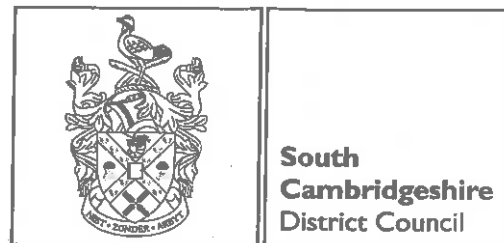


South Cambridgeshire Hall  
 Cambourne Business Park  
 Cambourne  
 Cambridge,  
 CB23 6EA  
[www.scambs.gov.uk](http://www.scambs.gov.uk)  
 0345 045 5215



Parish Clerk,  
 Whittlesford Parish Council  
 103, Duxford Road  
 Whittlesford  
 Cambridge  
 Cambridgeshire  
 CB22 4NJ

Planning and New Communities

Contact: Rebecca Ward

Tel: 03450455215

Email: [planningcomments@scambs.gov.uk](mailto:planningcomments@scambs.gov.uk)

Our Ref: S/0350/19/FL

Your Ref:

Date 07 February 2019

*This letter (with no plans attached) has been emailed to the Parish Council prior to sending out in the post, and for information, to the Ward Members*

Dear Sir/Madam

**Proposal:** Proposed erection of two new car dealerships / showrooms for occupation by Lancaster Porsche and Aston Martin (sul generis) incorporating (i) the sale of new and used cars plus parts storage and sales (ii) new means of access from the A505 including provision of a protected right turn lane into the site when approaching from the west, (iii) totem signs, (iv) servicing and MOT areas, (v) washing and car preparation / valet areas, (vi) display, staff and customer car parking, (vii) new internal circulation roads, cycle paths and footpaths, and (viii) hard and soft landscaping including provision of a 1.5m high mound on the western site boundary

**Application Ref:** S/0350/19/FL

**Location:** Land south of A505 and west of SMT Great Britain, Duxford, Cambridge, CB22 4QX

**Applicant:** Mike Newton, Jardine Motors Group

Attached is a copy of the above application for your retention.

We welcome any comments your Parish Council wishes to make, but would ask that they are made using either the online web form available, or on the form below and returned no later than 21 days from the date of this letter. After the expiry of this period, the District Council may determine the application without receipt of your comments.

#### EXPLANATION OF APPLICATION SUFFIX

OL	Outline	LD	Lawful Development Certificate
FL	Full	PA	Prior Notification of Agricultural Development
RM	Reserved Matters	PD	Prior Notification of Demolition Works
LB	Listed Building Consent	PT	Prior Notification of Telecommunications Development
CA	Conservation Area Consent	HZ	Hazardous Substance Consent
AD	Advertisement Consent	DC	Discharge of Conditions
VC	Variation or Removal of Condition		

Below is a link for your convenience to view all copies of documents, plans and forms in respect of the above proposal. As the website updates overnight, these will be available to view the following day from the date of this letter. Please note your comments will be placed on the website.

<http://plan.scambs.gov.uk>

Should the Parish Council wish to request that the application be considered by the District Council's Planning Committee, please state the material considerations and planning reasons. Examples of material considerations can be found below. The Chairman of the District Council Planning Committee will respond to all reasonable requests.

The Parish Council: - (Please delete appropriately)

~~Supports~~

Objects

~~Has no recommendation~~

Comments:

See attached sheet

The Parish Council ~~does/does not~~ request that the application be referred to the District Council Planning Committee \*(please delete)

Planning reasons:

Note: Where a Parish Councils requests that an application is determined by Planning

Committee there is real value and importance in Parish Council representatives attending Planning Committee to support their comments. Please note that the Parish Council can be represented at Planning Committee by any of it Councillors or the Parish Clerk (with the approval

Signed...

Date

15/2/19

Clerk to the Parish Council or Chairman of the Parish Meeting

Guidance:

What are Material Considerations?

#### EXPLANATION OF APPLICATION SUFFIX

OL	Outline	LD	Lawful Development Certificate
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## **Whittlesford Parish Council objections to Planning Application S/0350/19/FL ( Jardine Motors Group)**

The above Application was unanimously rejected by Whittlesford Parish Council at the meeting on 12<sup>th</sup> February 2019 and the following reasons are cited.

1. According to the recently adopted South Cambridgeshire Local Plan of 2018 (SCDC-LP 2018) the proposed site is not designated for any type of development in the period to 2031.
2. It is well outside the Development frameworks of Duxford and Whittlesford and does not therefore satisfy the requirements of Policy S/7 of SCDC-LP 2018.
3. The proposed development of the site would result in the permanent loss of high quality agricultural land which is in conflict with Policy NH/3 of the SCDC-LP 2018.
4. The proposed development would be in breach of Policy NH/8 (SCDC-LP 2018) as there has been no attempt made to mitigate the impact of the development on the adjoining Green Belt.
5. New Employment Development on the Edges of Villages (Policy E/13) SCDC-LP 2018. The proposals in the Application do not meet the conditions of the above Policy.
6. The proposals in the Application do not address the requirements of Policies S/2 and S/3 of SCDC-LP 2018. The site can only be serviced by the A505, a notoriously busy and dangerous road with no pavement or cycleway and no direct entrance to the site. The site has no direct public transport for the projected 70 jobs (10 more later); the train station at Whittlesford Parkway and the nearest bus stop are at least 1km distant. The only realistic way of accessing this location is by car.
7. In the interests of future road safety the Parish Council strongly opposes the construction of any further accesses and egresses at this location onto the A505 in its present form. The suggested right turn for east-bound traffic from the A505 onto the site is totally out of the question. If such an access and egress were to be constructed it could well scupper any future plans for dualling the A505.