



26<sup>th</sup> January, 2020

Dear Sir/Madam,

**Land at Beach Road, Cottenham**

I am acting on behalf of my sister, Mrs. Janet Harwell, who resides in the United States of America.

Cottenham has been identified as a rural centre and has a number of facilities that make it suitable for growth.

I would like this site to be considered as part of a larger development area bounded by Brenda Gautrey Way on the north, Beach Road to the east and Short Drove to the south, edged in green on the accompanying map. A large developer has expressed an interest in purchasing an option on the whole site as part of the larger area. This site is close to the centre of the village in a sustainable location with no heritage assets in, or nearby the site.

There are no trees on the site. The site is in Flood Zone 1 and comprises agricultural land. Access to the site would be from Beach Road.

Housing for the site would include a mixture of housing, including some affordable housing and other appropriate facilities.

The site is in the Green Belt and outside of the current Development Framework. However, it represents a sustainable and sensible site for the expansion of the village. It is very close to the village centre and college and is within 800m of the village centre/college.

I suggest that it is removed from the Green Belt and that the Development Framework is extended to include it.

Thank you for your attention.




Anita J. Littlechild

For office use only  
Response number:

Date received:

**A - Contact Details**

<b>Name:</b>	<b>Agent's name:</b>
<b>Name of organisation:</b> (if applicable) Anilā Kettlechild	<b>Name of Agent's organisation:</b> (if applicable)
<b>Address:</b> 55, Telegraph Street Cottenham, Cambs	<b>Agent's Address:</b>
<b>Postcode:</b> CB 24 8BU	<b>Postcode:</b>
<b>Email:</b> ajlmarketing2@aol.com	<b>Email:</b>
<b>Tel:</b> 01954 200018	<b>Tel:</b>

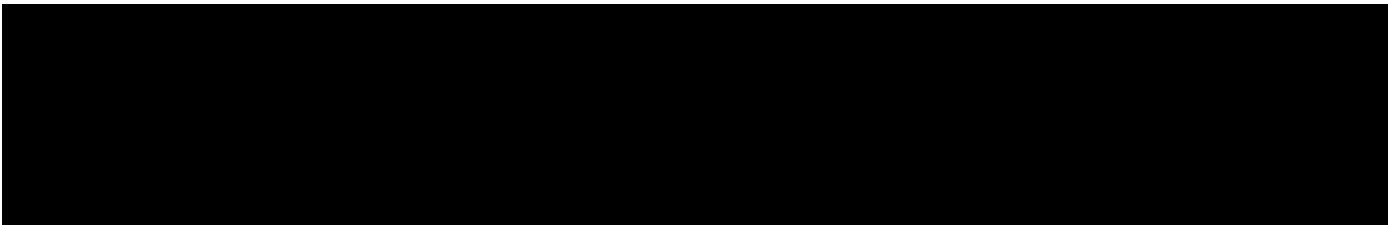
<b>Signature</b> 	<b>Date:</b>
<i>If you are submitting the form electronically, no signature is required.</i>	

**B - Your status**

<b>Status (please tick all that apply):</b>	
<input checked="" type="checkbox"/> Landowner	<input type="checkbox"/> Developer
<input type="checkbox"/> Land Agent	<input type="checkbox"/> Registered Provider (Housing Association)
<input type="checkbox"/> Planning Consultant	<input checked="" type="checkbox"/> Other, please indicate: sister of owner

**C - Land Ownership**

**If you are not the landowner, please provide the details of all landowners:**  
(If there are more than two landowners please provide the contact details of the additional landowners on a separate sheet)



<b>Title:</b>	<b>First Name:</b>	<b>Last Name:</b>
<b>Organisation (if applicable):</b>		
<b>Address:</b>		
<b>Postcode:</b>	<b>Telephone Number:</b>	
<b>Email:</b>		

<b>If you are not the landowner, please confirm the landowner(s) has been informed of this submission:</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Does the landowner(s) support the submission? If yes, please provide evidence of their support e.g. a letter.</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't know
<b>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.</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>If necessary, please provide details of the person to be contacted to arrange</b>	

**D - Site details**

<b>SITE DETAILS</b>
<b>Site location, address and post code:</b> LAND AT BEACH ROAD COTTENHAM NEAR CB24 8RG
<b>Site Area:</b> 0.5 in hectares

**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.

**WITHOUT A MAP WE WILL NOT BE ABLE TO CONSIDER THE SITE**

**E - Current and recent land uses**

<b>CURRENT AND MOST RECENT USE</b>	
What is the current use of the site?	AGRICULTURAL LAND
If the site is developed but not currently in use, what was the last use of the site and when did it cease?	N/A
Please provide details of any relevant historic planning applications including application number if known	N/A.
Is the site previously developed land, greenfield or a mixture?	GREENFIELD

**F - Proposed future uses**

Description of your proposed development:	MIXED RESIDENTIAL DEVELOPMENT  SEE LETTER
Please indicate which of these uses you consider suitable for the future use of the site or broad location:	
<b>Use</b>	<b>Yes or No</b>
Market and affordable housing	YES
Key worker housing	

Older persons housing	
Residential care home	
Student accommodation	
Custom or self build housing	
Other forms of housing (please specify)	
Gypsy and traveller pitch	
Travelling showpeople pitch	
Employment (B1) office	
Employment (B1b) research and development	
Employment (B1c) light industrial	
Employment (B2) general industrial	
Employment (B8) storage and distribution	
Employment (other)	
<b>What accompanying uses are you proposing:</b>	
Schools and education	
Public open space	
Community facilities	
Recreation and leisure	
Healthcare	
Hotel	
Retail	
Other	
Please describe any benefits to the local area that the development could provide:	SEE LETTER
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:	10 DWELLINGS

**G - Suitability – site features and constraints**

**Site features and constraints**

<p><b>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:</b></p>	<p><b>Proposed mitigation</b> (please attach any available evidence such as studies or surveys)</p>
<p><b>Site access</b> 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?</p> <p>Yes: <input checked="" type="checkbox"/> (please give details)                      No: <input type="checkbox"/></p> <p>Details: <i>SHARED ACCESS VIA FARMLAND THIS WOULD NEED IMPROVING.</i></p> <p>(Indicate the location of the access on the site map)</p>	
<p><b>Physical constraints</b> Are there any slopes, significant changes in ground levels or unstable ground on the site which could constrain its development in whole or part?</p> <p>Yes: <input type="checkbox"/> (please give details)                      No: <input checked="" type="checkbox"/></p> <p>Details:</p>	
<p><b>Environmental constraints</b> 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?</p> <p>Yes: <input type="checkbox"/> (please give details)                      No: <input checked="" type="checkbox"/></p> <p>Details:</p>	

<p><b>Infrastructure</b></p> <p>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).</p> <p>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).</p> <p>Yes: <input type="checkbox"/> (please give details)                      No: <input checked="" type="checkbox"/></p> <p>Details: KEY UTILITIES WOULD BE ACCESSED VIA BEACH ROAD</p>	
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**H - Availability**

When could the site become available for development?	Available now	Next 5 years	Next 6-10 years	10+ years
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Please give your reasons:	DEPENDANT URBAN PLANNING.			
Please choose the most appropriate category to indicate what level of market interest there is / has recently been on the site:	<input type="checkbox"/> Site owned by a developer <input type="checkbox"/> Site is being marketed <input type="checkbox"/> Site is under option by a developer <input checked="" type="checkbox"/> Enquiries received <input type="checkbox"/> None <input type="checkbox"/> Don't know			
In your opinion, what is the market attractiveness of the site at the current time?	VIABLE AS PART OF A LARGER DEVELOPMENT. <del>SEE</del> ENQUIRIES FROM DEVELOPER			
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			
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.	—			

**I - Deliverability**

<p><b>Please indicate the likely year when the proposed development will begin to deliver completed buildings, and the year when the development is likely to be completed.</b></p>	<p>Start of delivery: Completed development: Development period in years: 1</p>
<p><b>To the best of your knowledge, are there abnormal cost factors which could affect delivery of the site?</b> (such as site preparation costs, infrastructure costs, demolition or ground conditions).</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p><b>How could any issues be overcome?</b></p>	<p>—</p>

**J - Viability**

<p><b>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?</b></p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
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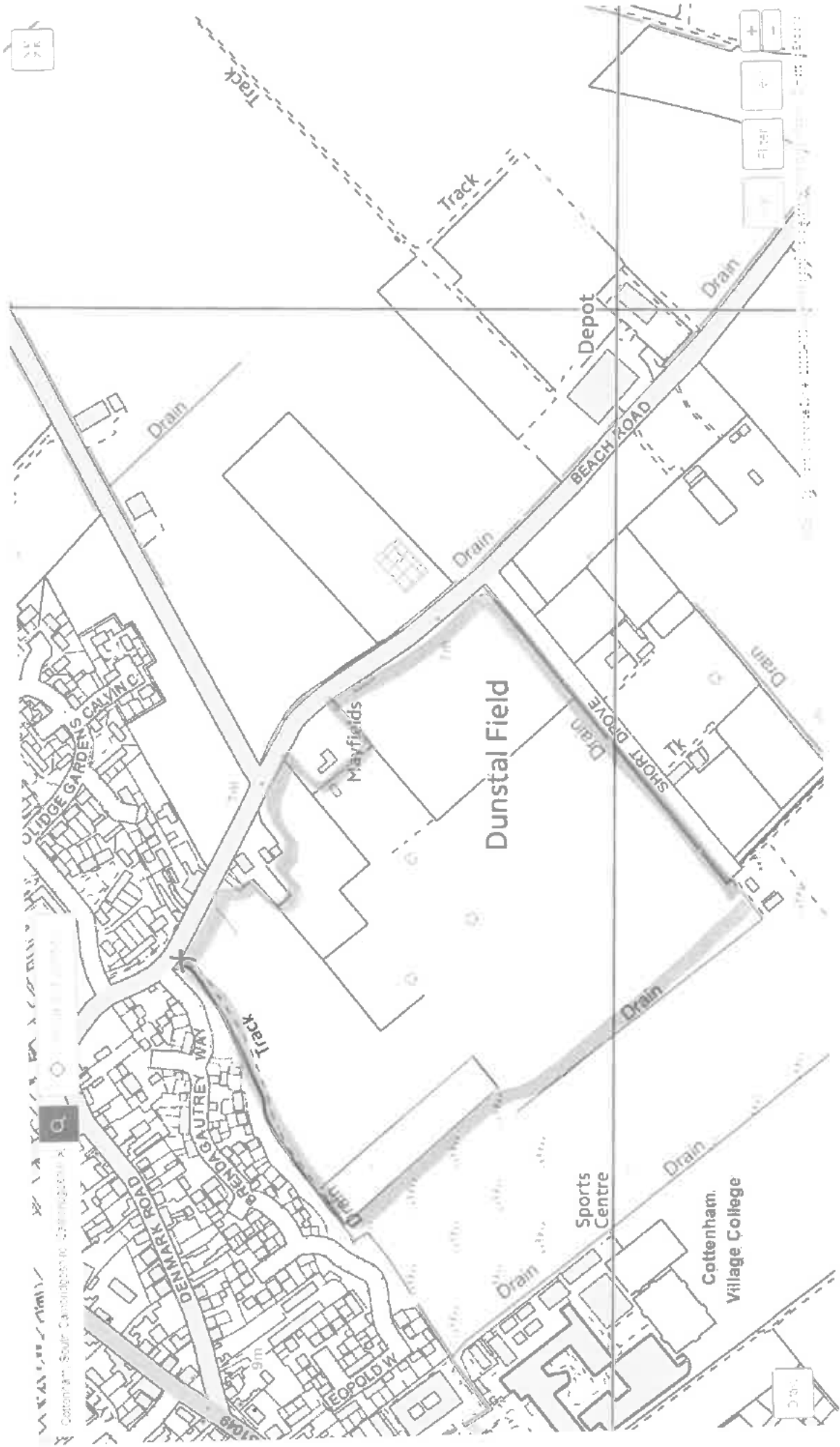
**K - Supporting evidence**

<p><b>Is there any other factual information regarding the site that we should be aware of?</b></p>
<p>SEE LETTER</p>

**Guidance Notes**

A	Contact details	Please include details of the person who should be the main contact regarding the site if we have any queries.
C	Land ownership	If there are multiple owners provide details for them all on attached sheets.





Cottenham, South Cambridgeshire, Cambridgeshire, UK



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