

Representation to Greater Cambridge Local Plan Issues and Options 2020 Consultation

Introduction

1. This representation is submitted on behalf of **Cambourne West Consortium** (Taylor Wimpey and Vistry Homes - formerly Bovis Homes), in response to the Greater Cambridge Local Plan Issues and Options 2020 consultation.
2. These representations are made to promote land to the South of Cambourne Business Park and wider afield west of Cambourne West. Location plans are enclosed at Appendix 1.
3. This Business Park Site is the only remaining land allocated under Policy SS/8 (Cambourne West) of the South Cambridge Local Plan (SCLP) which is not committed and does not benefit from planning permission. This representation relates to providing increased flexibility for this parcel of land for redevelopment for residential, employment and other ancillary uses, as well as the future expansion of Cambourne West beyond the A1198.
4. Responses to the relevant consultation questions from the Issues & Options Consultation documentation are set out below.

Background / Executive Summary

5. In December 2017, outline planning permission ('the OPP') was granted for up to 2,350 residential units, retail uses, offices/light industry, a community centre and leisure facilities, two primary schools and a secondary school as well as associated infrastructure at Cambourne West (LPA Ref. S/2903/14/OL). The Cambourne West Consortium are in the process of delivering Phase 1 of this permission under submitted reserved matters applications.
6. Cambourne West will comprise three distinct residential neighbourhoods known as Swansley Park, Sheepfold and Woodfields as well as the central spine of green infrastructure. These neighbourhoods will integrate into the existing new settlement of Cambourne.
7. A Design Code was approved by SCDC in 2019 setting out fundamental design guidelines for Cambourne West which aim to ensure there is a cohesive identity across all phases of the development.
8. The OPP broadly reflected Policy SS/8 of the South Cambridgeshire Local Plan (SCLP) which allocated Cambourne West for the development of a sustainable, fourth linked village to Cambourne. However, the OPP included additional land which was not included within allocation SS/8 and excluded the U&I land to the south of the current Business Park which does form part of the allocation.

9. Therefore, given the ongoing delivery period for the allocation up to 2031 (as set out within the adopted SCLP), Policy SS/8 will need to be carried forward into the Greater Cambridge Local Plan and updated to reflect the consented development coming forward. As the only remaining land from the allocation without an extant permission, an updated approach to the U&I land (south of the Business Park access road) will need be taken. This should involve relaxing the requirements of criterion 7 of Policy SS/8 and adding clarity on flexibility of uses which would be acceptability on this parcel of land.
10. Cambourne is the largest and most sustainable settlement in the South Cambridgeshire. The Cambourne West development is one of four linked villages alongside Great Cambourne, Lower Cambourne and Upper Cambourne which make up the new settlement. These villages provide Cambourne with an exemplar range of jobs and services including new schools, community and leisure facilities and employment opportunities, particularly at Cambourne Business Park. These services, alongside the recent announcement of the preferred route of the East West Railway between Bedford and Cambridge with a new station at Cambourne as well as plans for the Cambridgeshire Autonomous Metro (CAM) to link Cambourne to Cambridge City Centre, make the settlement the optimum location for additional growth moving forward.
11. Given the above, it is considered that an additional village can be created on a further area of land to the west of Cambourne. Further details on the promotion of land to the west of the A1198 and south of Cambridge Road (A428) are set out in response to **Question 2**.
12. Furthermore, Cambourne in general is an ideal location for continued growth over the Greater Cambridge Plan period (up to 2040) and beyond. Details on the future growth in Cambourne is set out in response to **Question 40**.

Question 2. Please submit any sites for employment and housing you wish to suggest for allocation in the Local Plan. Provide as much information and supporting evidence as possible.

13. The OPP for Cambourne West includes more homes and land than that which was allocated under Policy SS/8. However, it also excludes the parcel of land to the south of Cambourne Business Park access road (U&I Land).
14. Land to the South of the Cambourne Business Park access road is now being promoted for a new approach to development over that presently set out under Policy SS/8 of the SCLP. This 9.6ha site should be allocated for circa 250 new homes plus office space and ancillary uses including retail space.
15. At present, Policy SS/8 states that the U&I land will be developed primarily for residential uses and will only come forward once replacement employment land has been secured. The OPP secured the replacement employment land as well as 2,350 dwellings. This provision significantly exceeds the parameters of Policy SS/8 which referred to approximately 1,200 dwellings and 8.1ha of employment land.
16. As such, there are no longer any outstanding obligations which relate to the U&I land and a fresh approach to development in location must be taken. The Site is now being promoted for in excess of 250 new homes plus employment, retail and other ancillary uses.
17. The Site benefits from the committed infrastructure as part of the Cambourne West permission which includes £66m in allocated funds towards local education, healthcare and transport facilities,

a central green infrastructure spine, 9.53ha of new woodland and meadows and cycle/pedestrian. The Site also benefits from its relationship with the existing employment development at Cambourne Business Park.

18. Therefore, the U&I land provides an optimal sustainable location to maximise further housing deliver and employment growth. Additional homes and employment uses in this location would deliver significant social, economic and environmental benefits with opportunities to link into and add to the existing community facilities, shops, road and pedestrian/cycling links, schools and emerging public transport links within the immediate vicinity.
19. The additional development would take consideration of the approved Design Code for Cambourne West to ensure that it creates a cohesive approach development with the wider allocation and there are no barriers to prevent this development coming forward now (within 5 years of adoption of the Greater Cambridge Local Plan).
20. Overall, maximising growth on this Site would constitute sustainable development and would be appropriate and proportionate to Cambourne's recently acquired town status, continuing its development as the largest settlement within South Cambridgeshire.
21. As outlined above, 'Land to the west of A1198 and south of Cambridge Road (A428), Cambourne' is being promoted as a potential location for an additional village to serve Cambourne. This Site would connect into the major development site Cambourne West (Policy SS/8 within the adopted SCLP).
22. This broad location constitutes a logical and sustainable next step for providing additional homes and growth for Cambourne. The additional village would benefit from the committed infrastructure as part of the Cambourne West permission. Benefits of this committed development include £66m in allocated funds towards local education, healthcare and transport facilities, a central green infrastructure spine including 9.53ha of new woodland and meadows and cycle/pedestrian links to Cambourne.
23. Creating an additional village, with a similar number of new homes will provide an opportunity to provide either additional infrastructure or further contributions to the existing facilities, as appropriate. Links would be made to tie the two villages together such as an extension of the green infrastructure spine proposed to run through Cambourne West and connecting to the pedestrian and cycle routes.
24. The additional development could be tied by a new Design Code which links to that approved for Cambourne West to ensure that it creates a new identity whilst also providing a cohesive approach with existing development.
25. The proposed land is entirely outside of the Green Belt and would not be constrained by Flood Risk as it predominantly comprises land within Flood Zone 1. At present, the land mainly encompasses agricultural farm land and as such is of limited ecological and landscape value. Green buffers would be created to the nearby villages of Caxton to the south and Eltisley to the west. This would not only extend the green infrastructure provided as part of Cambourne West but would create more defined boundaries with these adjoining settlements.
26. The land also benefits from plans for significant road infrastructure improvements with Highways England progressing a scheme to upgrade the A428 to a dual carriageway from Bedford all the way up to the immediately adjacent Caxton Gibbets services by 2025. This includes creating a

new dedicated slip road and roundabout for the services which will provide unparalleled road access to the A428 from the Site.

27. Overall, creating an additional village as a further western extension of Cambourne would deliver significant social, economic and environmental benefits with opportunities to link into and add to the existing community facilities, shops, road and pedestrian/cycling links, schools and emerging public transport links within the immediate vicinity.
28. This level of growth is appropriate and proportionate to Cambourne's recently acquired town status and would continue its development as the largest settlement within South Cambridgeshire.

Question 4. Do you agree that planning to 2040 is an appropriate date in the future to plan for? If not, what would be a more appropriate date and why?

29. We agree that planning for the period up to 2040 is appropriate. As part of this plan period, a range of Sites need to be allocated starting with those immediately available in years one to five of the plan period, followed by developable sites and broad locations for growth for years 6-10, 11-15 and, where possible, beyond.
30. The U&I site is available now to provide in excess of 250 additional homes for Cambourne West as well as employment and retail uses to support the new homes and the Cambourne Business Park. The further land to the west of A1198 and south of Cambridge Road (A428) provides an opportune Site for allocating a broad location for growth within the new plan period.

Question 31. How should the Local Plan help to meet our needs for the amount and types of new homes?

31. Cambridgeshire has significant housing affordability issue which will only increase as job growth continues, and the Greater Cambridge Plan must seek to significantly exceed minimum housing requirements in order to rebalance this issue.
32. Therefore, maximising the levels of growth and new housing in sustainable locations such as Cambourne must be support and encouraged by the Greater Cambridge Plan.

Question 32. Do you think we should provide for a higher number of homes than the minimum required by government, to provide flexibility to support the growing economy?

33. Housing requirements are minima and the intention should be to exceed the number of homes required by the Government. In order to be robust and sound, the number of sites and dwellings to be allocated by the Plan should exceed the objectively assessed need to reflect the reality that some allocated sites will not come forward in the plan period or deliver the number of homes they are allocated for.
34. Additionally, this is particularly the case when considering the aspirations for growth in jobs and economies across the district. Greater Cambridge's current and future housing need is largely driven by the employment growth targeted as part of doubling the regional GVA by 2041. Research by Cambridgeshire & Peterborough Independent Economic Commission (CPIEC) clearly

shows that the quantity of land/sites allocated for housing will need to be significantly more than that currently planned for in the Local Plans.

35. Evidence on job density and economic activity shows there is little capacity among existing Greater Cambridge residents to expand the workforce and economic growth will need to rely on workers migrating or commuting into the area to avoid limiting growth. This places continuing pressure and demand on the housing market and to date, demand has vastly surpassed supply, creating a severe affordability issue. Therefore, the volume of house building needs to significantly increase across the district and exceed minimum requirements in order to prevent economic growth in Greater Cambridge stalling and housing unaffordability increasing.
36. Allocating land for additional housing, above minimum targets, would also ensure there is sufficient flexibility within the Local Plan to respond to changing housing needs/trends over the Local Plan period.

Question 39. Should we look to remove land from the Green Belt if evidence shows it provides a more sustainable development option by reducing travel distances, helping us reduce our climate impacts?

37. Paragraphs 133 and 136 of the NPPF are clear that great importance is attached to Green Belt and boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans.
38. Paragraph 137 explicitly requires the strategic policy-making authority to demonstrate that it has examined fully all other reasonable options for meeting its identified need for development before concluding that exceptional circumstances exist to justify changes to Green Belt boundaries. Compliance with this process will be assessed through the examination of its strategic policies.
39. Therefore, the onus is on the Greater Cambridge Authority to demonstrate that all other reasonable options for growth have been exhausted before releasing Green Belt regardless of the potential sustainability benefits of Green Belt locations.
40. Cambourne in general present a suitable and sustainable location for development and therefore must be given significant weight and consideration for allocation of additional development before any land can be released from Green Belt.
41. If further sites are required to meet growth needs once all land outside the Green Belt has been assessed and, where appropriate, allocated, then the Green Belt boundaries can then be changed and justified as necessary.
42. Additionally, the previous Sustainability Appraisal for the SCLP assessed the approach to new settlements/Green Belt. This concluded that the removal of additional large-scale sites from the Cambridge Green Belt could result in irreversible adverse impacts on the special character of Cambridge as a compact historic city and risk the economic success of the Cambridge area. This further highlights the importance of considering sustainable locations outside the Green Belt as a priority for future growth.

Question 40. How flexible should the Local Plan be towards development of both jobs and homes on the edge of villages?

43. At present, Cambourne is classified as a Rural Centre in the adopted South Cambridgeshire Local Plan. Rural Centres are the largest, most sustainable villages within the district. However, since the adoption of the Local Plan, Cambourne has been reclassified as a town. As such, the

settlement hierarchy within the emerging Greater Cambridge Local Plan must be updated to reflect this significant change.

44. Additionally, Cambourne is the largest and most sustainable settlement in South Cambridgeshire. The Cambourne West development is one of four linked villages alongside Great Cambourne, Lower Cambourne and Upper Cambourne which make up the new settlement. These villages provide Cambourne with an exemplar range of jobs and services including new schools, community and leisure facilities and employment opportunities, particularly at Cambourne Business Park.
45. These services, alongside the recent announcement of the preferred route of the East West Railway between Bedford and Cambridge with a new station at Cambourne as well as plans for the Cambridgeshire Autonomous Metro (CAM) to link Cambourne to Cambridge City Centre, make the settlement the optimum location for additional growth moving forward.
46. The Greater Cambridge Partnership (GCP) have confirmed that the Cambourne to Cambridge Public Transport Route is a priority project and will form the first phase of the CAM. The project will deliver a reliable and sustainable public transport service between Cambourne and Cambridge, as well as new cycling and walking facilities into the city. The GCP have recognised that a new reliable, public transport route will create sustainable travel choices, connect communities and support growth.
47. Furthermore, the planned location for the new Cambourne Rail Station to serve the East West Rail service to the south of Cambourne, make this area an opportune location for considering future growth opportunities. There will inevitably be demand for infrastructure in the form of shops, business and homes around the new station and location for this growth should be considered as part of the Greater Cambridge Plan.
48. Given this, the settlement boundaries for Cambourne should be reconsidered and reassessed to allow for further sustainable development to come forward. Significant flexibility should be given towards the development of housing and jobs on the edges of Cambourne to provide a sustainable location growth.

Question 42. Where should we site new development? Rank the options below 1-6 (1 Most Preferred 6-Least Preferred)

49. No single solution will deliver a sound Local Plan or spatial strategy. A flexible and mixed approach is required to provide a robust supply of housing and to deliver new housing and employment development in the appropriate locations across the district.
50. However, as directed by the NPPF, the first approach should be to consider sites outside of the Green Belt. Therefore, sites within or well related to existing sustainable settlements outside the Green Belt provide the most logical place to consider for new development and to provide a varied spatial delivery of growth.

Question 45. What do you think about developing around the edge of Cambridge in the Green Belt?

51. Please see response to Question 39.

Question 46. What do you think about creating planned new settlements?

52. New settlements can contribute significantly to meeting housing need but should not be relied upon as the sole solution. In recent years, several Local Authorities have been criticised, and Local Plan Examinations have failed, due to relying on a small number of large allocations. The most recent being the St Albans Local Plan Examination in January 2020 where the Planning Inspector cancelled the remaining hearings after the first week due to concerns about delivering a new garden village.
53. The above demonstrates that a range of sites and growth options should be progressed to deliver housing need. This should include allocating small, medium and large scales site in various locations to provide a robust supply of housing. This also reiterates the need to exceed minimum housing targets.
54. An alternative solution to planning for further new settlements is to expand existing new settlements. Extension of existing new settlements, such as Cambourne, can provide a level of certainty as the required infrastructure and investment has already been put in place which removes a significant barrier for future delivery. This is particularly the case for Cambourne which is due to benefit from significant road, rail and metro investments and infrastructure over the plan period. Expanding the provision of housing, jobs and other growth in this location would make more efficient use of this investment and prevent the Authority starting from scratch in generating this level of investment and infrastructure.

Question 47. What do you think about growing our villages?

55. Please refer to response to Question 40.

Question 45. What do you think about developing around the edge of Cambridge in the Green Belt?

56. Please see response to Question 39.

Question 49. Do you have any views on any specific policies in the two adopted 2018 Local Plans? If so, what are they?

57. South Cambridgeshire Local Plan Policy SS/8 must be updated to reflect the committed develop coming forward. Cambourne West is still in the process of being delivered and as such should be carried forwarded into the Greater Cambridgeshire Local Plan with relevant amendments to reflect what has been consented.
58. The consented development includes more homes and land than that which was previously allocated, and the Policies Map should be updated to reflect the full extent of the Cambourne West development area.
59. In addition, the extant permission excludes the parcel of land to the south of Cambourne Business Park access road (U&I Land).
60. At present, Policy SS/8 approach to the U&I land is set out within criteria 7. This states that this land will be developed primarily for residential uses and will only come forward once replacement employment land. This policy is now outdated and should be amended.

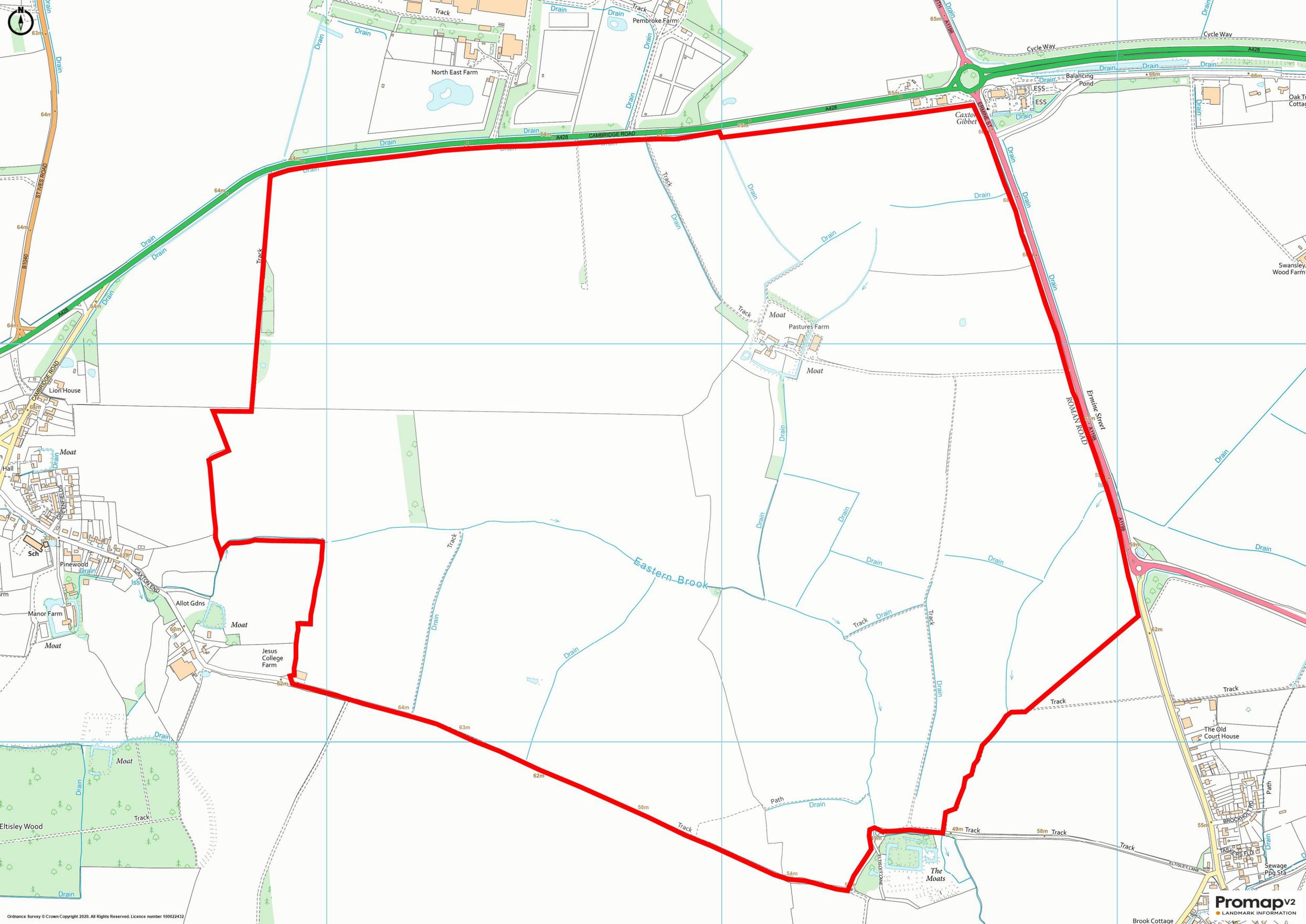
61. Replacement employment land has been secured as part of the Cambourne West outline planning permission and the residential dwellings numbers set out within Policy SS/8 have been exceeded. The consented scheme also includes the provision of the pedestrian and cycle path to the south of the U&I land.
62. This leaves the U&I parcel of land free of any outstanding obligations and requirements. Therefore, an entirely flexible approach can be taken to future development on this site and criterion 7 should be amended as follows:

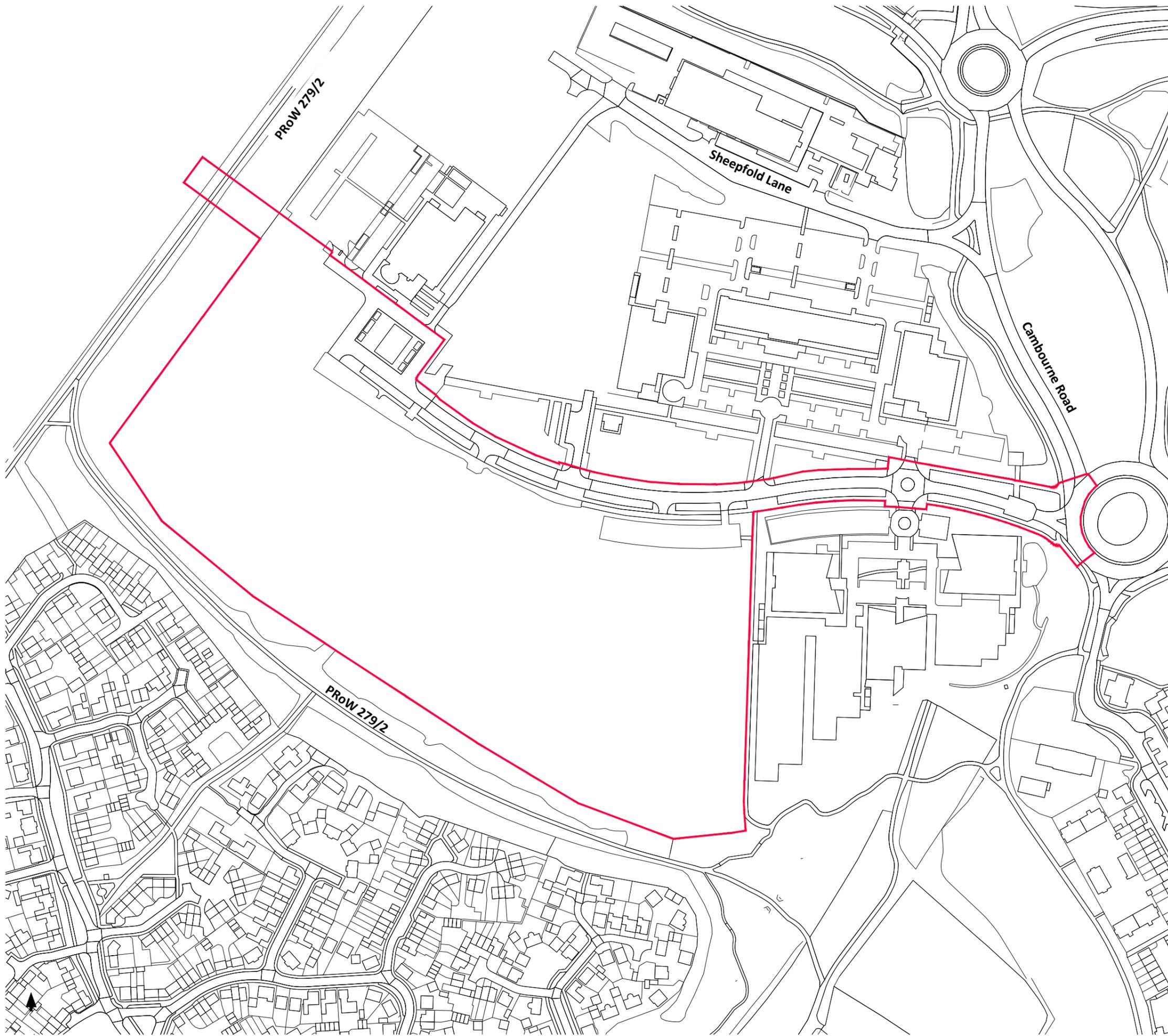
“Land south of the Business Park access road will be developed for more than 250 dwellings as well as offices and small-scale shops and other town centre uses to serve the needs of the residents and the adjoining Business Park”.

Question 50: What do you think should be in the next Local Plan? Are there issues, ideas or themes that you don't feel we have yet explored?

63. The next iteration of the Sustainability Appraisal (SA) for the Local Plan must ensure that it considers a wide range of development scenarios and that these are all taken through the subsequent stages of the Local Plan-making process. This will help ensure that the Local Plan process and its SA support the Submission Local Plan, which is highly likely to contain a hybrid of development scenarios.
64. Six different spatial growth options are considered within the SA and Issues and Option consultation but with only high-level options assessed at this stage, there is substantial uncertainty over the outcomes of these options. Additional assessment should take place at another local plan stage, with full assessments within the SA Framework, before any options are fully dismissed. Without a full consideration of all these options which considers substantive detail of deliverable sites as well as broader locations for growth, there is a risk of the plans' selected approach not being properly justified, and the plan being found unsound at examination.

Appendix 1 – Site Location Plans





KEY

 Application Red-line (9.6ha)

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@scams.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/gclpcallforsites and www.cambridge.gov.uk/gclpcallforsites

Data Protection

We will treat your data in accordance with our Privacy Notices: www.scambs.gov.uk/planning-policy-privacy-notice/ and <https://www.cambridge.gov.uk/planning-policy-consultations-and-notifications-privacy-notice>. Information will be used by South Cambridgeshire District Council and Cambridge City Council solely in relation to the SHELAA and the Greater Cambridge Local Plan. Please note that all responses will be available for public inspection, cannot be treated as confidential. Representations, including names, are published on our website. **By submitting this response form you are agreeing to these conditions.**

The Councils are not allowed to automatically notify you of future consultations unless you 'opt-in'.

Do you wish to be kept informed of future stages of the SHELAA and the Greater Cambridge Local Plan?

Please tick: Yes No

Disclaimer

The assessment of potential housing and employment sites through the Strategic Housing and Economic Land Availability Assessment process and the identification of sites with the potential for development does not indicate that planning permission will be granted for development, or that the sites(s) will be allocated for development in the Greater Cambridge Local Plan (GCLP). The SHELAA will be an important evidence source to inform future plan making but it will be for the GCLP to determine which sites are most suitable to meet identified needs.

For office use only
Response number:

Date received:

A - Contact Details

Name:	Mark Knight	Agent's name:	
Name of organisation: (if applicable)	Taylor Wimpey	Name of Agent's organisation: (if applicable)	
Address:	Newton House, 2 Sark Drive Milton Keynes	Agent's Address:	
Postcode:	MK3 5SD	Postcode:	
Email:	mark.knight@taylorwimpey.com	Email:	
Tel:	07469404927	Tel:	

Signature:	Date:	24/02/20
<i>If you are submitting the form electronically, no signature is required.</i>		

B - Your status

Status (please tick all that apply):	
<input type="checkbox"/> Landowner	<input checked="" type="checkbox"/> Developer
<input type="checkbox"/> Land Agent	<input type="checkbox"/> Registered Provider (Housing Association)
<input 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:		
Title: Mr	First Name: William	Last Name: Topham
Organisation (if applicable):		
Address: Girton Corner, Huntingdon Road, Girton		

Postcode: CB3 0LH	Telephone Number:	
Email:		
LANDOWNER 2:		
Title: Mrs	First Name: Judith & Gemma	Last Name: Pearson
Organisation (if applicable):		
Address: The Manor Caxton		
Postcode: CB3 8PQ	Telephone Number:	
Email:		

If you are not the landowner, please confirm the landowner(s) has been informed of this submission:	<input type="checkbox"/> Yes	
	<input checked="" type="checkbox"/> No	
Does the landowner(s) support the submission? If yes, please provide evidence of their support e.g. a letter.	<input type="checkbox"/> Yes	
	<input type="checkbox"/> No	
	<input checked="" 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 checked="" type="checkbox"/> Yes	
	<input 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:	First Name:	Last Name:
Organisation (if applicable):		
Address:		
Postcode:	Telephone Number:	
Email:		

D - Site details

SITE DETAILS
Site location, address and post code: Land South of A428 and West of the A1198
Site Area: 329 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
If the site is developed but not currently in use, what was the last use of the site and when did it cease?	Not developed
Please provide details of any relevant historic planning applications including application number if known	N/A
Is the site previously developed land, greenfield or a mixture?	Greenfield

F - Proposed future uses

Description of your proposed development:	Residential development
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	TBC

Older persons housing	Yes
Residential care home	Yes
Student accommodation	No
Custom or self build housing	Yes
Other forms of housing (please specify)	TBC
Gypsy and traveller pitch	No
Travelling showpeople pitch	No
Employment (B1) office	Yes
Employment (B1b) research and development	Yes
Employment (B1c) light industrial	Yes
Employment (B2) general industrial	Yes
Employment (B8) storage and distribution	TBC
Employment (other)	No
What accompanying uses are you proposing:	
Schools and education	Yes
Public open space	Yes
Community facilities	Yes
Recreation and leisure	Yes
Healthcare	Yes
Hotel	No
Retail	Yes
Other	
Please describe any benefits to the local area that the development could provide:	Market and affordable housing and associated Public Open Space.
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:	TBC - Site subject to a current technical appraisal

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 checked="" type="checkbox"/> (please give details) No: <input type="checkbox"/></p> <p>Details: Multiple access arrangements available. Technical appraisal ongoing to establish suitability.</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: Further investigation required to confirm absence of these constraints.</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 type="checkbox"/> (please give details) No: <input checked="" type="checkbox"/></p> <p>Details: Further investigation required.</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: Further investigation required.</p>	

H - Availability

When could the site become available for development?	Available now	Next 5 years	Next 6-10 years	10+ years
Please give your reasons:	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Please choose the most appropriate category to indicate what level of market interest there is / has recently been on the site:	<p>Taylor Wimpey are in contact with the landowners in order to bring the site forward as soon as possible.</p>			
In your opinion, what is the market attractiveness of the site at the current time?	<p><input type="checkbox"/> Site owned by a developer</p> <p><input type="checkbox"/> Site is being marketed</p> <p><input type="checkbox"/> Site is under option by a developer</p> <p><input checked="" type="checkbox"/> Enquiries received</p> <p><input type="checkbox"/> None</p> <p><input type="checkbox"/> Don't know</p> <p>Cambourne as a location is an area of significant interest to Taylor Wimpey.</p>			
Are there any legal / land ownership constraints on the site that might prohibit or delay development	<p>TBC - Further investigation required</p>			

(such as ransom strips, unresolved multiple ownerships, covenants or long tenancies)	
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.	No

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: TBC Completed development: TBC Development period in years: TBC
To the best of your knowledge, are there abnormal cost factors which could affect delivery of the site? (such as site preparation costs, infrastructure costs, demolition or ground conditions)..	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
How could any issues be overcome?	

J - Viability

Do you consider that the site is currently viable for its proposed development taking into account any and all current planning policy considerations and known development costs associated with the site?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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K - Supporting evidence

Is there any other factual information regarding the site that we should be aware of?

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.