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Date:

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

Dear Sir/Madam

### **GREATER CAMBRIDGE LOCAL PLAN CALL FOR SITES CONSULTATION – LAND AT GRANTA PARK, GREAT ABINGTON**

I write to you on behalf of my client, [REDACTED], in relation to the submission of 3 sites at Granta Park, Great Abington to the Greater Cambridge Local Plan Call for Sites consultation. The following covering letter provides some useful site information, describes the potential development proposals that the site could accommodate and lists the benefits that the development could deliver.

#### **Site Description**

The 3 sites at Granta Park are described as the following:

- A - Land west of High, Street Great Abington (4.65 ha);
- B - Land adjacent to Abington Hall, Great Abington (1.14 ha) and
- C - Abington Hall, Great Abington (3.34 ha).

Site A is land west of High Street Great Abington undeveloped land associated with Granta Park. The second site B is land adjacent to Abington Hall, a brownfield site currently used for general storage and finally site C is Abington Hall a grade II star listed building which has been included for completeness to show how it may fit with the proposed development.

#### **Granta Park**

Granta Park is a major employment destination in the District and vital to consideration of the application. Granta Park now employs over 2800 people many of which commute from local areas. This includes:

- Sawston area (5miles to west) – 10%
- Linton area (5miles to east) – 10%
- Saffron Waldon area (7.5miles to south) – 5%
- Cambridge area (10 miles to north) – 30%

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- Haverhill area (10 miles to east) – 20%
- Royston area (11 miles west) – 5%
- Newmarket area (11 miles west) – 5%
- North of Cambridge (Ely, Huntingdon and Peterborough) – 10%
- London & South East – 5%

Journey distances to the park are as follows:

- Less than 2 miles – 1.32%
- 2.1 to 5 miles – 10.70%
- 5.1 to 10 miles – 22.77%
- 10.1 to 20 miles – 31.17%
- 20.1 to 30 miles – 18.03%
- 30.1 to 40 miles – 6.60%
- More than 40 miles – 9.43%

Use of public transport is improving but challenging:

- Walk – 2.3% (likely to be fewer people now following closure of path);
- Cycling – 5.8%
- Staff bus – 9.6%
- Public bus – 1.3%
- Train – 0.8%
- Work from home – 3.9%

### **Proposed development and benefits**

Development of site A, land west of High Street Great Abington represents an opportunity to make use of land within our clients ownership immediately adjacent to Great Abington, better linking the village to a site of major employment. This represents a sustainable development option and a benefit to the local community. An access plan shows how access can be provided by taking the garage of the property at 96 High Street. The house is also available as part of the call for sites submission and could be demolished if a wider access was deemed necessary.

Site B land adjacent to Abington Hall is currently in use as general storage and is a brownfield site that can be developed either separately or on conjunction with land west of High Street utilising the access.

Site C is Abingdon hall a grade II star listed building and whilst it can be dealt with separately via a standalone planning and listed building application to see how it may fit in with an emerging residential element on Sites A and B, for completeness it is included with the call for sites.

If you have any queries regarding this submission or require further information, please do not hesitate to contact me.

Kind regards,

**John Dudding MPlan (Hons)**  
Senior Planner, Planning

**Enclosures**    **Call for Sites Forms**  
                      **Site Location Plans**  
                      **Indicative Access Plan**