

# Phase 1 Faith/Community Land: allocation process

## South Cambridgeshire District Council

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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

### **Current position re Phase 1 Faith/community land:**

- GCSP has approved the service corridor proposed by U&C.
- Land set to transfer to SCDC c. January 2026
- Cabinet has approved the terms of disposal and agreed to open the bidding round in accordance with the [Allocation Policy for the distribution of faith/community land in the new Community of Northstowe](#) in January 2025
- The bidding window will remain open for 12 months.

### **Next steps:**

- SCDC will gain further details about the site to provide full information to potential bidders (via a site survey).
- SCDC will publish this information, including the Faith and Voluntary Land Development Guidance document, at the launch of the bidding round.

### 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 Guidance

## Aim & Purpose

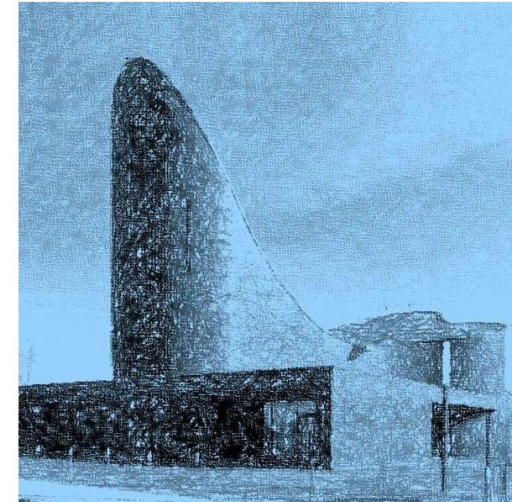
- The brief is prepared to assist the council to articulate its strategic vision, expectation for the site, buildings and landscape,
- Assess bids, proposals coming forward.

## 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.



Version 3: 14.11.24

Faith | Volunteer Land  
Northstowe Phase 1  
Development Guidance  
November 2024  
BNE – Urban Design  
Greater Cambridge Shared planning



		Weighting	Weighted score
Is the applicant or lead organisation a registered charity?	Yes/No		
Has the applicant provided all the documentation requested?	Yes/No		
What evidence has the applicant offered to support the need for their proposal	Score out of 5	10%	
What evidence has the applicant offered to support an association with Northstowe	Score out of 5	10%	
What is the likely benefit to be brought by the proposal to Northstowe residents (consider both the benefits to the community of interest, the services provided to the wider community and the extent to which other groups will benefit from any shared space). What monitoring will be in place to measure outputs and outcomes?	Score out of 5	25%	
Is the applicant able to evidence it has the organisational capacities and resources and are the stated timescales realistic?	Score out of 5	20%	
Is the applicant able to demonstrate a sound financial track-record? What is the extent to which the proposals constitute a sound, resilient and sustainable business plan?	Score out of 5	30%	
What evidence is there for public support for this proposal based on the consultation responses?	Score out of 5	5%	
<b>Total score</b>			



If you wish for your faith group to be represented on the Northstowe Faith Strategy group, or want more information about this process, please contact

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