

This form was started at:03/12/2021 16:36:41

This form was completed at:13/12/2021 10:26:49

Internal form classification:N / A

Submit additional site information

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To complete this submission, you will need:

- evidence of landowner support
- site address
- a site plan

Are you submitting a new site, submitting an amendment or commenting on an existing submission?

☐

I am submitting a new site

☐

I am submitting an amendment to an existing site submission

☐

I am making a comment on an existing site submission

Contact details

Title (optional)

Pronoun (optional)

First name

Daniella

Surname

Kilsby-Steele

Name of organisation (if applicable) (optional)

Bidwells

Address line 1 (optional)

Address line 2 (optional)

Trumpington Road

Address line 3 (optional)

Address line 4 (optional)

Postcode (optional)

CB2 9LD

Daytime telephone number

Email

Please indicate your status

☐

Landowner

☐

Developer

☐

Land agent

☐

Registered provider

☐

Planning consultant

☐

Other

Landowner contact details

Landowner title (optional)

Landowner name

Trustees of Great Wilbraham Estate

Landowner organisation (if applicable) (optional)

Bidwells

Landowner organisation address (if applicable) (optional)

Landowner organisation postcode (optional)

Landowner email

Landowner telephone

Is there more than 1 landowner?

☐

No

☐

Yes

Have all landowners been informed of this submission?

☐

No

☐

Yes

Do all landowners support this submission?

☐

No

☐

Yes

Are there any issues that would prevent council officers to undertake a site visit?

☐

No

☐

Yes

Amendment to existing site submission

HELAA (Housing and Employment Land Availability Assessment) reference number
40130

If you don't know your reference number, please locate it on the [HELAA reference map](#).

Please provide a brief summary of the proposed amendments to the site

Representation on behalf of the Trustees of the Great Wilbraham Estate to propose a mixed employment allocation for 19.83 ha under draft policy S/RRA.

Currently the Council's assessment of the proposal indicates three red flag issues. Since the original Call for Sites submission the landowner has engaged with a development promoter and further site proposal details have been considered. The primary plan for the site is to have an electric vehicle charging station at the front of the site with commercial use behind. We are currently assessing the utility provisions and grid capacity for the site, and whether there is any possibility of tying the energy requirements into the adjacent solar and wind farms. We are actively looking for an occupier for the commercial element of the site and we are discussing the possibility of an anaerobic digester on site to assist with the energy requirements of the proposed uses.

Further information is now provided to respond to the current red flag issues as follows:

Landscape and Townscape

A site visit by Bidwells Landscape Architecture was undertaken on 19 November 2021 to assess the landscape and visual baseline conditions. The following was noted:

1. Visibility – there are extensive views of the site from the bridleway to the south, the views extend across the valley with long vistas towards Cambridge. Vice versa, the rising ground within the site is visible from the opposite side of the valley (views from Mill Road).
2. Enclosure – the A11 and tree belt to the north-east are strong boundary features; however, enclosure along Mill Rd and the bridleway is inconsistent.
3. Character – although the rural character is prominent there are detracting elements in proximity of the site, i.e. the chalk pit, the Camgrain factory (grain storage facility) and solar farm (see photo attached looking towards the Camgrain factory).

This high-level landscape analysis finds that although the area is largely rural in character, there are contextual contrasting features, namely the neighbouring solar farm and Camgrain factory (grain storage facility). These are both visually detracting and incongruous with the undeveloped rural character. Based on the above initial considerations, it is considered that the site has potential for development. To facilitate sympathetic and appropriate development we would propose that the following be considered:

1. Concentrate development on the lower topography;
2. Consider strategic gaps in the built form or areas of constrained height to preserve long vistas from the bridleway; and
3. Propose strategic landscape features, particularly tree planting, to improve visual enclosure and mitigate possible

visual impact.

Accessibility to Services and Facilities

The proposed masterplan for the site has progressed over the past year; the landowner is now working with a Promoter. The initial proposal for the site is to build an electric charging facility at the front of the site adjacent to the A11. Behind the electric charging station, commercial use is proposed. The breakdown of uses and jobs to be created under this proposal would be as per the attached table.

Considering the commercial uses proposed at the site, we do not believe that the distances to the facilities set out on the First Responses form are relevant.

However, we have provided further measurements below for your information (distances are approximate):

Distance to:

Great Wilbraham Primary School – 3.05km

Bottisham Village College – 6.3km

Fulbourn Health Centre – 5km

Cambridge City Centre – 7.8km

Great Wilbraham Centre – 2.6km

Employment Opportunities – 0km (to be provided on site)

Public Transport – bus stops in Great Wilbraham and Six Mile Bottom 2.6km

Site Access

A highways consultant has reviewed this site for the provision of an electric forecourt, energy storage, a mix of ancillary dwell facilities and car parking.

The work has assumed a design speed of 70mph on the neighbouring A11 and has been based on the guidance contained within DMRB TD 41/95 'Vehicular Access to All Purpose Trunk Road'. Based on Google Maps, the diverge and merge tapers on the eastbound junction accord with this guidance; this will be confirmed with OS Base Mapping in due course. On the westbound junction, the merge taper accords with the guidance, however the diverge taper is substandard at c. 90m. However, we believe that there is enough land within Highways England ownership and/or within the boundaries of the site to enable the taper to be extended to accord with the guidance.

In terms of trip attraction to the proposed Electric Forecourt, during the peak hours it could attract circa 180 two-way trips, of which circa 40 could be considered to be wholly new trips. The rest can be considered to be either 'pass-by' (already travelling on the A11) or 'linked' (undertaking it a part of larger journey purpose). This level of trip attraction is unlikely to be considered severe in the context of the NPPF.

It is likely that the Camgrain access road would need to be widened to the proposed site access junction, and given the proposed increase in trips the provision of a ghost turn lane is likely to be required to avoid traffic waiting to use the overbridge and blocking back to the A11. We understand that the road alterations will likely encroach into the north-west corner of the site; this is not a problem and will be incorporated into the masterplan for the site. Please see the proposed site access diagram attached.

We understand that we will be required to undertake a speed survey within the vicinity of the A11 junction, along with a Stage One Road Safety Audit, a Designer's Response and a general arrangement drawing of the existing A11 junction including any proposed amendments. A Transport Statement would also be submitted to support any planning application. We are confident that a safe access can be created.

Considering the additional information being provided, we believe it is clear that most of the traffic will enter and exit the site via the A11, and not through the Wilbrahams.

Has the site boundary changed?

☐ No

☐ Yes

Are you submitting new accompanying evidence for the site?

☐ No

☐ Yes

What theme or themes best describe the accompanying evidence you are providing?

- ☒ Landscape and ecology
- ☐ Heritage and archaeology
- ☒ Transport and highways
- ☐ Environmental health
- ☐ Planning submission status
- ☐ None of the above

New accompanying evidence upload

Please upload any accompanying evidence as a .PDF, .doc or .jpg.

Upload File(s)

Site
Access
Proposal.jpg
View
from
Mill
Road
2.JPG
Jobs
and
development
space
.png

Are you amending any of the other previous information provided?

☐

No

☐

Yes

Is the site greenfield or previously developed?

☐

No change to previous submission

☐

Greenfield

☐

Previously developed land

What is the current use of the site?

☐

No change to previous submission

☐

Agricultural land / building

☐

Car park

☐

Commercial / industrial

☐

Education / community

☐

Infrastructure

☐

Paddock / scrub

☐

Recreation

☐

Residential

☐

Woodland/ orchard

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

Suggested use

☐

No change to previous submission

☐

Residential

☐

☐ Non-residential

☐ Mixed-use

☐ Unknown

Employment

Is the site suitable for office or research and development space?

☐ No change from previous submission

☐ Yes

☐ No

Is the site suitable for general industrial uses?

☐ No change from previous submission

☐ Yes

☐ No

Is the site suitable for storage and distribution uses?

☐ No change from previous submission

☐ Yes

☐ No

Is the site suitable for specialist or other types of employment space?

☐ No change from previous submission

☐ Yes

☐ No

Is there a change to the the maximum employment floorspace you are looking to provide on the site?

☐ No

☐ Yes

What is the maximum employment floorspace you are looking to provide on the site (in square metres)?

37202

Is there a change to the minimum employment floorspace you are looking to provide on the site?

☐

No

☐

Yes

Are you looking to provide accompanying uses?

☐

No change from previous submission

☐

Yes

☐

No

Accompanying uses

Are you looking to provide schools or educational facilities on the site?

☐

No change from previous submission

☐

Yes

☐

No

Are you looking to provide public open space on the site?

☐

No change from previous submission

☐

Yes

☐

No

Are you looking to provide community facilities on the site?

☐

No change from previous submission

☐

Yes

☐

No

Are you looking to provide recreation and leisure facilities on the site?

☐ No change from previous submission

☐ Yes

☐ No

Are you looking to include health facilities on the site?

☐ No change from previous submission

☐ Yes

☐ No

Are you looking to provide a hotel on the site?

☐ No change from previous submission

☐ Yes

☐ No

Are you looking to provide retail space on the site?

☐ No change from previous submission

☐ Yes

☐ No

Are you looking to provide any other accompanying uses on the site not mentioned in previous questions?

☐ No change from previous submission

☐ Yes

☐ No

Please detail any other accompanying uses not previously mentioned

Electric charging station and energy store

When is the site available for development?

☐ No change to previous submission

☐☐

0 to 5 years

☐

6 to 10 years

☐

11 to 15 years

☐

16 years plus

☐

Unknown

Site constraints

Is the site affected by flood risk?

☐

No change from previous submission

☐

Yes

☐

No

Does the site have access to key utilities?

☐

No change from previous submission

☐

Yes

☐

No

Does the site contain is lie adjacent to key infrastructure (such as pipelines, pylons, or electricity sub-stations)?

☐

No change from previous submission

☐

Yes

☐

No

Your ref no: HJXZSCBQ

Declaration

[Open a read only view of the answers you have given \(this will open in a new window\)](#)

Please note: If you are using Internet Explorer as your browser, you will not be able to view your answers via the link above as this is not supported in Internet Explorer.

Declaration

☒ I declare that the information I have provided on this form is accurate