

**From:** [Michael Birch](#)  
**To:** [LDF](#)  
**Cc:** [Jason Lowes](#)  
**Subject:** RE: Call for Sites Submission - 137 Histon Road, Murketts of Cambridge  
**Date:** 24 September 2019 10:29:25  
**Attachments:** [image002.gif](#)  
[image005.gif](#)  
[image006.jpg](#)  
[image007.jpg](#)  
[image004.jpg](#)  
[RE Call for sites Cambridge - Histon Road.msg](#)

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Dear Sir / Madam,

Please see below updates in red.

Many thanks,

**Michael Birch**

BSc (Hons) MSc  
Planner  
Town Planning



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**From:** LDF [mailto:LDF.LDF@scambs.gov.uk]  
**Sent:** 13 September 2019 10:53  
**To:** Michael Birch  
**Cc:** Jason Lowes  
**Subject:** Call for Sites Submission - 137 Histon Road, Murketts of Cambridge

Dear Sir/Madam,

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

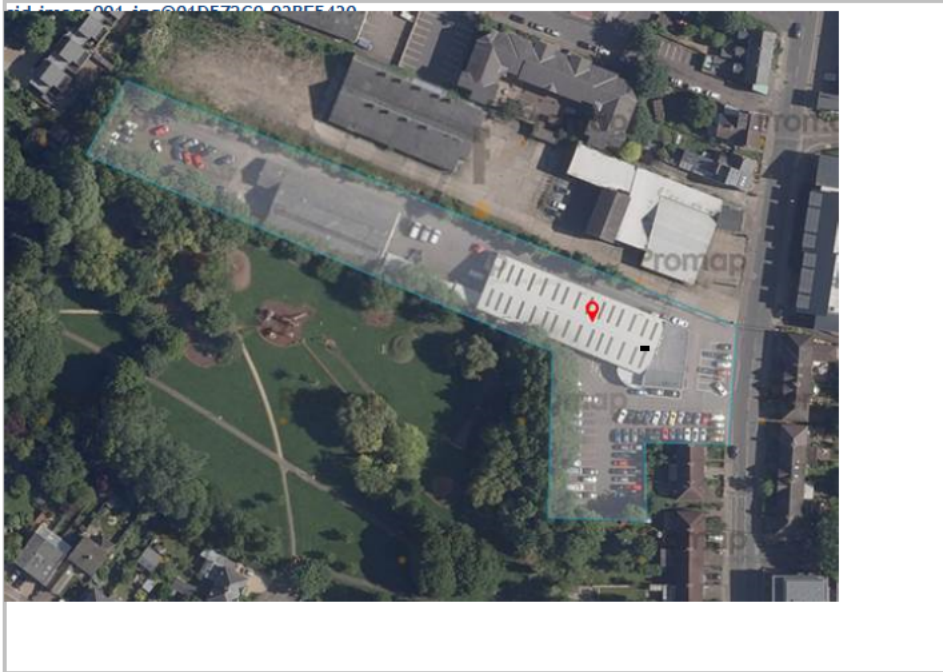
After a period of unavoidable delay, we are now registering, checking and validating each of these sites.

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 **137 Histon Road**.

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

- Evidence of landowner support for the submission, in the form of, for example, a signed letter from the landowner – **please find attached email from the client confirming to submit a call for sites.**
- Details of the site submitted, to include site location, address, post code and an **approximation of the site area (in hectares). 0.7ha**



- Details of the last use of the site and the date this ceased, historic planning applications and application numbers and if the site is previously developed land, greenfield or a mixture.

The site is currently a trading car showroom (Sui Generis) and recent planning history is outlined below:

- Planning permission (Ref: 14/1082/FUL) was approved in September 2014, for an extension to existing showroom to provide additional vehicle display area.
  - In November 2006 planning permission (Ref: 06/0972/FUL) to reclad front and part sides of existing building and install new windows/glazing was approved.
  - Planning permission (Ref: C/00/1153) was approved in January 2001, for the change of use of garden to rear of 129 Histon Road to vehicular parking in association with motor dealership and creation of new window offices within parts department.
  - In December 2000 planning permission (Ref: C/00/1103) for a glazed extension to provide enlarged service reception, re-cladding of workshop and rearrangement of parking layout was approved.
  - Planning permission (Ref: C/99/0646) was approved in November 1999 for the extension and new facades to car showroom, reroofing of existing showroom, reroofing and recladding of existing workshop, improvement including roofing to offices and re-arrangement of parking layout.
  - In October 1971 planning permission (Ref: C/71/0147), was approved to shut one crossing and form new crossing to access road and build showroom onto workshop.
  - Planning permission (Ref: C/71/147A) was approved in May 1972 for the addition of new showroom and office.
  - In October 1965 planning permission (Ref: C/65/0384) was approved for the demolition of shop and extension to car park.
- 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: **no constraints to redeveloping the site.**
    - Infrastructure – Does the site have access to key utilities? **Yes** 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? **Site is not crossed by Pylons as for underground pipes this is unknown at this stage however, wont impact on the redevelopment of the site.**
  - Details of site deliverability:
    - An indication of the likely year the proposed development will start to deliver completed buildings *and* the year development is likely to be completed. Please also indicate the overall development period in years.
- Subject to the relocation of the existing use and gaining planning permission, development can commence quickly (1-5 years).**
- An indication of, to the best of your knowledge, any abnormal cost factors that may affect the delivery of the site (such as site preparation costs, infrastructure costs, demolition or ground conditions) and how these issues could be overcome.

**No known abnormal costs at this stage, subject to further investigation.**

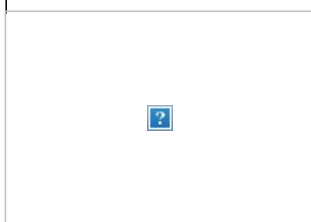
- Details of proposed future uses – to include descriptions of the proposed development, an indication of future and accompanying uses (by indicating yes or no in the following boxes)

<b>Please indicate which of these uses you consider suitable for the future use of the site or broad location:</b>	
<b>Use</b>	<b>Yes or No</b>
Market and affordable housing	Yes
Key worker housing	No
Older persons housing	Yes
Residential care home	Yes
Student accommodation	Yes
Custom or self build housing	No
Other forms of housing (please specify)	No
Gypsy and traveller pitch	No
Travelling showpeople pitch	No
Employment (B1) office	Yes
Employment (B1b) research and development	No
Employment (B1c) light industrial	No
Employment (B2) general industrial	No
Employment (B8) storage and distribution	No
Employment (other)	No
<b>What accompanying uses are you proposing:</b>	
Schools and education	No
Public open space	no
Community facilities	No
Recreation and leisure	yes
Healthcare	No
Hotel	No
Retail	Yes
Other	

Many thanks for your patience.

Kind regards

**Planning Policy Strategy and Economy Team**



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<https://www.scams.gov.uk/planning/>

<https://www.cambridge.gov.uk/planning>

Greater Cambridge Shared Planning: a strategic partnership between Cambridge City and South Cambridgeshire District Councils

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