

Phase 1 Faith Land: allocation process

South Cambridgeshire District Council

Clare Gibbons Growth Manager, Communities

Secured under policy SC4 (Meeting Community Needs)
of the Local Plan:

Phase 1

0.25 hectares of land, adjacent to Parcel H13 and Bughunter Waters

Phase 2

An area of serviced land in the town centre, capable of providing between 1000-1050 sq.m gross internal area (could be land or floorspace within a building)

Phase 3A (Faith land)

0.15 hectares of serviced land within the site, adjacent to the Local Centre, or within a secondary mixed-use zone; community garden for remembrance and reflection

Phase 3B

0.1675 hectares of serviced land within the site, within or adjacent to the secondary mixed-use zone or adjacent to the primary school

Eligibility criteria:

- The faith/community group has an association with Northstowe.
- The organisation has charitable status.
- The applicant organisation has the financial resources and organisational capacity to deliver.
- Any building delivered on the faith/voluntary land should accommodate, in addition to any dedicated worship space, shared space to be made available, with staff to support the provision of a range of community activities open to all. Such shared space must also be made available to other community and faith groups without restriction.

Community and Faith Land Development Brief

Aim & Purpose

- The brief is prepared to assist the council to articulate its strategic vision, expectation for the site, buildings and landscape,
- Assess bids, proposals coming forward.

Objectives

- Establish some parameters for building footprint, open space, parking, height and massing of building.
- Develop design principles to articulate the vision including sustainability.

Assumptions

The brief is not a planning document- incorporates comments from Planning GCSP and Highways.

Provides a starting point to develop detailed requirements, inform concepts, test ideas, develop detailed designs.

Current position:

- The development brief has been finalised.
- GCSP has approved the service corridor proposed by L&Q (now Urban & Civic)
- Land set to transfer to SCDC c. January 2026

Next steps:

- SCDC will gain further details about the site to provide full information to potential bidders.
- SCDC will seek Cabinet approval in November to activate the faith land allocation process, [Allocation Policy for the distribution of faith/community land in the new Community of Northstowe](#) and agree the terms of disposal
- If approved, the bidding window will remain open for 12 months minimum.