

Respondent: [8592]
Completed: 13/12/2021

Mr Edward Keymer

Status and landownership

Status (please tick all that apply)

[Planning Consultant](#)

Other

No answer given

Landowner 1 Title

[Mr](#)

Landowner 1 First Name

[William](#)

Landowner 1 Last Name

[Garfit](#)

Landowner 1 Organisation

No answer given

Landowner 1 Address

[REDACTED]

Landowner 1 Postcode

[REDACTED]

Landowner 1 Telephone Number

[REDACTED]

Landowner 1 Email

[REDACTED]

Landowner 2 Title

No answer given

Landowner 2 First Name

No answer given

Landowner 2 Last Name

No answer given

Landowner 2 Organisation

No answer given

Landowner 2 Address

No answer given

Landowner 2 Postcode

No answer given

Landowner 2 Telephone Number

No answer given

Landowner 2 Email

No answer given

If you are not the landowner, please confirm the landowner(s) has been informed of this submission

Yes

Does the landowner(s) support the submission? If yes, please provide evidence of their support e.g. a letter

Yes

Are there any issues that would prevent officers of the Council undertaking a site visit unaccompanied? A site visit may be required to enable a full assessment of the site. Site visits will be conducted unaccompanied wherever possible.

Yes

Contact Title

Mr

Contact First Name

Edward

Contact Last Name

Keymer

Contact Organisation

Keymer Cavendish Ltd

Contact Address

[REDACTED]

Contact Postcode

[REDACTED]

Contact Telephone Number

Contact Email

Site details

Site location, address and postcode

Site area (in hectares)

2-3 ha

Site map Provide a location map clearly showing site boundaries and land ownership. The site to be edged in red and include all land necessary for the proposed development. Any other land in the same ownership close to or adjoining the site to be edged in blue.

[File: \[44\] Representation re Greater Cambridge Local Plan to 2040.pdf](#)

Current and most recent land uses

What is the current use of the site?

[Failing tree nursery](#)

If the site is developed but not currently in use, what was the last use of the site and when did it cease?

[see above. Please note the landowner owns all the woodland east of the proposed housing site](#)

Please provide details of any relevant historic planning applications including application number if known

No previous planning applications known of

Is the site previously developed land, greenfield or a mixture?

[A failing tree nursery](#)

Proposed future uses

Description of your proposed development

Mainly "high end" housing at low density, with some affordable close to the village Possible residential care home if supported locally

Please indicate which of these uses you consider suitable for the future use of the site or broad location

Market and affordable housing, Residential care home

What accompanying uses are you proposing?

Schools and education, Public open space, Community facilities, Recreation and leisure

Please describe any benefits to the local area that the development could provide

Education Contributions will be made. Possible access to fishing and open space Possible site for new Village Hall

Please provide and explain your estimate of the potential number of residential units of all types and / or potential employment floor space in square meters that can be accommodated

To be discussed. Some local employment might be appropriate viz Cambridge Farm Machinery already nearby.

A residential care home would greatly increase bed spaces.

Suitability – site features and constraints

Are you aware of any physical or environmental or other limitations which may constrain development of the site? If so, describe the extent of the constraint and whether it can be addressed or mitigated to enable the site to be suitable for development

We are not aware of any such constraints. Much of the adjoining site was former mineral workings. No land fill has taken place

Proposed mitigation (please attach any available evidence such as studies or surveys)

Is there a current means of vehicular access to the site from the public highway and does this access need to be improved or an additional access created to enable development?

Yes (Please give details)

Site access details

The current site access can be moved west towards the A10, but not so close as to hinder the effective operation of the Church Rd/A10 junction

Are there any slopes, significant changes in ground levels or unstable ground on the site which could constrain its development in whole or part?

No

Physical constraints details

No answer given

Is the site affected by flood risk, drainage, contamination, biodiversity, heritage or other constraint or risk which could constrain its development in whole or part?

No

Environmental constraint details

No answer given

Does the site have access to key utilities? Will provision need to be made or capacity created or reinforced to enable development? (mains water supply, mains sewerage, electricity supply, gas supply, broadband internet).

Yes

Is the site crossed or adjacent to a key utility such as a pipeline or by pylons? (Indicate the location of the constraint on a map)

No

Infrastructure Details

No answer given

Availability

When could the site become available for development?

Next 5 years

Please give your reasons

This timetable allows time for the Local Plan Review

Please choose the most appropriate category to indicate what level of market interest there is / has recently been on the site

Site owned by a developer

In your opinion, what is the market attractiveness of the site at the current time?

In this case I class the land owner as a promoter, not a developer Once allocated, the site will be viable and highly marketable

Are there any legal / land ownership constraints on the site that might prohibit or delay development (such as ransom strips, unresolved multiple ownerships, covenants or long tenancies)

No

Details

No answer given

If the site has been allocated for development in previous Local Plans and remains undeveloped or has a record of unimplemented planning permissions please provide the reasons why.

Not applicable

Deliverability

Start of delivery

2025

Completed development

2028

Development period in years

3.5

To the best of your knowledge, are there abnormal cost factors which could affect delivery of the site? (such as site preparation costs, infrastructure costs, demolition or ground conditions)

Nothing chosen

How could any issues be overcome?

No answer given

Viability

Do you consider that the site is currently viable for its proposed development taking into account any and all current planning policy considerations and known development costs associated with the site?

Yes

Supporting evidence

Is there any other factual information regarding the site that we should be aware of?

The long term dedication of the freeholder to responsible and environmentally sensitive land management.