

**GREATER CAMBRIDGE LOCAL PLAN – STRATEGIC LAND AND ECONOMIC
LAND AVAILABILITY ASSESSMENT**

To: Commercial & Investment Committee

Meeting Date: 22nd March 2019

From: Chris Malyon, Deputy Chief Executive

Electoral division(s): All within South Cambridgeshire and Cambridge City

Forward Plan ref: N/a **Key decision:** No

Purpose: To inform Commercial & Investment Committee of the sites which have identified for promotion through the Greater Cambridge Local Plan.

Recommendation: Commercial & Investment Committee is requested to note the contents of the report and the proposal for engagement with CCC local members.

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1. BACKGROUND

- 1.1 On the 28th September 2018, South Cambridgeshire District Council's (SCDC) Local Plan was adopted. The soundness of SCDC Local Plan, as set out in the Planning Inspector's Report, was contingent on an early review of plan within an agreed period and SCDC indicated, at that time, that the preparation of a joint Local Plan with Cambridge City Council (Cambridge City) was also a requirement under the Greater Cambridge City Deal. SCDC has now set out a proposed timetable for submission for examination for a new joint local plan by the summer of 2022. Strategic Assets has previously actively promoted sites through the planning process and has successfully secure allocations for higher value alternative uses across numerous small and large strategic sites.
- 1.2 Cambridge City and SCDC have started working on a new joint Greater Cambridge Local Plan to provide a sustainable vision for the future of the area, including planning for new housing and economic development to meet need, and to 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. It is, as part of this work, that SCDC & Cambridge City has instigated a 'call for sites' consultation which runs from the 11th February until 25th March 2019.
- 1.3 This provides an opportunity for landowners and promoters to put forward potential sites and broad locations for housing or economic development across the Greater Cambridge Local Plan area. 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 (SHLAA) will then be prepared to help the Councils choose the right sites from a large number of potential alternatives having assessed their suitability, availability and achievability.
- 1.4 Strategic Assets with specialist support have previously been successful in promoting CCC's land, through the LDF process, leading to land being allocated as part of the new town of Northstowe and as part of the Cambridge Bio-Medical Campus.

2. MAIN ISSUES

- 2.1 CCC has appointed Carter Jonas, who were competitively procured, to undertake a review of its land assets within the administrative areas of Cambridge City and SCDC. The sites identified are mainly on the CCC's rural estate, with a smaller number of sites identified from the operational portfolio. Securing allocation for higher value alternative uses, via successful promotion through the Local Development Framework process, will ensure that CCC can maximise the value of its land assets and has a pipeline of high value future capital receipts. Other parts of the Council are responsible for promoting sites for operational uses.
- 2.2 Carter Jonas's draft Stage 1 Assessment of Sites report is attached at **Appendix 1**. The report ranks the sites into three categories of success; high; medium and low. It should be highlighted that it is likely that some of the sites which are submitted by the County Council at the Call for Sites stage will not be successful when evaluated against other landowners

sites as part of the SHLAA.

- 2.3 In consultation with Carter Jonas the key sites which have the greatest probability of success will be submitted. Plans of these sites are available in **Appendix 2**. Further representations and investigations will be required as these sites are considered by the planners throughout the Greater Cambridge Local Plan preparation process. This will require further expenditure the estimated cost of which is currently being estimated and a business case for budget provision will be made to the Council's Capital Board.
- 2.4 The Constitution states that it is the duty of each Executive, Corporate and Service Director to ensure that all relevant staff are aware of the requirement to keep local members informed and that the timing of such information allows members to contribute to those decisions. Local members shall also be kept informed about matters affecting their divisions during the formative stages of policy development and discussion at informal meetings.
- 2.5 Strategic Assets Member Engagement Protocol currently does not require the local CCC Member to be consulted. However, as good practice, it is proposed that each CCC local member should be informed of the representations being made within their areas, as and when they are made, and the general progress of the promotion of sites through the LDF process reported to C&I Committee. CCC local members will be informed of the submissions for the 'call for sites' and any future representations on land assets within their area via email. All comments received from CCC local members will be encapsulated on a schedule (**Appendix 3**) and included within a regular progress report to C&I Committee. Due to the timetable for submitting representations at the various stages of the LDF process, representations may need to be submitted in advance of any report to C&I Committee. This will not preclude CCC from withdrawing any representations if required to do so.

3. ALIGNMENT WITH CORPORATE PRIORITIES

3.1 Developing the local economy for the benefit of all

There are no significant implications for this priority.

3.2 Helping people live healthy and independent lives

There are no significant implications for this priority.

3.3 Supporting and protecting vulnerable people

There are no significant implications for this priority.

4. SIGNIFICANT IMPLICATIONS

4.1 Resource Implications

Strategic Assets is currently working with LGSS Finance on a Business Case for Capital Board on capital/revenue funding for promoting of CCC land assets through the Local Development Framework.

4.2 Procurement/Contractual/Council Contract Procedure Rules Implications

External expert planning advice has been tendered for in line with CCC Contract Regulations.

4.3 Statutory, Legal and Risk Implications

N/A

4.4 Equality and Diversity Implications

N/A

4.5 Engagement and Communications Implications

N/A

4.6 Localism and Local Member Involvement

Please see above in main body of report.

4.7 Public Health Implications

N/A

Source Documents	Location
Appendix 1: Carter Jonas Stage 1 Assessment of Sites	
Appendix 2: Plans of the sites to be submitted as part of the Call for Sites	
Appendix 3: Schedule of CCC Local Member Engagement	