

1. Introduction

This document has been prepared to accompany the call for sites submission for CB453364 and HELAA reference 40217 (CB367912). The purpose of this supplementary document is to provide additional context regarding the collaboration between the two landowners and the flexibility of site assessment.

2. Site Ownership and Collaboration

The two sites, CB453364 and HELAA reference 40217 (CB367912) are owned separately. While each site is individually owned, all landowners would like to make it known that they are working collaboratively to promote their land for development through this Call for Sites process.

3. Assessment Flexibility

Both sites can be considered either:

- Independently: Each site can be assessed on its own merits, with the potential for standalone development solutions that align with planning policy and local development needs.
- Collectively: The two sites can also be considered together, offering a more comprehensive approach to development that may deliver greater benefits in terms of infrastructure provision, placemaking, and policy compliance.

4. Development Potential

- Site 1: 5.4 acres that is part brownfield and greenfield, located in Fen Ditton with access provision from High Ditch Road.
- Site 2: 10.7 acres of greenfield land, located in Fen Ditton with access from High Ditch Road and Ditton Lane.
- Joint Consideration: If considered together, the sites present an opportunity to create a comprehensive green gap between Cambridge and Fen Ditton, open to the public. While it could be argued that it is already a green gap, it is not open to the public, not farmable due to size, and is scrubland subject to vandalism.

We believe a sensitively designed scheme that opens up a substantial portion of the land for the public will satisfy the tests for Grey Belt. We're preparing a deliverable scheme and landscape assessment that covers both sites, which will be shared in due course.

5. Conclusion

CB453364 and HELAA reference 40217 (CB367912) have the potential to deliver sustainable development either independently or as a combined site. The landowners are open to discussions on how the sites can best contribute to the local plan objectives and would welcome further engagement to explore the most appropriate development approach.