



Application for Outline Planning Permission with all matters reserved.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	<input type="text" value="Mrs"/>	First Name:	<input type="text" value="Emma"/>	Surname:	<input type="text" value="Fletcher"/>
Company name:	<input type="text" value="SmithsonHill Limited"/>				
Street address:	<input type="text" value="c/o Agent"/>				
	<input type="text"/>	Telephone number:	<input type="text"/>		
	<input type="text"/>	Mobile number:	<input type="text"/>		
Town/City:	<input type="text"/>	Fax number:	<input type="text"/>		
Country:	<input type="text"/>	Email address:	<input type="text"/>		
Postcode:	<input type="text"/>	<input type="text"/>			
Are you an agent acting on behalf of the applicant?					
<input checked="" type="radio"/> Yes <input type="radio"/> No					

2. Agent Name, Address and Contact Details

Title:	<input type="text" value="Mr"/>	First Name:	<input type="text" value="Nick"/>	Surname:	<input type="text" value="Guildford"/>
Company name:	<input type="text" value="Terence O'Rourke Ltd"/>				
Street address:	<input type="text" value="Everdene House"/>				
	<input type="text" value="Deansleigh Road"/>	Telephone number:	<input type="text" value="02036646755"/>		
	<input type="text"/>	Mobile number:	<input type="text"/>		
Town/City:	<input type="text" value="Bournemouth"/>	Fax number:	<input type="text"/>		
Country:	<input type="text" value="United Kingdom"/>	Email address:	<input type="text"/>		
Postcode:	<input type="text" value="BH7 7DU"/>	<input type="text" value="nick.guildford@torltd.co.uk"/>			

3. Description of the Proposal

Please describe the proposal:

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 primary electricity sub station; telecommunications infrastructure and other associated works.

Has the building or works already been carried out? Yes No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: Suffix:

House name:

Street address:

Town/City:

Postcode:

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:

Northing:

Description:

Land to the east of the A1301, south of the A505 near Hinxton and west of the A1301, north of the A505 near Whittlesford

5. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

Yes No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

Yes No

Will the proposal increase the flood risk elsewhere?

Yes No

How will surface water be disposed of?

Sustainable drainage system

Main sewer

Pond/lake

Soakaway

Existing watercourse

6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title:

First name:

Surname:

Reference:

Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

Jane Green, Paul Mumford, Sarah Stevens, Jonathan Dixon and Katie Christodoulides.
Pre-application meeting and presentation 25th May 2017 by representatives of the SmithsonHill project team.
Pre-application response letter dated 6th July 2017.

7. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff

Do any of these statements apply to you?

Yes No

7. Authority Employee/Member

(d) related to an elected member

8. Site Area

What is the site area?

108.60

hectares

9. Residential Units

Does your proposal include the gain or loss of residential units?

Yes No

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Market Housing Total

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Market Housing Total

Social Rented Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Social Housing Total

Social Rented Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Social Housing Total

Intermediate Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Intermediate Housing Total

Intermediate Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Intermediate Housing Total

Key Worker Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					

Key Worker Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					

9. Residential Units

Key Worker Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Key Worker Housing Total

Key Worker Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Key Worker Housing Total

10. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Yes No

Use Class/type of use	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
Other	0	0	112,000	112,000
Total	0	0	112,000	112,000

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class/types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms

11. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees			0
Proposed employees	4,000		

12. Hours of Opening

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	
Other	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input checked="" type="checkbox"/>

13. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal for a waste management development?

Yes No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

14. Existing Use

Please describe the current use of the site:

Agricultural and existing highway land.

Is the site currently vacant?

Yes No

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated?

Yes No

Land where contamination is suspected for all or part of the site?

Yes No

A proposed use that would be particularly vulnerable to the presence of contamination?

Yes No

15. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

The agent The applicant Other person

16. Certificates (Certificate C)

Certificate of Ownership - Certificate C

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that:

Neither Certificate A or B can be issued for this application

- All reasonable steps have been taken to find out the names and addresses of the other owners (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) and/or agricultural tenants (*"agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990*) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

The steps taken were:

Land registry search.

- I have/the applicant has given the requisite notice to the persons specified below being persons who, on the day 21 days before the date of this application, were owners/agricultural tenant of any part of the land or building to which this application relates.

Owner/Agricultural Tenant	Date notice served
Name: Gillian Beasley (Chief Executive), Cambridgeshire County Council Number: <input type="text"/> Suffix: <input type="text"/> House name: <input type="text"/> Street: Cambridgeshire County Council Highways Locality: Shire Hall, Castle Hill Town: Cambridge Postcode: CB3 0AP	20/11/2017
Name: Gillian Beasley (Chief Executive), Cambridgeshire County Council Number: <input type="text"/> Suffix: <input type="text"/> House name: <input type="text"/> Street: Cambridge County Council Property Locality: Shire Hall, Castle Hill Town: Cambridge Postcode: CB3 0AP	20/11/2017
Name: Jim O'Sullivan, Company Secretary, Highways England	20/11/2017

16. Certificates (Certificate C)

Number:	<input type="text"/>	Suffix:	<input type="text"/>	House name:	Bridge House	
Street:	1 Walnut Tree Close					
Locality:	Guildford					
Town:	Surrey					
Postcode:	GU1 4LZ					
Name:	Jim O'Sullivan, Company Secretary, Highways England					
Number:	<input type="text"/>	Suffix:	<input type="text"/>	House name:	<input type="text"/>	
Street:	Highways England Company Limited, National Property Management and Disposal					20/11/2017
Locality:	Ash House, Falcon Road					
Town:	Sowton, Exeter					
Postcode:	EX2 7LB					
Name:	Mr Mike & Mrs Susan Derham					
Number:	<input type="text"/>	Suffix:	<input type="text"/>	House name:	Fairacre	
Street:	New Market Road					20/11/2017
Locality:	Great Chesterford					
Town:	Essex					
Postcode:	CB10 3EN					
Name:	Mr Barry Moore					
Number:	<input type="text"/>	Suffix:	<input type="text"/>	House name:	Rectory Farm	
Street:	Pampisford					20/11/2017
Locality:	<input type="text"/>					
Town:	Cams					
Postcode:	CB22 3EN					
Name:	Russell Smith Farms					
Number:	<input type="text"/>	Suffix:	<input type="text"/>	House name:	Elmdonbury	
Street:	Bury Lane					20/11/2017
Locality:	<input type="text"/>					
Town:	Saffron Walden					
Postcode:	CB11 4NX					
Name:	Russell Smith Farms					
Number:	<input type="text"/>	Suffix:	<input type="text"/>	House name:	Lake House	
Street:	Market Hill					20/11/2017
Locality:	<input type="text"/>					
Town:	Royston					
Postcode:	SG8 9JN					

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

Cambridge Independent

16. Certificates (Certificate C)

On the following date (which must not be earlier than 21 days before the date of the application):

29/11/2017

Title: Mr First name: Nick Surname: Guildford(obo Terence O'Rourke Ltd)

Person role: AGENT Declaration date: 20/11/2017 Declaration made

17. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.



Date

20/11/2017