

Phase 1 Faith/Community Land: allocation process

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

- 0.25 hectares of land, adjacent to Parcel H13 and Bug Hunter Waters



Photo credit Skytech Cambridge



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

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

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

- 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



Current position re Phase 1 Faith/community land parcel:

- Greater Cambridge Shared Planning (GCSP) has approved the service corridor proposed by U&C
- Works have been underway at the site
- Land to be inspected to permit GCSP to certify completion
- Land transfer to SCDC thereafter
- Cabinet approved the draft 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.



Phase 1 Faith/community land allocation

Extensive information was available to bidders to help shape their bid on the dedicated Faith and Community Land webpage on SCDC's website, including:

- The full application form available to bidders from 23 January 2025, plus
 - A location plan of the 0.25 hectares parcel of serviced land in Phase 1 Northstowe.
 - A layout plan for services to the plot approved by Greater Cambridge Shared Planning
 - Development Guidance for the Faith/Volunteer Land and its addendum
 - A ground condition summary with access to the full report for bidders on request
 - Draft Heads of Terms of the Lease Agreement
 - The Eligibility and Bid Assessment Matrix
 - Clarifications for bidders issued in November 2025
 - Clarifications for bidders issued in December 2025



Phase 1 Faith/community land allocation – scoring of bids

		Weighting	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%	
Total score			

Following the published evaluation criteria, a panel appointed for their relevant expertise evaluated these proposals. Strict conflict-of-interest and equality safeguards were applied.



Officer panel membership: officers from South Cambridgeshire District Council drawn from a range of disciplines with subject expertise in specific areas. Those areas of specialism covered Finance, Commercial Development, Capital Grants, Procurement, Urban Design and Community Development.

The panel also included two external members from partner organisations, providing further specialist input concerning Community Development (Cambridgeshire County Council) and expertise in community and voluntary sector support. This panel independently scored the full submissions and met to agree their collective scoring.

A summary of each proposal along with a summary of the assessment panel's summary was shared on the Council's engagement platform; the public submitted their views there or by filling in a paper copy equivalent. The resultant feedback was analysed by geography, tone and thematic content and a spreadsheet of responses shared with the assessment panel, to provide the final element of scoring.



- Bidders were informed of their final score and ranking, in accordance with the Allocation policy.
- The report, recommending award of the land to the highest-ranking bidder was received by the district council's Scrutiny and Overview Committee (04 June) and then its Cabinet (23 June) for a decision on the allocation of land.
- Cabinet considered this report and asked officers to progress a leasehold agreement with the highest-ranking bidder, Northstowe Church Network.
- Bidders were notified of the outcome of the Cabinet meeting and have been alerted to the window for appeals, during which applicants can request a breakdown of their score and appeal the decision of Cabinet.
- A period of one month is allowed for the appeals window, 01 July 2026 – 31 July 2026.
- The successful bidder can be made an offer only when the appeals period has elapsed and/or any appeal has been resolved.
- Disposal of the land (for a 999-year lease) will be subject to Secretary of State consent.



Further details of the process can be found on our website:

Faith and Community Land – South Cambridgeshire District Council

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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