

Date: 4<sup>th</sup> March 2019

By email:

[planningpolicy@scambs.gov.uk](mailto:planningpolicy@scambs.gov.uk)

Reference: 019- 10

Dear Sir/Madam,

LAND OFF BEACH ROAD, COTTENHAM: REPRESENTATION ON BEHALF OF [REDACTED]

## Introduction

This Statement has been prepared by Cheffins on behalf of [REDACTED] to promote land off Beach Road, Cottenham in the Council's call for sites consultation. This is with a view to gaining an allocation for employment use in the emerging Greater Cambridge Local Plan. The location of the site is shown on the site location plan, which accompanies this representation.

## Existing planning status

The site has no specific designation at present and lies within the Cambridge Green Belt.

## Section C: Land ownership

The site is owned by [REDACTED] and the existing industrial premises (Stagwood House) is occupied by [REDACTED] company Dataracks. Dataracks is a specialist mid-tech manufacturing company providing bespoke server cabinets, systems and associated IT storage services throughout the UK and abroad. The adjacent premises (P.A. Collacot: electrical contractors and building management system engineers) are in separate ownership although the access to that property is owned by [REDACTED]

## Section D: Site details

The site is located to the north of Beach Road. The location of the site is shown on the site location plan, which accompanies this representation.

The site comprises 3.6 hectares of existing industrial premises and agricultural land. This excludes the adjacent third party premises which are also in employment use. The undeveloped agricultural land amounts to some 2.8ha.

The site is located just outside of the Cambridge Green Belt which extends to Beach Road and so allocation of the land for employment purposes would not impede on the Cambridge Green Belt

## Section E: Recent and current land uses

The site comprises existing industrial premises and agricultural land in grazing use.

## Section F: Proposed future uses

The site is being promoted for employment use which would include land for access/roads, landscaping and service yard/car parks etc.

The benefits of the proposed development are wide-ranging and will promote the economic objectives of the National Planning Policy Framework. The site is located in a sustainable location, adjacent to existing employment use and can provide local medium tech employment to serve Cottenham and the surrounding area.

Partners:

M W Hamilton Ltd, E W Lee Ltd, J G L Law Ltd, M Walshe Ltd, P G M Claydon Ltd, N R Harris Ltd, W King Ltd, S J Lewis Ltd, C M B Ashton Ltd, W E Pepper Ltd, P M Woolner Ltd, M O Peck Ltd, J A Stiff Ltd, M B Jones Ltd, R W Freshwater Ltd, S P C Gooderham Ltd, B Goodsell-King Ltd.

### *Site capacity*

We consider that the site has capacity for approximately 120,000sq ft (over 12,000m<sup>2</sup>) of employment use based on assumptions regarding use, likely occupiers, site coverage, single storey development and access/parking requirements. We have attached an indicative site plan which illustrates how the site might be developed.

We suggest that any planning policy which relates to employment use at the site makes it clear that this is an indicative capacity and that this capacity should be informed by masterplanning, landscape and transport assessment exercises.

### Section G: Suitability – Site features and constraints

There are no significant constraints at the site, which could prevent employment development at the site being delivered. We have outlined other constraints which may need to be considered when developing the site. It is important to consider that the District Council has previously granted planning permission for expansion of employment development at the site in 2000 and renewed this in 2005.

#### *Access*

Vehicular access to/from the site would be taken from Beach Road where there are currently two access points both of which are suitable for HGV vehicles. Under planning permission S/1264/99F a new access on the western side of the premises was permitted. Since that permission was granted, the speed limit on Beach Road has been reduced to 40mph.

#### *Biodiversity*

The undeveloped part of the site comprises two grass fields and in itself, does not appear to have any high biodiversity value. This would be subject to an assessment as part of any planning application, particularly the boundary hedgerows, and any development at the site would have the potential to incorporate any appropriate mitigation, should that be necessary.

#### *Contaminated land*

The undeveloped part of the site comprises greenfield land, which is very unlikely to be contaminated.

#### *Flood risk and drainage*

The site is in Flood Zone 1, which is at the lowest risk of flooding. As such, employment development is appropriate in this location. Any planning application would be accompanied by a Surface Water Drainage Strategy which would outline how surface and foul water would be managed.

#### *Heritage*

The site is not located adjacent to any heritage assets, including listed buildings or conservation areas, which could restrict the scope and extent of development at the site.

#### *Landscape impact*

The site is well-defined on its north west, north east and south eastern boundaries by existing mature hedgerows with trees. The southern boundary comprises a mature hedge along the site frontage and

Partners:

M W Hamilton Ltd, E W Lee Ltd, J G L Law Ltd, M Walshe Ltd, P G M Claydon Ltd, N R Harris Ltd, W King Ltd, S J Lewis Ltd, C M B Ashton Ltd,  
W E Pepper Ltd, P M Woolner Ltd, M O Peck Ltd, J A Stiff Ltd, M B Jones Ltd, R W Freshwater Ltd, S P C Gooderham Ltd, B Goodsell-King Ltd.

there is a further high mature hedgerow within the site which divides the agricultural land into two sperate fields. The extent of the mature hedgerow boundaries is such ta the site is highly contained, and it is therefore possible to integrate new development into this site without adverse impacts on the wider landscape.

#### *Services and utilities*

The site is located adjacent to existing roads serving Cottenham and it is considered that connections can be made to existing services – including electricity, gas, telecommunications and water. There is no mains foul sewerage at present and this is dealt with via a septic tank/treatment plant.

#### *Public rights of way*

#### *Topography*

The site is flat with no significant changes in levels. This means that development would not be prevented in whole or part.

#### Section H: Availability

The site is within the sole ownership of [REDACTED] who is actively promoting it for employment use. Therefore, it is available for development now.

We consider that Cottenham is an attractive location which employers will favour particularly given the level of planned growth of the village. It is important that some local employment opportunities are available in such growing villages. As such, we consider that there would be occupier demand to locate at this site.

We are not aware of any legal constraints which could delay or prohibit development.

#### Section I: Deliverability

The site is within the sole ownership of the promoter and it is considered that development at the site could easily be delivered within five years. The site is mainly greenfield land and there are no constraints at the site which could prohibit delivery within this time period.

#### Section J: Viability

Given the character and nature of the site, we do not consider that there would be any issues associated with viability or deliverability of the site.

#### Section K: Supporting evidence

We have attached the following plans/documents to this representation, which we trust will inform the assessment of the site's suitability for development:

1. Site location plan – Land subject to this representation; &
2. Indicative Site Layout Plan.

#### Partners:

M W Hamilton Ltd, E W Lee Ltd, J G L Law Ltd, M Walshe Ltd, P G M Claydon Ltd, N R Harris Ltd, W King Ltd, S J Lewis Ltd, C M B Ashton Ltd, W E Pepper Ltd, P M Woolner Ltd, M O Peck Ltd, J A Stiff Ltd, M B Jones Ltd, R W Freshwater Ltd, S P C Gooderham Ltd, B Goodsell-King Ltd.

Conclusion

We consider that the site is suitable for employment use that can be delivered promptly. The undeveloped land is a logical extension to the existing industrial premises. Planning permission for expansion at the site has previously been granted including use of some of the undeveloped agricultural land. We therefore commend this representation to the Council.

Please do not hesitate to contact us if you have any questions or would like to discuss this representation further.

Yours sincerely

Ian Smith  
Director of Planning



Enc.

Partners:

M W Hamilton Ltd, E W Lee Ltd, J G L Law Ltd, M Walshe Ltd, P G M Claydon Ltd, N R Harris Ltd, W King Ltd, S J Lewis Ltd, C M B Ashton Ltd,  
W E Pepper Ltd, P M Woolner Ltd, M O Peck Ltd, J A Stiff Ltd, M B Jones Ltd, R W Freshwater Ltd, S P C Gooderham Ltd, B Goodsell-King Ltd.