

From: Garth Hanlon [REDACTED]
Sent: 23 September 2019 16:31
To: LDF
Cc: Rachael Morey; Wood S.L.; Garth Hanlon
Subject: RE: Call for Sites Submission - Land at Wolfson Court, Clarkson Road
Attachments: We sent you safe versions of your files; SBursary_C319091616140.pdf

Follow Up Flag: Follow up
Flag Status: Completed

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Dear Sir/Madam

I refer to your email below where you have raised queries in respect of our Call for Sites submission as it relates to the Wolfson Court site which is in the ownership of St Johns College. My comments are in red by way of a response on behalf of the College

- Has the landowner been informed of this submission? **Yes , please see enclosed letter which has previously been sent to you confirming ownership and support for the representations that have been made by the College in respect of its landholdings including the site at Wolfson Court**
- Does the landowner support the submission? **See above**
- Evidence of landowner support for the submission, in the form of, for example, a signed letter from the landowner. **See above**
- 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:
 - Site access – 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? **Please give details of the location for the given or proposed Site Access Arrangements. There is an existing site access onto Clarkson Road which is perfectly adequate for the lawful uses on site which includes a nursery and student accommodation . The characteristics of such uses in terms of attracting vehicular traffic are different to other land uses**
 - 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? **The site clearly has access to key facilities given it was constructed for student accommodation including a library and catering facilities. In the instance where any redevelopment would come forward for an expansion of the existing student or educational use, it may be the case that existing facilities may need upgrading but certainly it is envisaged that such (if required) upgrading should not prevent any intensification of use on the site**
- Details of site availability:
 - An estimation of when the site could become available for development, **stating your reasons for this. The site is available now for development given that the College is the freehold owner and that current uses are capable of early termination in the event that the site is considered appropriate for redevelopment**

I hope that all of your outstanding queries in respect of this site have been addressed

Kind regards
Garth Hanlon

23/9

Garth Hanlon BSC (Hons) MRTPI
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 Before printing, think about the environment

From: LDF [mailto:LDF.LDF@scambs.gov.uk]
Sent: 13 September 2019 1:43 PM
To: Rachael Morey [REDACTED]
Cc: Garth Hanlon [REDACTED]
Subject: Call for Sites Submission - Land at Wolfson Court, Clarkson Road

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 Wolfson Court, Clarkson Road**.

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

- Has the landowner been informed of this submission?
- Does the landowner support the submission?
- Evidence of landowner support for the submission, in the form of, for example, a signed letter from the landowner.

- 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:
 - Site access – 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?
Please give details of the location for the given or proposed Site Access Arrangements.
 - 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

Planning Policy Strategy and Economy Team



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