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Our ref: MD/ /46023
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Date: 22/03/2019

Planning Policy Team
South Cambridgeshire District Council
Cambourne Business Park
Cambourne
CB23 6EA

Dear Sir/ Madam,

LAND AT CAPITAL PARK, FULBOURN

GREATER CAMBRIDGE LOCAL PLAN CALL FOR SITES SUBMISSION

I write on behalf of our client, [REDACTED], to submit 'Land at Capital Park, Fulbourn' (hereafter referred to as 'the site') for consideration via the Greater Cambridge Local Plan Call for Sites consultation. The remainder of this letter provides a site description, sets out the context and background of the site, describes the potential development proposals that the site could accommodate and lists the benefits that the development could deliver. I enclose the following as part of the submission:

- Site Proforma; and
- Site Location Plan.

Site Description & Deliverability

The site is located in Capital Park, outside the development framework within South Cambridgeshire District Council (SCDC). The site measures 5.490 hectares and comprises vacant and unused land. There are some buildings on the site including The Yews and The Firs which are currently unoccupied.

The site is adjacent to a major employment site and hospital on the edge of Cambridge and a recently consented care home.

The former playing pitches were removed from the 'outdoor sport' category in the updated 2014 Services and Facilities Study and they are not included within the 2016 Greater Cambridge Playing Pitch Strategy 2015-2031. The site is not protected as Local Green Space (Policy NH/12) or as a Protected Village Amenity Area (Policy NH/11).

It is considered that as the site is not protected as open space, and due to the lack of accessibility for the open space on the site and the lack of reference to the open space in the most recent open space study, development can be brought forward on the site subject to a securing an appropriate design layout.

The site is relatively flat, comprising an open field with trees along its boundaries. There are no other significant physical constraints on the site such as tree protection orders or public rights of way.

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The site is within Fulbourn Conservation Area. There are no listed buildings on or near to the site.

The site is within the Green Belt, but is well screened by an existing tree belt along the southern and eastern boundaries. There is a consented scheme adjacent to the site for a care home. The planning history adjacent to the site is considered in further detail in the section below.

The site is entirely within Flood Zone 1, in a low risk flood area making the site sequentially preferable to land which feature higher risk flood zone areas.

Relevant Planning History

No planning applications have been submitted on the site. The site has not previously been submitted as part of SCDC's Call for Sites process undertaken in 2011.

To the west of the site is land designated under policy H/3 'Fulbourn and Ida Darwin Hospitals'. Policy H/3 support the redevelopment of the Ida Darwin Hospital for residential redevelopment on the eastern part of the Ida Darwin site, and the transfer of part of the building footprint to the Fulbourn Hospital site for new mental health facilities will be permitted.

Permission was granted at Committee on 7 March 2018 (ref: S/3418/17/FUL) for the demolition of the existing Fulbourn social club and the construction of a 72-bedroom care home on land adjacent to the site.

Development Proposals

The site could accommodate a landscape design-led residential development of approximately 150 residential units, subject to further design work. This would include 40% affordable housing subject to viability, landscaping, vehicular access and formal and informal open space, taking into account the trees around the boundary of the site. The site could also accommodate specialist housing including elderly accommodation or student housing.

Alternatively, the site could accommodate a range of potential employment uses including offices, a hotel, or employment floorspace ranging from uses B1, B1b, B1c, B2 or B8.

Benefits

It is considered that the development proposals could deliver numerous tangible social, economic and environmental benefits to the local area, including:

- The opportunity to deliver affordable housing to help meet the needs of Cambridge and Fulbourn;
- A landowner who wishes to work the community in order to shape a proposal which meets the needs of and can provide wider benefits to Cambridge, as was achieved in the Fulbourn Care Home scheme adjacent to the site;
- Improving accessibility to the site by providing open space, play and recreation space that is accessible to residents throughout the village;
- Redeveloping part of the site which is brownfield land, in accordance with the councils' sustainability agenda; and
- The potential to provide specialist housing such as elderly care accommodation.

Summary

████████████████████ are seeking an allocation for commercial and/or residential development on land at Capital Park. Alternatively, an allocation for specialist housing could be suitable

for the site. The intention is to deliver development on the site in a manner that will bring the greatest benefits to the community, and to establish how best to accomplish this through engagement with the community. The development can also come forward in a way to contribute to the work undertaken by the Local Authorities to deliver transport and infrastructure improvements that are already earmarked for this part of the District.

The land identified is available, achievable and deliverable and it is hoped for it to be recognised as beneficial for the community. The intention is to provide planned and coordinated development in a manner to benefit Cambridge.

Should you have any queries then please do not hesitate to contact me and we would be most happy to meet with officers to explain the proposal in more detail and agree any consultation strategy.

Yours sincerely



Mike Derbyshire
Head of Planning

Enclosures **Site Location Plan**
 Site proforma