

# 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](mailto:Planningpolicy@scambs.gov.uk) or [Planningpolicy@cambridge.gov.uk](mailto: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) <mailto:northeast@cambridge.gov.uk>, 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](http://www.scambs.gov.uk/gclpcallforsites) and [www.cambridge.gov.uk/gclpcallforsites](http://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/](http://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

<b>Name:</b>	<b>Agent's name:</b>	John Rhodes
<b>Name of organisation:</b> (if applicable)	<b>Name of Agent's organisation:</b> (if applicable)	Quod
<b>Address:</b>	<b>Agent's Address:</b>	Ingeni Building, 17 Broadwick Street London
<b>Postcode:</b>	<b>Postcode:</b>	W1F 0DE
<b>Email:</b>	<b>Email:</b>	[REDACTED]
<b>Tel:</b>	<b>Tel:</b>	[REDACTED]

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

## B - Your status

<b>Status</b> (please tick all that apply):	
<input type="checkbox"/> Landowner	<input type="checkbox"/> Developer
<input type="checkbox"/> Land Agent	<input type="checkbox"/> Registered Provider (Housing Association)
<input checked="" type="checkbox"/> Planning Consultant	<input type="checkbox"/> Other, please indicate:

## C - Land Ownership

**If you are not the landowner, please provide the details of all landowners:**  
(If there are more than two landowners please provide the contact details of the additional landowners on a separate sheet)

<b>LANDOWNER 1:</b>		
<b>Title:</b> Mr	<b>First Name:</b> [REDACTED]	<b>Last Name:</b> [REDACTED]
<b>Organisation</b> (if applicable): [REDACTED]		
<b>Address:</b> [REDACTED]		

Postcode: [REDACTED]	Telephone Number: [REDACTED]
Email: [REDACTED]	
<b>LANDOWNER 2:</b>	
Title: Mr	First Name: [REDACTED] Last Name: [REDACTED]
Organisation (if applicable): [REDACTED]	
Address: [REDACTED]	
Postcode: [REDACTED]	Telephone Number: [REDACTED]
Email: [REDACTED]	

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: [REDACTED] Last Name: [REDACTED]
Organisation (if applicable): [REDACTED]	
Address: [REDACTED]	
Postcode: [REDACTED]	Telephone Number: [REDACTED] 373071
Email: [REDACTED]	

## D - Site details

<b>SITE DETAILS</b>
Site location, address and post code: Land at Cambridge Airport, Newmarket Road, Cambridge, CB5 8RX
Site Area: 0 in hectares
<b>Site Map:</b> 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?	Airport, runway & employment / commercial uses plus open land in 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 - site is in use
Please provide details of any relevant historic planning applications including application number if known	<p>Two applications are relevant on adjacent land:</p> <p>Wing - S/2682/13/OL (up to 1,300 homes, primary school, food store, community facilities, open spaces, landscaping and associated infrastructure and other development).</p> <p>Land North of Cherry Hinton - S/1231/18/OL (up to 1,200 residential dwellings, including retirement living facility, a local centre (comprising a mix of A use classes, B1a, D1 and D2 uses), primary and secondary schools, community facilities, open spaces, allotments, landscaping and associated infrastructure).</p> <p>All other applications on the site are airport-related or relate to the existing employment buildings on site.</p>
Is the site previously developed land, greenfield or a mixture?	Mixture

## F - Proposed future uses

<p><b>Description of your proposed development:</b></p>	<p><b>Major mixed-use development comprising the provision of up to 12,000 new homes, primary and secondary schools, 500,000 sqm of commercial / employment floorspace, research and education institutes, retail, healthcare, public open space, sports &amp; cultural facilities, landscaping, a rapid transit link connecting the site with Cambridge station.</b></p>
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**Please indicate which of these uses you consider suitable for the future use of the site or broad location:**

<b>Use</b>	<b>Yes or No</b>
Market and affordable housing	<b>Yes</b>
Key worker housing	<b>Yes</b>
Older persons housing	<b>Yes</b>
Residential care home	<b>Yes</b>
Student accommodation	<b>Yes</b>
Custom or self build housing	<b>potentially</b>
Other forms of housing (please specify)	<b>build to rent</b>
Gypsy and traveller pitch	<b>No</b>
Travelling showpeople pitch	<b>No</b>
Employment (B1) office	<b>Yes</b>
Employment (B1b) research and development	<b>Yes</b>
Employment (B1c) light industrial	<b>Yes</b>
Employment (B2) general industrial	<b>Yes</b>
Employment (B8) storage and distribution	<b>No</b>
Employment (other)	

**What accompanying uses are you proposing:**

Schools and education	<b>Yes</b>
Public open space	<b>Yes</b>
Community facilities	<b>Yes</b>
Recreation and leisure	<b>Yes</b>
Healthcare	<b>Yes</b>
Hotel	<b>Yes</b>

Retail	<b>Yes</b>
Other	<b>research and learning institutes, cultural and sports</b>
Please describe any benefits to the local area that the development could provide:	please refer to the submission report New East Cambridge
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:	Up to 12,000 new homes & 500,000 sqm of employment floorspace - please refer to the submission report New East Cambridge

## **G - Suitability – site features and constraints**

### **Site features and constraints**

<b>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:</b>	<b>Proposed mitigation</b> (please attach any available evidence such as studies or surveys)
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<p><b>Site access</b></p> <p>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><b>Yes:</b> <input checked="" type="checkbox"/> (please give details)      <b>No:</b> <input type="checkbox"/></p> <p><b>Details: Yes there is an existing access to the site. This will need improvement and additional accesses will be required.</b></p> <p>(Indicate the location of the access on the site map)</p>	<p>a comprehensive study will be necessary to determine the detailed access strategy</p>
<p><b>Physical constraints</b></p> <p>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><b>Yes:</b> <input type="checkbox"/> (please give details)      <b>No:</b> <input checked="" type="checkbox"/></p> <p><b>Details: None known at this stage</b></p>	
<p><b>Environmental constraints</b></p> <p>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><b>Yes:</b> <input type="checkbox"/> (please give details)      <b>No:</b> <input checked="" type="checkbox"/></p> <p><b>Details: Nothing significant known. The land appears to be relatively unconstrained. All environmental factors will be tested further as the Local Plan process progresses.</b></p>	
<p><b>Infrastructure</b></p> <p>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><b>Yes:</b> <input checked="" type="checkbox"/> (please give details)      <b>No:</b> <input type="checkbox"/></p> <p><b>Details: Due to the size of the site and the scale of development proposed, utilities will need reinforcing and upgrading to accommodate the development.</b></p>	

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## H - Availability

When could the site become available for development?	Available now <input type="checkbox"/>	Next 5 years <input type="checkbox"/>	Next 6-10 years <input checked="" type="checkbox"/>	10+ years <input type="checkbox"/>
<b>Please give your reasons:</b>	<p>The land will become available on the relocation of the existing business, which is planned for the mid 2020s. Some potential for early development on land adjoining the airport..</p>			
<b>Please choose the most appropriate category to indicate what level of market interest there is / has recently been on the site:</b>	<input type="checkbox"/> Site owned by a developer <input type="checkbox"/> Site is being marketed <input type="checkbox"/> Site is under option by a developer <input checked="" type="checkbox"/> Enquiries received <input type="checkbox"/> None <input type="checkbox"/> Don't know			
<b>In your opinion, what is the market attractiveness of the site at the current time?</b>	<p><b>Strong, this may be one of the most attractive development opportunities in the UK and is of interest already to leading developers.</b></p>			
<b>Are there any legal / land ownership constraints on the site that might prohibit or delay development</b> (such as ransom strips, unresolved multiple ownerships, covenants or long tenancies)	<p>A large part of the land is in the single ownership of one land owner (the Marshall Group). Other land owned by Cambridgeshire County Council is included in this response with the County Council's agreement. Third party land would need to be assembled for the delivery of the full opportunity, particularly for the transit link, which is likely to benefit from powers of Compulsory Purchase (where needed).</p>			

<p>If the site has been allocated for development in previous Local Plans and remains undeveloped or has a record of unimplemented planning permissions please provide the reasons why.</p>	<p>Relocation of the existing business is necessary before development can commence - please see the submission report New East Cambridge.</p>
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## I - Deliverability

<p>Please indicate the likely year when the proposed development will begin to deliver completed buildings, and the year when the development is likely to be completed.</p>	<p>Start of delivery: <b>late 2020s</b></p> <p>Completed development: <b>a phased development over 15-20 years</b></p> <p>Development period in years: <b>15-20</b></p>
<p>To the best of your knowledge, are there abnormal cost factors which could affect delivery of the site? (such as site preparation costs, infrastructure costs, demolition or ground conditions)..</p>	<p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p>
<p>How could any issues be overcome?</p>	<p>These could include business relocation, infrastructure costs to service a development of this scale, and transport investment. Joint working with public authorities to fund and deliver the transit link is a key enabler.</p>

## J - Viability

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

<p>Is there any other factual information regarding the site that we should be aware of?</p>
<p>Please refer to the submission report and brochure New East Cambridge.</p>

## 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.