

Our ref: LJP/Wyboston Lakes 017587

Your ref:

5th March 2019

South Cambridgeshire District Council
Call for Sites Consultation
Planning Policy Team
South Cambridgeshire Hall
Cambourne Business Park
Cambourne
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CB23 6EA



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EMAIL ONLY

Dear Sir/Madam

GREATER CAMBRIDGE LOCAL PLAN CALL FOR SITES 2019 – LAND AT POTTON ROAD, GAMLINGAY, SG19 3LW

We act on behalf of our client Wyboston Lakes Ltd who own the Land at Potton Road, Gamlingay and with this letter we include a site location plan showing the site outlined in red and the Call for Sites Form. We consider the site which comprises 1.5 hectares is ideally located and should be allocated for employment land comprising B1, B2 and B8 uses.

The site is physically well related to the village of Gamlingay, a large village in South Cambridgeshire. To the north, the site is bounded by commercial development currently occupied by The Brogan Group who use the site as a depot for its scaffolding, access plant and equipment business with an office, workshop for repair, maintenance and bespoke fabrication and open storage. There is also open storage along the eastern boundary of the site. To the south of the site there is Woodview Farm a successful local business comprising a farm, butchery, shop and café. To the south west of the site at 12 Potton Road, Gamlingay planning permission has been granted (LPA ref: S/0777/16/FL) for change of use from a former scarp yard to a B1(c), B2 and B8 employment uses on 15 December 2017. The site is surrounded by successful commercial businesses and given the size of the parcel of grazing land this is currently not viable for farming with no functional use. Having a commercial use would enable a more efficient use of land in accordance with paragraph 122 of the National Planning Policy Framework (NPPF) 2018.

There is significant planning history on the site with planning permission granted on 10 December 2001 (LPA reference: S/2331/00/O) for production workshop buildings and offices. Permission was subsequently renewed on a number of occasions, lastly in March 2006 (LPA reference: S/0059/06/F). Reserved matters approval was subsequently granted on 03 June 2006 (LPA reference: S/0060/06/RM) for the development of 3,240 sq m of industrial buildings with 480 sq m of offices and open storage. The pre-commencement conditions on the 2006 permission were subsequently discharged and the planning permission was initiated in 2008 which provides an extant permission.

The development of the site will create job opportunities to support the local economy in accordance with paragraph 80 of the NPPF 2018 which sets out that planning policies should create the conditions in which businesses can invest, expand and adapt, and significant weight should be placed on the need to support economic growth and productivity. The Government emphasises the need to support the rural economy as set out in paragraph 84 of the NPPF 2018 which supports sites that are physically well-related to existing settlements such as this one.

Given the historic and current planning permissions, as well as neighbouring commercial uses it is considered the site should be allocated for employment.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Lydia Pravin', with a stylized flourish at the end.

Lydia Pravin MSc MRTPI
Associate - Planning

For and on behalf of Brown & Co Barfords t/a Brown & Co
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Enc

G/USERS/LJP/Wybston Lakes 017587 South Cambs DC 05.03.19