please note and quote in all
correspondence)

Dear resident,

Have Your Say: how much additional housing is needed to meet the needs of local people in the parish?

Please take a few minutes to complete this **Housing Needs Survey** questionnaire on behalf of your household and return it in the enclosed envelope. If you prefer, it is quicker and easier to respond to the survey online on your PC, tablet or smartphone by scanning the QR code aside, or entering [HTTPS/www.teversham](https://www.teversham) in your browser.



- All households are asked to answer parts 1 and 2 of the questionnaire;
- please answer part 3 of the questionnaire if you plan to move home for any reason over the next 5-years; and
- please answer part 4 of the questionnaire if any member of your household is likely to leave your household over the next 5-years.

Essential information about the survey

This questionnaire is being sent to every residential address in the parish of Teversham.

Our aim is to understand the housing related issues faced by parish residents, examples of which are:

- older people needing to downsize or find more suitable accommodation;
- households that need to upsize;
- households living in the private rented sector;
- households seeking a place of their own;
- households who need to leave their present accommodation for any reason such as problems paying the mortgage or rent, or are facing uncertainty due to relationship breakdown, threat of eviction, anti-social behaviour or employment;
- households with one or more people suffering long term illness or disability.



Further information about the survey

Why is the survey necessary? The South Cambridgeshire Local Plan Policy H/11 requires that certain housing development proposals should state evidence that additional housing is needed to avoid unnecessary housebuilding. This housing needs survey is seeking to find out what the needs are of local people are, in order to inform any potential planning application. The parish council has been informed that the survey is taking place and is aware of the reasons for it. Our client is GLF Robinson & Partners.

Can someone that lives outside the parish take the survey? Yes, if they have a local connection to the parish. Please use the above link or QR code below to access the questionnaire.

What companies are involved in running the survey? CNB Housing Insights is an experienced housing consultancy whose staff have worked all over England and Wales providing independent and impartial housing needs surveys and assessments.

Will my personal information be shared? CNB Housing Insights guarantees your privacy and the security of the data. We will not pass it on to anyone. We are registered with the Information Controller's Office (reg. no. ZA773915). We comply with data protection legislation and GDPR. Only generalised findings will be reported.

What happens next? Should the survey find that significant need for additional affordable housing exists, in addition to housing that is already planned for the parish, a planning application may be made which would trigger public consultation on the development proposal by the district council.

Can I get help with the survey? Answers to FAQ appear on CNB Housing Insights' website www.cnbhousing.co.uk. You can get help by emailing us at enquiries@cnbhousing.co.uk or calling our freephone helpline 0800 644 0017.

Questionnaire Part 1: About you, your current home and household:

1. Where do you live currently? *Please tick one box only*

Within the parish of Teversham	☐
Outside the parish but within the district of South Cambridgeshire	☐
Anywhere else	☐

2. How many years have you lived in your current accommodation continuously to date?

Please enter number of years:

3. Is your present accommodation your only or principal home?

Yes/no



4. If you do not currently live in Teversham parish, please provide further information. We are asking these question as we need to know if you have a local connection to the parish as defined by the South Cambridgeshire Council. *Please tick all boxes that apply to you:*

Does any member of your household work in the parish for more than 16 hours per week?	
If you have previously lived in the parish was this for a minimum of 3 out of the last 5-years?	
Have close family members of your household lived in the parish for a period of 5 years or over?	
What is you're the full postcode of your current address	

5. How would you describe your present main accommodation? *Please tick one box:*

Detached house or bungalow		Hotel	
Semi-detached house or bungalow		Living with another household and sharing facilities	
Terraced House or bungalow		Lodging or renting a room in someone's house	
Flat or maisonette (ground floor)		Refuge or temporary accommodation	
Flat or maisonette (upper floor)		Static caravan, mobile home or park home	
Studio or bedsit flat		Mobile caravan (used for travelling for extended periods, not leisure)	
Other <i>Please write in:</i>			

6. Please tick if your present accommodation is a bungalow or dormer bungalow

7. How many bedrooms do you have in your current accommodation? Please enter a number beside each option:

Single bedrooms		Double bedrooms		Total bedrooms	
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8. How would you describe the tenure of your current accommodation? Please tick one box:

Owner-occupier (own outright)		Council or housing association rented	
Owner-occupier (with a mortgage or loan)		Shared ownership or shared equity	
Rented privately		Lodger	
I am part of a separate household living with family or friends seeking a place of our own			

9. How would you describe the circumstance of you and your partner-if any?

	Self	Partner
Employed or self-employed: working full time		
Employed or self-employed: working part time		
Home-maker or unpaid carer		
Unemployed		
Full time student		
Permanently retired		



10. Please enter information for each person currently living in your accommodation

	Relationship to you (e.g. partner/spouse, parent, son/daughter, lodger, friend, carer)	Age	Gender (M/F/other)	Ethnic group (Please write in a number (1 to 6) using the list below)
Person 1	YOU			
Person 2				
Person 3				
Person 4				
Person 5				
Person 6				
Person 7				

Ethnic Group List: 1) White or White British; 2) Mixed Race; 3) Asian or Asian British; 4) Black or Black British; 5) Other ethnic group; 6) Gypsy or Irish Traveller or Roma.

11. Is the 'head of household' or their partner aged 65 or over?

Yes/no

12. How many couples live in your home?

(please enter 0, 1, 2 etc.)

13. If your household moved home into the parish in the last 5-years, why did you move home? Please tick any that apply:

Employment in the parish	
Easier commuting from the parish	
To obtain more suitable housing	
To give or receive care or support from or to a family member	
To live nearer family and/or friends	
School catchment	
To live in a rural area	

14. Please tell us if you or your partner (if any) have your name(s) down on any of the following waiting lists or registers Please tick all that apply:

South Cambridgeshire Council's affordable housing register	
A register of interest for affordable home ownership maintained by a local housing association	
South Cambridgeshire's self and custom housebuilding register	

If you or your partner are aged 60-years or more, please let us know about the housing options you would consider later in life in questions 15 and 16:

15. If you are aged 60-years or over and are thinking moving home, would you expect to remain living within the parish?

Yes/No

Please write in the main reason for your response:



16. If you are aged 60-years or over, please tell us about any future options you would realistically consider or expect.
Please tick any that apply:

	Consider	Expect
Continue to live in your current accommodation for the foreseeable future with support or adaptations when needed		
Live independently, closer to health and essential services		
Live independently, in a smaller or more manageable dwelling		
Live in age restricted sheltered housing as a social or private tenant		
Live in leasehold age restricted flats or apartments with support (similar to McCarthy and Stone retirement living)		
Live in rented housing with a high level of care and support		
Live in an annexe to my children's accommodation		
Live with a child, other relative or friend who could provide support		
Live in a care or nursing home		
Other Please write in:		

Questionnaire Part 2: Your views about priorities for future house building and amenities in the parish:

17. If new homes were to be built in the parish in future, which house types would you consider a priority?
Please tick level of priority:

Description	No priority/not needed ✓	Some priority ✓	High priority ✓
Small homes for single person households or couples			
Small family homes (2 or 3-bedroom)			
Larger family homes (4 or 5-bedroom)			
Homes that facilitate working from home			
Smaller homes to enable older people to downsize			
Supported living (sheltered housing or extra care)			
Houses with a garage			
Detached houses			
Semi-detached houses			
Terraced houses			
Town houses (3-storey)			
Bungalows			
Flats or apartments			
Live/work (workshop) units			



18. If new homes were to be built in the parish in future, which household groups should be considered a priority? Please tick level of priority:

Description	No priority/not needed ✓	Some priority ✓	High priority ✓
Homes affordable to first time buyers			
Homes to rent (private landlord), affordable to average income households			
Homes to rent (social landlord) affordable to low-income households			
Housing suited to frail elderly or disabled people			
Shared ownership (part buy/part rent)			
'First Home scheme' (discounted sale for first time buyers)			
Discounted sale for anyone that cannot afford market prices			
Those wishing to build or commission their own homes			
Homes for multi-generational families (including annexes)			

19. Would you support limited future house building to meet the needs of local households and their children?

Yes/No

Please write in the main reason for your response:

Questionnaire Part 3: Future house moves – your entire household

Please complete this section if your household plans or needs to move home in the next 5-years. Please only complete Part 3 if you plan to move your entire household into a permanent dwelling you don't intend to share with another household. Please answer Part 3 if you need to move home but cannot for any reason. (Please note that Part 4 is where you can tell us if part of your household or people living with you plan to move home).

20. Does your entire household plan to move home in the next 5-years? Please tick one box

Yes		Please continue from Q21
I/we would like or need to move home but are unable to		Please continue from Q21
No		Please continue from part 4

21. When are you to likely move home if suitable housing you could afford was available?

Please tick one box:

Imminently		1 to 2-years		3 to 5-years	
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22. Where would you ideally like to move home to? <i>Please tick one box:</i>	
Within the parish if suitable accommodation I could afford was available	☐
Elsewhere in the South Cambridgeshire Council area	☐
Elsewhere in or outside the UK	☐

23. What are the main reason(s) you are planning to move home within the next 5-years?	
1. Current house is overcrowded (e.g. to avoid children over 10-years of opposite sex sharing a bedroom)	☐
2. Living in temporary accommodation and need permanent accommodation	☐
3. Forced to move (e.g. eviction, repossession or tenancy ending)	☐
4. Suffering harassment, threat of harassment, crime or domestic abuse	☐
5. Need a larger house i.e. too few bedrooms for your family	☐
6. Need a smaller house i.e. have rooms that you don't need or cannot manage	☐
7. Cannot afford the rent or mortgage payments	☐
8. Health problems and/or need housing suitable for older/disabled person	☐
9. Current house is in severe disrepair I cannot afford/my landlord won't rectify	☐
10. Need to live closer to family or friends to give or receive care or support	☐
11. Need to move home because of a relationship breakdown	☐
12. Need to re-locate for employment in the parish	☐
13. None of the above	☐

24. If in Q23 'none of the above' apply, which of the following would be the main reason for you moving home? <i>Please tick one box only:</i>	
Want to live in a nicer house or area	☐
Would like to live closer to family or friends	☐
Plan to permanently move into my friend or my partner's accommodation	☐
Would like to live closer to shops or doctors or other services	☐
To reduce journey time or distance to work	☐
Would like to be in a particular school catchment area	☐
Other reason	☐

25. How would you realistically describe the accommodation you are seeking? <i>Please tick one box</i>			
House	☐	Ground floor flat or bungalow suitable for elderly or disabled occupant(s)	☐
Flat or maisonette	☐	Leasehold retirement living	☐
Terraced house	☐	Caravan or mobile home or park home	☐
Bungalow	☐	A nursing or care home	☐
Someone else's home	☐	Other: please write in:	☐

26. How many bedrooms would your household need as a minimum?				
Single bedrooms	☐	Double bedrooms	☐	Total bedrooms



27. What tenure would your new home be (if applicable)?		Please tick one box:
Owner occupied (outright)		
Owner occupied (with a mortgage or loan) including shared ownership or dwellings sold at a discount (<i>if shared ownership or discounted sale please also answer questions 28 and 29</i>)		
Rented privately (private tenancy, tied with employment or living rent free)		
Rented from the council or a housing association		

28. If you cannot afford local market house prices or private rents, would you seriously consider any of the following affordable home ownership options?		Please tick any that are of interest:
1. Discounted sale (minimum 20% discount off market price but also applies to re-sales)		
2. Shared ownership (you jointly own part of the dwelling with a housing association and pay rent on the part you don't own)		
3. Rent to buy (you rent a dwelling from a housing association for a set amount of time, save for a deposit, qualify for a deposit contribution from the housing association before exercising an option to buy as a shared owner or full owner)		

29. If you have responded to Q.28 what is your main preference?	Enter no. 1 to 3:

30. Would your next home be either self or custom built? Please tick one option:					
Definitely		Possibly		No	

31. What is the maximum amount you could pay for your future housing? Please fill in the corresponding box or tick the final option if applicable:	
House purchase – purchase price	£
House purchase - deposit amount (savings and/or equity)	£
Private rental - monthly cost	£
If private or social renting, would you need to claim housing benefit or universal credit housing element?	If yes, please tick:

32. What is the total gross annual income of yourself and partner (if any)? *	£

* You are assured that your response is confidential. If you believe that you cannot afford market housing prices for sale or rent it is vital that you supply this information. Your personal information will not be published, shared or sold to anyone. The information would help us to assess the quantity of affordable housing needed in future.



33. Do any of the following statements apply to any member of your household (either now or in the next 5-years)? *Please tick any that apply:*

Personal care or support will be needed	
Ground floor or level access accommodation would be needed	
Adaptations will be needed in the home (e.g. ramp, stairlift, bathroom adaptations)	
Wheelchair mobility within the home would be needed	

Part 4: People planning to leave your household and get a place of their own. *(Please complete on their behalf).*

*This may be a child or any other member of your household or someone that is living with you temporarily, moving permanently away from your home. Please complete on their behalf the questions for each person or household likely to leave from your household in the next 5-years. **Please do not include** people that plan to leave temporarily, or form student households.*

If you prefer, please invite the member of your household planning to leave to complete this part of the questionnaire themselves online. They should quote the reference number on the front page of this questionnaire.

34. Do any members of your household plan to move home to a place of their own permanently in the next 5-years? Please tick one box and continue from question as listed:

They want to move home but are unable to		<i>Please continue from Q35</i>
Yes		<i>Please continue from Q35</i>
No		<i>Please go to the final page</i>

35. If they are unable to move home, please tell us the main reason?

	New household 1	New household 2
Lack of suitable accommodation they can afford		
Because of support needs or health reasons		
Any other reason		

36. How would you describe the new household?

	Household 1	Household 2
Single person household		
Couple, without children		
Single parent or couple with children		
What is the current age of the oldest person in the new household?		



37. At the point the new household gets a place of its own are they likely to.....

Please tick all that apply per household:

	Household 1	Household 2
Be in full time work		
Be living with someone who is in full time work		
Be permanently retired		
Be partly reliant on state benefit		
Be wholly reliant on state benefit		
Be a first-time buyer		
Be a first-time renter		

38. Will the new household need a place of their own or move in with someone else?

Please tick one box per household:

	Household 1	Household 2
A member of your household is planning to live alone or live with someone who is also seeking a place of their own <i>(if this option is selected, please continue with the survey at question 39).</i>		
A member of your household is planning to move in with someone who already has a place of their own (as a partner, house share etc.). <i>If this option is selected, there is no need to complete further questions for this person or household.</i>		
A member of your household is planning to live in a care home or nursing home. <i>If this option is selected, there is no need to complete further questions for this person or household.</i>		

39. Where would the new household(s) ideally like to move home to?

Please tick one box per household:

	Household 1	Household 2
In the parish if suitable accommodation they could afford was available		
Elsewhere in the South Cambridgeshire Council area		
Elsewhere in or outside the UK		

40. What type of accommodation would they realistically seek?

Please tick one box per household:

	Household 1	Household 2
A house		
A flat or maisonette		
A ground floor flat or bungalow suitable for elderly or disabled occupant		
Leasehold retirement living		
A nursing or care home		
A caravan or mobile home		
Accommodation provided by employer or armed forces		



41. How many bedrooms would they need as a minimum?

New household 1:	Single bedrooms		Double bedrooms		Total bedrooms	
New household 2:	Single bedrooms		Double bedrooms		Total bedrooms	

42. What tenure would they prefer?

Please tick one box per household:

	Household 1	Household 2
Owner occupied (outright)		
Owner occupied (with a mortgage or loan) including shared ownership or dwellings sold at a discount (<i>if shared ownership or discounted sale please also answer questions 43 and 44</i>)		
Rented privately (private landlord tenancy or tied with employment)		
Rented from a council or housing association		

43. If they cannot afford local market house prices, would they prefer any of the following affordable home ownership options?

Please tick any of interest:

	Household 1	Household 2
1. Shared ownership (they jointly own part of the dwelling with a housing association and pay rent on the part they don't own)		
2. Discounted sale (minimum 20% discount (also applies to re-sales))		
3. Rent to Buy (they rent a dwelling from a housing association for a set amount of time, save for a deposit then buy as a shared or full owner).		

44. If you have responded to Q.42 what is their main preference?

Enter no. 1 to 3:

Household 1		Household 2	
-------------	--	-------------	--

45. Would their next home be either self or custom built?

Please tick one option:

New household 1:	Definitely		Possibly		No	
New household 2:	Definitely		Possibly		No	

46. What amount could they afford to pay for their housing costs?

	Household 1	Household 2
House purchase – purchase price:	£	£
House purchase – deposit amount:	£	£
Private rental – monthly cost:	£	£
If private or social renting, would they need to claim housing benefit or universal credit housing element? <i>If yes, please tick:</i>		

47. Estimated household income*

	Household 1	Household 2



What is their estimated annual gross household income?	£	£
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** You are assured that this response is confidential. If you believe that they cannot afford market housing prices for sale or rent it is vital that you supply this information. Their personal information will not be published, shared or sold to anyone. The information would help us to assess the quantity of affordable housing needed in future.*

48. Do any of the following apply to any member of the new household(s)? Please tick any that apply:

	Household 1	Household 2
Care or support in the home would be needed		
Ground floor or level access accommodation would be needed		
Adaptations would be needed (e.g. for access, stairlift, bathroom)		
Wheelchair mobility within the home would be needed		

Thank you for completing this questionnaire. Please return it in the envelope provided.



Appendix 3 – Public Consultation Leaflet

Teversham Community Project

PUBLIC CONSULTATION

Thursday 27th March from 11am to 7pm

Introduction

Local community views are sought on proposals for the land at Fulbourn Road. GLF Robinson & Partners, the owners of the land who have successfully operated their stud farm on Teversham Road for many years, want to leave a legacy for the village. Their vision is for the land to deliver community uses and housing for the benefit of the village.

The purpose of this consultation is for Pegasus to seek the views of the community on what local facilities you would like to see on the site. Given its sensitive location in the Green Belt, any such facilities should respect the rural character and openness of the area. These could include a village hall, new sports pitches or other community led facilities. To enable any such facilities to come forward, some housing would be needed as enabling development. And there is the opportunity for this housing to meet local needs. This consultation is part of the ongoing engagement with the community that has included briefing the Parish Council and undertaking a housing needs survey. We have also undertaken some technical work to establish the opportunities and constraints of the site to guide any scheme that may come forward.

A website has been created with details of the site and for the local community to provide feedback (www.tevershamcommunity.co.uk). Paper copies of the details on the website can also be provided by writing to the address at the end of this flyer. Please note that no proposals have been formulated at this stage as we are purely at the information gathering stage.

In addition to the website, we are holding a drop-in event on **Thursday 27th March from 11am to 7pm** at the Teversham Club on Cherry Hinton Road, Teversham. Members of the project team will be there to answer any questions and listen to any suggestions you may have.

Location

The land at Fulbourn Road is approximately 5 hectares and located to the south of the existing playing fields. The land adjoins the car park off Fulbourn Road, which could be incorporated into any scheme. There could also be opportunities to enhance walking and cycling infrastructure in the area and through the site.

Any development in the Green Belt will need to accord with the relevant national and local planning policies. Recently revised national policy¹ encourages healthy and safe communities by:

- Promoting social inclusion, including opportunities for meetings between people through mixed-use developments.
- Providing safe and accessible green infrastructure, sports facilities and layouts that encourage walking and cycling.



1. National Planning Policy Framework – December 2024 (as amended)



We believe that the land at Fulbourn Road could deliver all these benefits through a scheme that comprises the following types of development that are generally supported in the Green Belt:

- The provision of outdoor facilities for outdoor sport, outdoor recreation, burial grounds and allotments, that preserve the openness of the Green Belt.
- Limited infilling of housing in villages and affordable housing for local community needs.

Whilst GLF Robinson & Partners would put forward their land, there would need to be some enabling development to fund the new community facilities. This would likely be some form of residential development that could also deliver benefits to the community through the inclusion of affordable housing, smaller market housing, self-build plots or housing for the elderly.

The recent housing survey sought to establish what local housing needs there are within the village to inform any scheme that comes forward.

We look forward to meeting you at the drop in event. If you are unable to attend, please send your suggestions via our website, email or the postal address below:

Website: www.tevershamcommunity.co.uk ►

E-mail: tevershamcommunity@pegasusgroup.co.uk

Postal address: Pegasus Group, Suite 4, Pioneer House, Vision Park, Histon, CB24 9NL

Thank you for your time. We welcome any comments you have by **Thursday 10th April**.



Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

Cambridge

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