

[REDACTED]

From: Garth Hanlon [REDACTED]
Sent: 23 September 2019 17:22
To: LDF
Cc: Rachael Morey; [REDACTED] Garth Hanlon
Subject: RE: Call for Sites Submission - Land at Whitefields, Hinton Way, Great Shelford
Attachments: We sent you safe versions of your files; Hinton Way_Pre App Doc_FINAL_150528_Low Res.pdf

Follow Up Flag: Follow up
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Dear Sir/Madam

In response to your email below dated the 19th September 2019, you are seeking a response on behalf of [REDACTED] regarding queries you raise following the submission at the Call for Sites stage. Our comments are in red below

- Details of proposed future uses – to include an estimation of potential numbers of residential units and/or potential employment floorspace in square metres, that can be accommodated. In May 2015 the [REDACTED] submitted the enclosed document to SCDC as part of a pre-application enquiry following the acknowledgement that the site was the subject of an extant consent for a major hotel development and golf course at that time., The consent has since lapsed but reflects the acceptability of principle of development of that site. The enclosed document looks at the promotion of the site for residential development and put forward a low density approach of 6 large dwellings set in spacious grounds and also a higher density approach whereby some 34 dwellings could come forward.
- Details on the following site features and constraints, including a description of the extent of the constraint and whether it can be addressed or mitigated to enable the site to be suitable for development. Any available evidence to support this should be attached to your response:
 - **Infrastructure** – Does the site have access to key utilities? Will provision need to be made or capacity created or reinforced to enable development (this includes mains water supply, mains sewerage, electricity supply, gas supply and broadband internet)? Is the site crossed or adjacent to a key utility such as a pipeline or by pylons? It is the case that a single large residential property existed on site until it was destroyed by fire and was obviously served by the major utilities at that time . Certainly the granting of the permission for the large hotel and golf course facility would have generated the need for the upgrading of facilities. In the light of the scale of residential development proposed we consider that existing facilities would need to be reinforced to address the new development.
- Details of site availability:
 - An estimation of when the site could become available for development, **stating your reasons for this.** The site is in the freehold ownership of the [REDACTED] and is immediately available for development.

I hope this addresses the outstanding queries concerning this site at this stage

Regards

Garth

23/9

From: LDF [mailto:LDF.LDF@scambs.gov.uk]
Sent: 19 September 2019 11:03 AM
To: Rachael Morey [REDACTED]
Cc: Garth Hanlon [REDACTED]
Subject: Call for Sites Submission - Land at Whitefields, Hinton Way, Great Shelford

Dear Sir/Madam,

Thank you for your submission in response to the Call for Sites request we issued earlier this year.

After a period of unavoidable delay, we are now registering, checking and validating each of these sites.

As soon as this process is complete, each validated site will be uploaded onto both the Cambridge City Council and South Cambridgeshire District Council websites, for your reference.

There are, however, some items missing from the HELAA response form sent to us in relation to your submission for land at **Whitefields, Hinton Way, Great Shelford**.

Accordingly, please now supply the following information and return it to us, within the next 10 working days.

- Details of proposed future uses – to include an estimation of potential numbers of residential units and/or potential employment floorspace in square metres, that can be accommodated.
- Details on the following site features and constraints, including a description of the extent of the constraint and whether it can be addressed or mitigated to enable the site to be suitable for development. Any available evidence to support this should be attached to your response:
 - **Infrastructure** – Does the site have access to key utilities? Will provision need to be made or capacity created or reinforced to enable development (this includes mains water supply, mains sewerage, electricity supply, gas supply and broadband internet)? Is the site crossed or adjacent to a key utility such as a pipeline or by pylons?
- Details of site availability:
 - An estimation of when the site could become available for development, **stating your reasons for this**.

Many thanks for your patience.

Kind regards



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