



TERENCE  
O'ROURKE

Ms Katie Christodoulides  
Senior Planning Officer  
South Cambridgeshire Hall  
Cambourne Business Park  
Cambourne  
Cambridge  
CB23 6EA

Our ref: 235701B

20<sup>th</sup> November 2017

**Electronic submission via  
planning portal ref: PP-06153991**

Dear Ms Christodoulides

**Outline planning application: A park for AgriTech  
Land to the east of the A1301, south of the A505 near Hinxton and west of  
the A1301, north of the A505 near Whittlesford**

Further to recent liaison with your colleagues Stephen Kelly and Paul Mumford, it is with pleasure that we submit, on behalf of our client, SmithsonHill Limited, an outline planning application with all matters reserved, for the above development.

Full details of the proposals, which include extensive infrastructure improvements and enhanced access to Whittlesford Parkway station, are set out within the submitted documentation, in particular the Planning Statement and Design and Access Statement the former of which outlines the national importance and need for this bespoke project.

The formal development description is as follows:

*Outline planning application (all matters reserved) for development of an AgriTech technology park comprising up to 112,000 sqm (gross) employment floorspace, supporting infrastructure, amenities and landscape works including publicly accessible informal open space, enhancements to parkland; vehicle and cycle parking; service areas; bus / cycle interchange on land west of the A1301 / north of A505; and infrastructure works including new vehicular accesses, highway improvement works, pedestrian and cycle links with bridge crossings over A1301 / A505 and River Cam, site re-profiling, drainage works, foul and water pumping stations and electricity sub station; telecommunications infrastructure and other associated works.*

In accordance with government guidance the application has been submitted electronically via the Planning Portal (ref: PP-06153991). Four x CDs containing PDF versions of all submitted documentation are enclosed. Documents have

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been split as required to ensure that each is no greater than 5MB, in accordance with best practice. As requested, we are also arranging for five hard copies of the application documentation to be sent to you in order that some can be sent to local parish council's as part of the council's formal consultation process. These should be delivered to the council offices on 21<sup>st</sup> November.

As you're aware the submission follows extensive pre-application consultation with the local community and key stakeholders, as outlined within the Statement of Consultation. The application also comprehensively addresses the comments raised during our pre-application discussions and correspondence.

In accordance with the schedule of application requirements agreed through our pre-application consultation, the submission comprises:

- Planning application (1APP) form, land ownership certificate C and agricultural land holdings certificate
- Site location plan (Scale 1:2,500 @ A0)
- Existing site plan (Scale 1:5,000 @ A1)
- Proposed parameter plans (Scale 1:10,000 @ A3)
  - Land Use
  - Movement and access
  - Landscape and open space
  - Development density
  - Height
- Design and Access Statement (including illustrative masterplan)
- Environmental Statement (ES), including a non technical summary and a suite of technical appendices including Transport Assessment, Flood Risk Assessment, Economic Impact Assessment and Waste Statement (refer to enclosed schedule of application documentation)

Supporting information comprises:

- Planning Statement (including alternative sites assessment and Planning Obligation / Draft Scope for S106 Heads of Terms)
- Completed Planning obligations Heads of Terms form
- Statement of Consultation
- Utility Statement (foul drainage addressed within technical appendix E of the ES)
- Health Impact Assessment
- Sustainability Statement
- Energy and Carbon Reduction Statement
- Water Conservation Statement
- Earthworks Strategy
- Arboricultural Impact Assessment (including tree survey)

Also enclosed is a completed validation checklist.

Should you require further electronic copies, or any hard copies of specific plans or supporting documents please do not hesitate to contact us.



A cheque made payable to South Cambridgeshire District Council for the sum of £125,000 is also enclosed as requisite payment with respect to the planning application fee. This has been calculated in accordance with category 2 of the fee regulations and an application site area of 108.6 hectares, which therefore attracts the maximum fee under this category.

We look forward to progressing the planning application process for this nationally important project with you and your colleagues and receiving confirmation of validation shortly.

Please do call me or my colleague Hayley Davis if you have any queries.

Yours sincerely,

Nick Guildford MRTPI  
Technical Director

Enc                    4 x CDs including planning application documentation (as listed)

cc                     Emma Fletcher, SmithsonHill



## Schedule of application documentation

Drawings	Drawing ref
Site location plan (scale 1:2,500 @ A0)	235701B-LA-001 A0
Existing site plan (scale 1:5,000 @ A1)	235701B-LA-002
Parameter plans (scale 1:10,000 @ A3): <ul style="list-style-type: none"> <li>Land use</li> <li>Movement and access</li> <li>Landscape and open space</li> <li>Development density</li> <li>Building heights</li> </ul>	235701B-LA-PP101 235701B-LA-PP102 235701B-LA-PP103 235701B-LA-PP104 235701B-LA-PP105

Documents	Prepared by
Planning Statement including: <ul style="list-style-type: none"> <li>Alternative Sites Assessment</li> <li>Planning Obligation / Draft Scope for S106 Heads of Terms</li> </ul>	Terence O'Rourke Ltd
Design and Access Statement including details of: <ul style="list-style-type: none"> <li>Landscape strategy</li> <li>Parking provision</li> <li>Visuals</li> <li>Public art strategy</li> </ul>	Terence O'Rourke Ltd
Statement of Consultation	Terence O'Rourke Ltd
Utility Statement	Hydrock
Health Impact Assessment	Health by Design
Sustainability Statement	Envision
Energy and Carbon Reduction Statement (including Renewable Energy Statement)	Envision
Water Conservation Statement	Envision
Earthworks Strategy	Hydrock
Arboricultural Impact Assessment (including tree survey)	Lockhart Garratt

Environmental Statement (ES)		Prepared by
Non-technical summary (NTS)		Terence O'Rourke Ltd
Chapter 1	Introduction	
Chapter 2	Site description and proposed development	
Chapter 3	Environmental issues and methodology	
Chapter 4	Air quality	
Chapter 5	Community, social and economic effects	
Chapter 6	Cultural heritage	
Chapter 7	Ground conditions and the water environment	
Chapter 8	Land use and agriculture	
Chapter 9	Landscape and visual effects	
Chapter 10	Natural Heritage	
Chapter 11	Noise and vibration	
Chapter 12	Traffic and transport	
Chapter 13	Waste	



Chapter 14	Summary tables	
Technical appendix A	EIA Scoping (including Scoping Response Report)	Terence O'Rourke Ltd
Technical appendix B	Air quality (including Air Quality Impact Assessment)	ACCON
Technical appendix C	Community, social and economic effects (including Economic Impact Assessment)	Collison & Associates Ltd
Technical appendix D	Cultural heritage (including Geophysical Survey and Archaeological survey reports)	Terence O'Rourke Ltd, WYAS Archaeological Services and Pre-Construct Archaeology
Technical appendix E	Ground conditions and the water environment (including Flood Risk Assessment and Contamination Assessments)	Hydrock
Technical appendix F	Land use and agriculture (including Land Use Report and Agricultural Land Classification Report)	Richard Stock
Technical appendix G	Landscape and visual effects (including Landscape and Visual Impact Assessment)	Terence O'Rourke Ltd
Technical appendix H	Natural Heritage (including Ecological Survey reports)	Terence O'Rourke Ltd and Applied Ecology Ltd
Technical appendix I	Noise and vibration (including Noise Impact Assessment)	ACCON
Technical appendix J	Traffic and transport (including Transport Assessment highway layout drawings and Framework Travel Plan)	Alan Baxter Ltd
Technical appendix K	Waste (including Waste and Resource Management Statement incorporating completed RECAP Waste Design Guide Toolkit and Site Waste Management Plan)	Envision