



carterwood report

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Alternative site assessment
for Axis Land Partnerships

Land between Haverhill Road and Hinton Way,
Stapleford, Cambridge, CB22 5DQ

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KEY FINDINGS

1. Conclusions and key findings

T1 Background

- Carterwood Chartered Surveyors has been commissioned to prepare an alternative site assessment on behalf of Axis Land Partnerships in support of a planning application for an elderly care facility on land between Haverhill Road and Hinton Way, Stapleford, Cambridge, CB22 5DQ.

T2 Proposed scheme

- The proposed care scheme is to comprise up to 17,825 sq m of C2 use floor space.

T3 Methodology

- This study has endeavoured to identify all suitable, available and achievable sites for the proposed development within the South Cambridgeshire District Council (D.C.) and Cambridge City Council (C.C.) local authority boundaries.
- Carterwood has based the research on publicly available planning policy documents (each local authority's Strategic Housing Land Availability Assessment - SHLAA), local commercial and residential agent research, national healthcare property agent enquiries, the local authority estates department, and planning and property websites.
- Carterwood has undertaken a site filtering process in order to ascertain any sites identified as potentially suitable for the elderly care facility and therefore requiring further assessment.
- It has not been possible to inspect any sites due to the government's movement restrictions due to the coronavirus pandemic at the time of writing and therefore our report has been written on a desktop basis.

T4 Conclusions and key findings

- The three main tests for development are that the sites are suitable, available and achievable for the development of the subject elderly care facility. Our initial research identified a total of 109 potential sites within the area of the two local authorities. We assessed all these sites against elderly care facility operator requirements and excluded those sites that have not been previously developed that are within the Green Belt (which covers a large proportion of the local authority area, as identified on the plan at section 7 on page 10), as they are not preferable to the subject undeveloped Green Belt site in this regard. This identified 3 potential sites that required further investigation, as they fulfilled all or part of our initial desktop site assessment process.
- Having undertaken detailed assessments of the 3 sites, we considered that these 3 sites were not suitable for the proposed elderly care scheme.
- Furthermore, none of the sites identified in the planning system met all the criteria for suitability, availability and achievability.
- We have employed an extensive and robust research approach in identifying and analysing sites that could be considered as potential alternative sites to the subject site. We have included sites above and below the site size allocated for the subject proposed scheme, but excluded those which, like the subject site, are previously undeveloped within the Green Belt. It is our conclusion that the Land between Haverhill Road and Hinton Way, Stapleford is the only site that is suitable, available and achievable in the South Cambridgeshire and Cambridge City local authority areas for the subject proposed scheme.

2. Background

- 2.1. Carterwood Chartered Surveyors has been commissioned to prepare an alternative site assessment on behalf of Axis Land Partnerships, in support of a planning application on Land between Haverhill Road and Hinton Way, Stapleford, Cambridge, CB22 5DQ. The proposed care scheme is to comprise up to 17,825 sq m of C2 use floor space.
- 2.2. The site has been assessed against alternative development sites identified within the South Cambridgeshire D.C. and Cambridge C.C. local authority areas. This report explains the process and methodology behind the assessment, and details our findings and conclusions.
- 2.3. The assessment has reviewed and analysed all of the potential sites within the defined search area. Our research has identified a total of 109 sites, all of which are detailed within Appendix A.
- 2.4. This report has been prepared by Peter Nurse BSc (Hons) MRICS of Carterwood Chartered Surveyors. Additional mapping and research was undertaken by research assistants at Carterwood under the instruction of Peter Nurse, but all work has been verified by the author.

Limitations

- 2.5. The outbreak of the Novel Coronavirus (COVID-19), declared by the World Health Organisation as a “Global Pandemic” on the 11th March 2020, has impacted global financial markets. Market activity is being impacted in many sectors. As at the date of this advice, we consider it is difficult to confirm the findings/recommendations as there is limited evidence for comparison purposes and there remains much uncertainty in the market. The current response to COVID-19 means that we are faced with an unprecedented set of circumstances on which to base a judgement. Furthermore, our reports do not take into account any implications or effects of the United Kingdom’s exit from the European Union (‘Brexit’) and any negotiated agreements. All advice given is applicable as at the date of the report commissioned. It may be appropriate to review a commissioned report once the future economic impact of the pandemic has been more fully modelled and clarification of the terms of Brexit has been achieved.

3. Carterwood

- 3.1. Carterwood is a Chartered Surveying company that was launched in October 2008 and buys, sells, values and provides consultancy advice across the healthcare property sector to a range of private and voluntary sector operators, developers and funders. The company has grown from two founding directors to a team of over 25 and provides advice across the care sector to a range of operators, developers and other stakeholders. Carterwood has worked with over 400 clients in the social care sector, including 85 per cent of the top 20 care home operators and the majority of older people’s housing developers and operators. Carterwood is commissioned to prepare over 500 consultancy reports per annum, providing one of the most comprehensive databases of research of any company. The company also works with and supports several industry organisations, including Care England, the National Care Forum, the Associated Retirement Community Operators and Housing LIN.

4. Sources of information

- 4.1. The subject site is located within the South Cambridgeshire D.C. boundary. However, this local authority area surrounds the Cambridge C.C. area.
- 4.2. The site’s location, planning and relevant documentation relate to the South Cambridgeshire D.C. area, but we have focused our search for an alternative site within the entirety of both the South Cambridgeshire D.C. and Cambridge C.C. local authority areas.
- 4.3. We have utilised the most recent data available on each council’s website, and the documents we have considered are listed in Section 8.4, below. The latest SHLAA document for each local authority was prepared in 2013 in its final published form.
- 4.4. We have also utilised the following online research tools:
 - www.rightmove.co.uk;
 - www.buyacarehome.com.
- 4.5. We have researched the commercial property and estate agents active in the area and specialist national healthcare property agents, together with the estates department of each council, by a combination of telephone calls, emails and website search facilities.

THE PROPOSAL

5. National overview and location

5.1. Figures 1 and 2 show the location of the subject site.



Figure 1: National overview

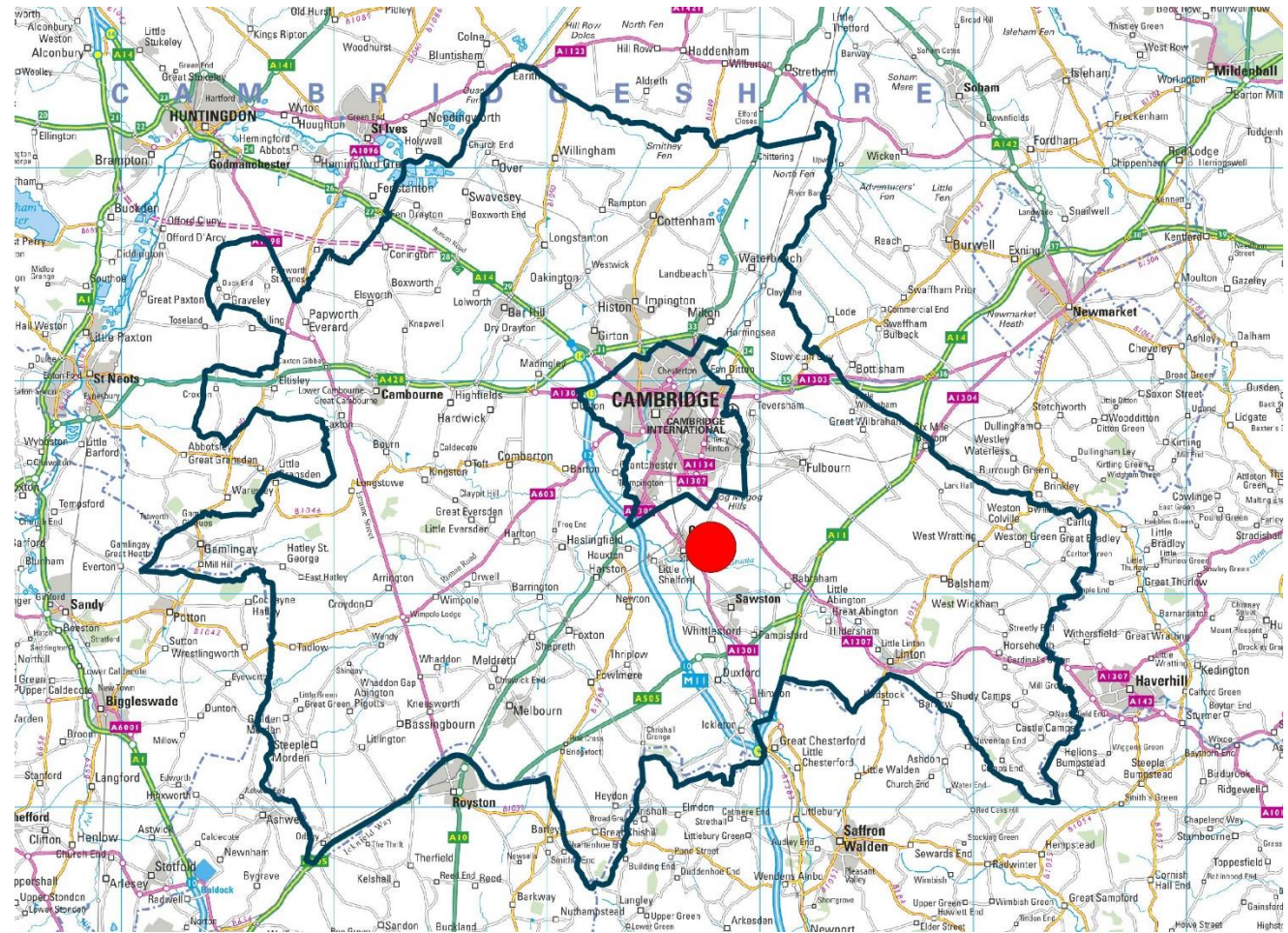


Figure 2: Location of the proposed scheme

Notes: The proposed scheme is shown by the red dot. The South Cambridgeshire District Council and within it, the Cambridge City Council, boundaries are edged dark blue.

6. Subject site appraisal

6.1. We have appraised the subject site in the same format as the shortlisted sites in Sections 10 to 12 of this report for ease of comparison.


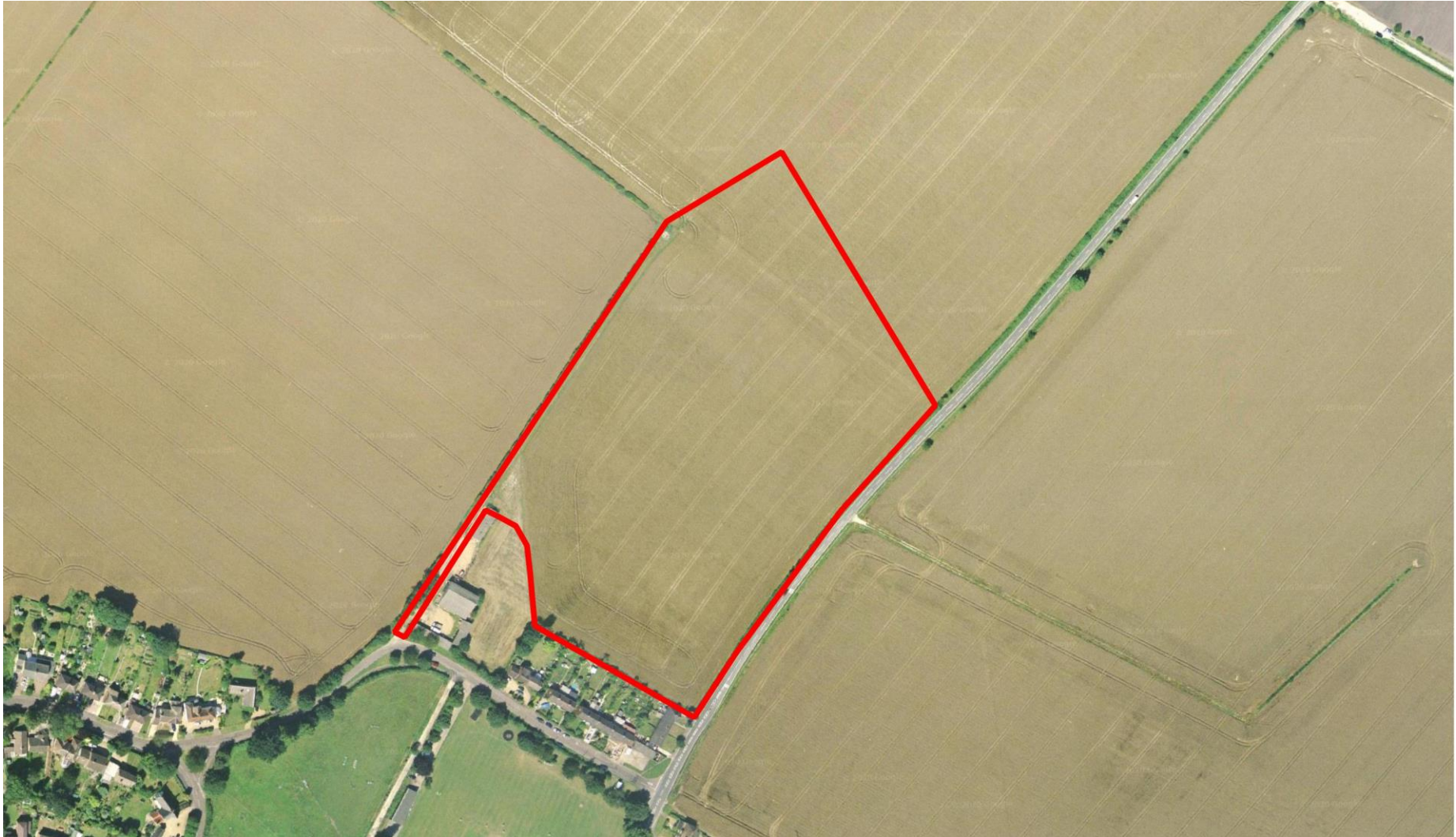
T5 Site notes		Aerial plan											
Site description													
Location	The site is located on the north eastern periphery of the village of Stapleford, which itself adjoins the village of Great Shelford, approximately 5.5 miles south of Cambridge city centre. The site lies off Haverhill Road, which leads onwards to the A1301 to the south west and Babraham Road to the north east. The site is shown edged red in Figure 3 overleaf, for identification purposes only.												
Site area/size	4.85 hectares allocated for the subject scheme.												
Existing land uses	The site currently comprises agricultural land.												
Adjoining land uses	Houses and playing fields lie to the south west of the site, with predominately agricultural land in other directions.												
Planning policy													
The site is in the Green Belt.		<table border="1"> <thead> <tr> <th colspan="3">Conclusions</th> </tr> <tr> <th>Suitable</th> <th>Available</th> <th>Achievable</th> </tr> </thead> <tbody> <tr> <td>Yes</td> <td>Yes</td> <td>Yes</td> </tr> </tbody> </table>			Conclusions			Suitable	Available	Achievable	Yes	Yes	Yes
Conclusions													
Suitable	Available	Achievable											
Yes	Yes	Yes											
General constraints/opportunities		<table border="1"> <thead> <tr> <th colspan="3">Comments</th> </tr> </thead> <tbody> <tr> <td colspan="3">The site would allow an elderly care facility to be built. The surrounding environment is suitable for a care development and the site meets the criteria required for the proposed use.</td> </tr> <tr> <td colspan="3">In our opinion, this site is suitable, available and achievable for an elderly care facility development.</td> </tr> </tbody> </table>			Comments			The site would allow an elderly care facility to be built. The surrounding environment is suitable for a care development and the site meets the criteria required for the proposed use.			In our opinion, this site is suitable, available and achievable for an elderly care facility development.		
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The site would allow an elderly care facility to be built. The surrounding environment is suitable for a care development and the site meets the criteria required for the proposed use.													
In our opinion, this site is suitable, available and achievable for an elderly care facility development.													
The site benefits from good road transport links in a rural village area. We have reviewed the government's Flood Map For Planning website which shows that the site is not located close to a watercourse that is prone to flooding. The site appears relatively level and is of developable shape.													
Elderly care facility criteria													
The site appears relatively level, therefore the topography of the site will not constrain its development for care use. The site is accessible, prominent and of developable shape. There are bus stops in the village within walking distance.													

Figure 3: Subject site plan



METHODOLOGY

7. Green Belt

- 7.1. A large proportion of the South Cambridgeshire D.C. and Cambridge C.C. areas are designated as Green Belt, as shown in Figure 4 opposite.

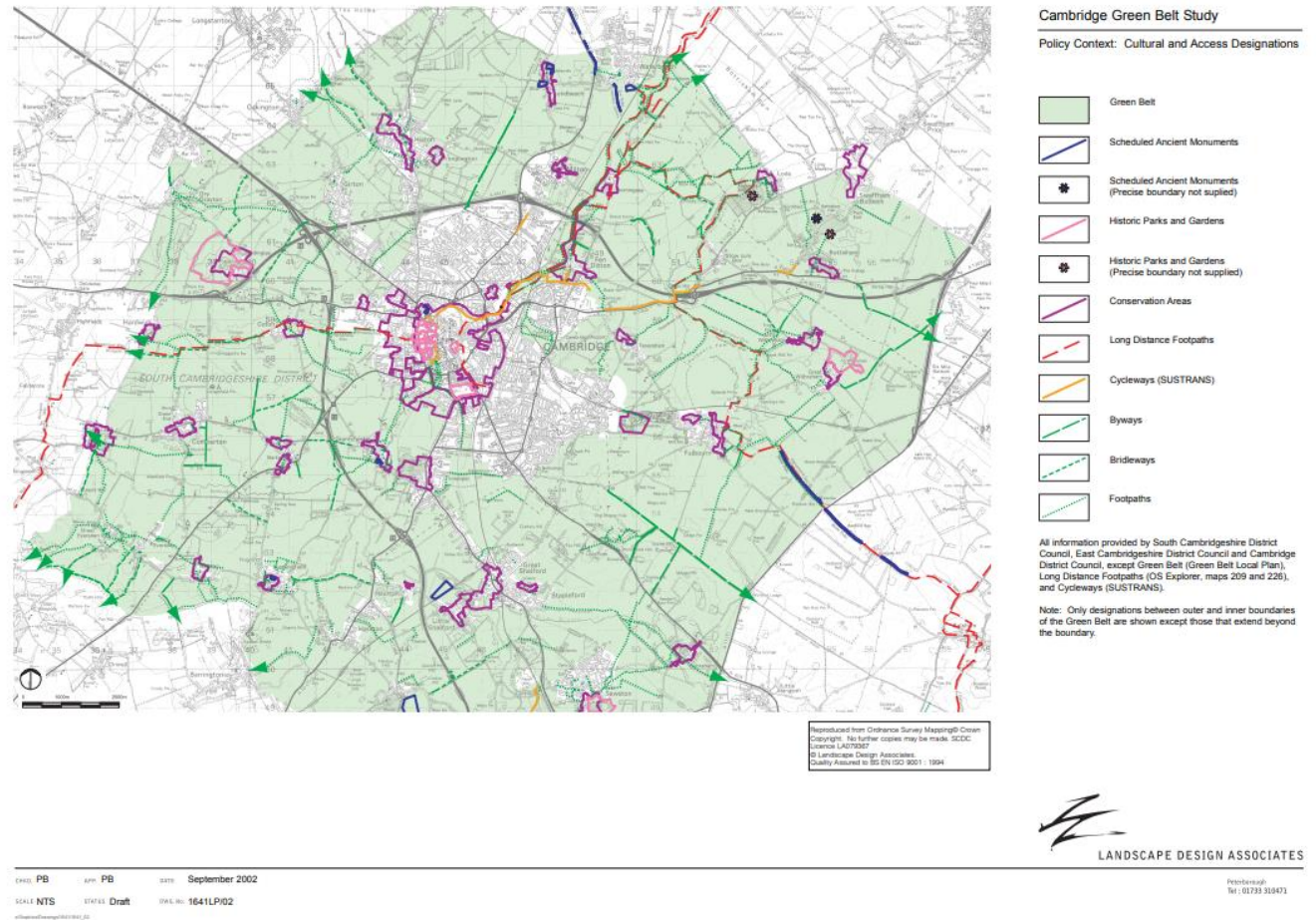


Figure 4: Green Belt

Source: South Cambridgeshire D.C. - Cambridge Green Belt Study, September 2002.

8. Site identification

- 8.1. We have applied a sequential approach and, accordingly, the relevant areas in which to search for sites are dependent on the nature and scale of the proposed development.
- 8.2. This study has endeavoured to identify sites within the South Cambridgeshire D.C. and Cambridge C.C. boundaries that could be alternative sites for the proposed development, and capable of being used for the development.

Alternative site identification methods

- 8.3. We have analysed sites identified in the local authority publications and websites. There was 1 site arising from our research of agents, although this is already included in the planned supply section of this report in Section 13 on page 22 (Huntingdon Road development, Huntingdon Road, Cambridge, also known by the agent as the 'North West Cambridge' site). It has therefore not been listed separately as it is already included in table T9 in section 13.

Local authority publications

- 8.4. This assessment is based on the most recent data available from the South Cambridgeshire D.C. and Cambridge C.C. publications. The specific documents we have reviewed and analysed are the Strategic Housing Land Availability Assessment 2013 (SHLAA) in each case.
- 8.5. We have assumed that each council's website includes the most recent version of these documents.

Other research methods

- 8.6. In addition to the above research, we have also used other site finding methods, as detailed below:

Planning applications

- 8.7. We undertook planning enquiries in our Planning Need Assessment report (available separately) to identify sites within the planning system for elderly care facility developments within the area. These sites are considered in section 13 on page 22 of this report.

Property agents

- 8.8. We have researched commercial property agents identified in the Estates Gazette directory and local estate agents active in the area, by a combination of telephone calls, emails and their website search facilities.

- 8.9. We have also contacted the estates department of each local authority to confirm the availability of any development sites in their ownership. None were provided.
- 8.10. Furthermore, we have contacted national commercial property agents specialising in elderly care facility disposals. A detailed list of all parties contacted is attached at Appendix B.

Identified sites

- 8.11. Our research identified a total of 109 sites within the local authority search areas; a detailed list of all sites identified is attached at Appendix A. We have not included any sites identified that are located outside the two local authority areas.

9. Site selection

9.1. Carterwood has undertaken a site filtering process in order to ascertain if any sites identified are considered potentially suitable for the subject scheme and therefore require further assessment. We have assessed each identified site using the following criteria: sites need to be of the necessary size, as well as being suitable, available and achievable for the elderly care facility.

9.2. Where we have identified a potentially suitable site requiring further investigation, we have undertaken a desktop review of the site. Due to the government's coronavirus movement restrictions, we have not physically inspected the site, which we would otherwise undertake from a public highway or pavement.

Site size requirement

9.3. The proposed purpose-built elderly care facility will provide up to 17,825 sq m of C2 use floor space. We are advised that the total area of the subject site allocated for this scheme extends to approximately 4.85 hectares, as approximately indicated within Figure 3 on page 9.

9.4. In order for a site to be suitable for, and able to support, the proposed scheme, in our opinion, the site must typically be at least 3.5 ha, up to 7.5 ha. We have therefore adopted a size search range between 3.5 ha and 7.5 ha, hence including sites well above and below the subject site area.

9.5. Where sites are outside this size range they have been filtered out, as they are not suitable for the proposed elderly care facility development.

Suitability

9.6. In our opinion, in order for a site to be considered as suitable for an elderly care facility development, a number of qualifying factors need to be considered.

9.7. The topography of the site must be generally level and capable of being secured, in order to ensure protection for frail elderly people. It is desirable for an elderly care facility to be in a location where staff, family and friends can easily reach the site. The site would require a satisfactory means of access and complementary neighbouring land uses that would not impact upon the residents.

Availability

9.8. For the purposes of this assessment, if a site is not on the market then the site is not available; we have not relied upon hearsay evidence. In this respect, we have relied upon our research of the estates department at the councils, property agents (commercial, residential and healthcare), and property websites (for example,

www.rightmove.co.uk). We were unable to physically inspect the sites due to movement restrictions, when we would have looked for evidence that the site is being marketed by the presence of a sale board or any other physical indication that it may be available for sale. Any site owner who is seriously looking to sell is very likely to have appointed a marketing agent and advertised the fact, or one of the many residential, commercial or healthcare agents we have researched would be aware of it

Achievability

9.9. Alternative sites will need to be available immediately or in the short term. If a site has been assessed as not capable of being developed within a 3-year timescale, then we have classed it as not achievable.

9.10. Appendix A details all sites identified and assessed. In accordance with the steps outlined above, any sites that have been identified as being unsuitable for the proposed elderly care facility in the short term have been filtered out. Following the initial filtering of sites by size, because the subject site is within the Green Belt and has not been previously developed, we have then excluded any sites that are also within the Green Belt that have not been previously developed, as they would not be preferable to the subject site in this regard. Any previously developed sites within the Green Belt have therefore not been rejected during our filtering process for that reason.

9.11. We have adopted a simple colour code system to facilitate the interpretation of the tables:

● Red	Site area outside required size; sites must be between 3.5 and 7.5 ha.
● Pink	Green Belt and Not Previously Developed (but within size range).
● Black	Outside required timescale - development process cannot be achieved in a 3-year timescale (but within size range).
● Orange	Already under development or developed (but within size range).
● Green	Sites that require further investigation.

9.12. The following sites (and variations thereof) are all above our site size search range of 7.5 ha and are major new settlements, all of which are within the South Cambridgeshire D.C area and outside the Green Belt. In view of their substantial scale, impact on a county level and likely timescale beyond 3 years (particularly as they will be residentially led with any care development probably being towards the end of the development period, if at all), they have not been assessed further and are classed as outside the search size range in our Appendix A:

- Extension to Northstowe (SHLAA references 242 and 273): 56.08 ha.
- New town at Waterbeach (former Waterbeach Barracks) and two variations thereof (SHLAA references 231, 231-variation & 231A): 558.0 ha or 407.3 ha. Note, however, that we have also commented on the Waterbeach location in our assessment of provision in the planning system in section 13 of this report.
- New village at Bourn Airfield, Bourn and a variation thereof (SHLAA references 057 & 238): 141.7 ha in each case.

9.13. In addition to the substantial 'new settlement' sites mentioned above, there are 10 sites that are above our site size search range, all of which are within the South Cambridgeshire D. C area. They are all larger than the site size required for the subject scheme.

9.14. One of these large sites has already been recently developed (Former EDF, site 132 of 8.55 ha) and another (site 312) is a combination of other sites that are already considered in our detailed analysis sheets in sections 10 and 11 (Former Marley Tiles, and Grove Road / West Way, Sawston).

9.15. Four of these 10 large sites are inside the Green Belt and not previously developed, namely:

- Land east of Sawston (site 178):17.21 ha.
- Land at Buxhall Farm, Histon (site 133): 12.44 ha.
- Station Road, Fulbourn (site 074): 12.41 ha.
- Land south of the A14 and west of Cambridge Road (site 298 part): 8.98 ha.

9.16. None of these 10 large sites are inside the Green Belt and previously developed.

9.17. Three of these 10 large sites are outside the Green Belt and not previously developed, with the associated problem of achievability within a 3 year timescale on account of their extensive size, namely:

- Land west of Cambourne (site 239): 150.88 ha.
- Land west of Cambourne (site 239A): 92.0 ha.

- Land to the east of New Road, Melbourn (site 320): 26.02 ha.

9.18. Only one of these 10 large sites is outside the Green Belt and previously developed, namely:

- Land south of Whitton Close and west of Boxworth End, Swavesey (SHLAA reference 083, part): 7.65 ha. However, the SHLAA states that previous development only consists of a single dwelling on a green field site outside the village framework and that the site has limited development potential.

9.19. The following provides a list of the 3 identified sites that we considered required further investigation, based on our search range of 3.5 ha – 7.5 ha. All are within the South Cambridgeshire D.C. area, as none of the sites within the Cambridge C. C. area met the shortlisting criteria. None of these sites are within the Green Belt.

- (1) Former Marley Tiles (Dales Manor Business Park), Grove Road / West Way, Sawston, CB22 3TJ (SHLAA reference 153).
- (2) Site at Grove Road / West Way, Sawston, CB22 3TJ (SHLAA reference 154).
- (3) Land at Cambourne Business Park, Cambourne Road, Cambourne, CB23 6DP (SHLAA reference 303).

9.20. Our research of the local authorities' estates departments, healthcare agents, local commercial property agents and estate agents did not reveal additional sites.

9.21. Planning enquiries undertaken within our Planning Need Assessment report of February 2020 identified sites within the planning system for elderly care facility developments within the council areas. These are considered in Section 13 on page 22.

Site inspections

9.22. We were unable to visit the 3 identified sites listed in sections 10 to 12 due to government movement restrictions during the coronavirus pandemic, so have therefore considered these on a desktop basis to assess their suitability for the proposed elderly care development. The reader should therefore note that a site visit may reveal something not ascertainable from desktop research. Any sites that we believe are already developed have been classed as such in our Appendix A.

DETAILED SITE ANALYSIS

10. Former Marley Tiles (Dales Manor Business Park), Grove Road / West Way, Sawston, CB22 3TJ.


T6 Site notes: Former Marley Tiles (Dales Manor Business Park), Grove Road / West Way, Sawston, CB22 3TJ		Aerial map										
Site description												
Location	The site is located in the Dales Manor Business Park on the north eastern periphery of the village of Sawston, approximately 10 miles south east of Cambridge city centre. The business park is located close to Babraham Road, which leads onwards to Babraham to the east and to the A1301 to the west through Sawston. The site is very near to the site in section 11 below.											
Site area/size	3.56 hectares											
Existing land uses	The site contains a former builders' merchant building in a business park.											
Adjoining land uses	The main part of the business park lies to the south east, with housing to the south west. Agricultural fields lie to the north east, with trees and grassland to the north west.											
Planning policy	SHLAA 2013 reference 153. The site has been previously developed and is not located in the Green Belt. The SHLAA states that there is doubt over whether noise mitigation measures would be effective in respect of residential development due to the adjacent business park users, which at the time it was written included concrete batching and tarmac processing uses.	<table border="1"> <thead> <tr> <th colspan="3">Conclusions</th> </tr> <tr> <th>Suitable</th> <th>Available</th> <th>Achievable</th> </tr> </thead> <tbody> <tr> <td>No</td> <td>No</td> <td>Yes</td> </tr> </tbody> </table>		Conclusions			Suitable	Available	Achievable	No	No	Yes
Conclusions												
Suitable	Available	Achievable										
No	No	Yes										
General constraints/opportunities	The site benefits from good road transport links in a rural village area, although it is accessed via the business park road. We have reviewed the government's Flood Map For Planning website which shows that the site is located close to Flood Zone 2, hence there is a risk of flooding. The site appears relatively level and is of developable shape.	<table border="1"> <thead> <tr> <th colspan="3">Comments</th> </tr> </thead> <tbody> <tr> <td colspan="3">Although, in theory, development of the site could be achievable within 3 years, it is not suitable for a care facility development due to its noisy business park location. We are not aware that it is currently available on the market.</td> </tr> </tbody> </table>		Comments			Although, in theory, development of the site could be achievable within 3 years, it is not suitable for a care facility development due to its noisy business park location. We are not aware that it is currently available on the market.					
Comments												
Although, in theory, development of the site could be achievable within 3 years, it is not suitable for a care facility development due to its noisy business park location. We are not aware that it is currently available on the market.												
Elderly care facility criteria	The site appears relatively level, therefore its topography will not constrain its development for care use. The site is accessible, although this is currently along the business park road and it lacks prominence. It is of developable shape. There are bus stops further into the village, but they are beyond easy walking distance. The noisy business park location, however, is not suitable for care use.											

Figure 5: Former Marley Tiles (Dales Manor Business Park), Grove Road / West Way, Sawston, CB22 3TJ site map



11. Site at Grove Road / West Way, Sawston, CB22 3TJ


T7 Site notes: Land at Grove Road / West Way, Sawston, CB22 3TJ		Aerial map							
Site description									
Location	The site is located in the Dales Manor Business Park on the north eastern periphery of the village of Sawston, approximately 10 miles south east of Cambridge city centre. The business park is located close to Babraham Road, which leads onwards to Babraham to the east and to the A1301 to the west through Sawston. The site is very near to the site in section 10 above.								
Site area/size	5.19 hectares								
Existing land uses	The site contains two business units in a business park.								
Adjoining land uses	The main part of the business park lies to the north east, with housing to the south west. The former Marley Tiles site lies to the north west, with another business unit to the south east.								
Planning policy	SHLAA 2013 reference 154. The site is not located in the Green Belt and has been previously developed. The SHLAA states that there is doubt over whether noise mitigation measures would be effective in respect of residential development due to the adjacent business park users, which at the time the SHLAA was written included concrete batching and tarmac processing uses.	Conclusions <table border="1"> <thead> <tr> <th>Suitable</th> <th>Available</th> <th>Achievable</th> </tr> </thead> <tbody> <tr> <td>No</td> <td>No</td> <td>Yes</td> </tr> </tbody> </table>		Suitable	Available	Achievable	No	No	Yes
Suitable	Available	Achievable							
No	No	Yes							
General constraints/opportunities	The site has from good road transport links and is situated in a rural village area. It is, however, accessed via the business park road. The government's Flood Map For Planning website shows that the site is located close to Flood Zone 2, so there is a risk of flooding. The site is of developable shape and appears to be relatively level.	Comments <p>Development of the site could be achievable within 3 years, in theory. However, its noisy business park location makes it unsuitable for care facility development. We are not aware that it is currently available on the market.</p>							
Elderly care facility criteria	The site appears relatively level and is accessible, although this is currently along the business park road. However, the site lacks prominence. It is of developable shape. There are bus stops further into the village, but they are beyond easy walking distance. The noisy business park location, however, is not suitable for care use.								

Figure 6: Land at Grove Road / West Way, Sawston, CB22 3TJ site map



12. Land at Cambourne Business Park, Cambourne Road, Cambourne, CB23 6DP


T8 Site notes: Land at Cambourne Business Park, Cambourne Road, Cambourne, CB23 6DP		Aerial map											
Site description													
Location	The site is located on the northern periphery of Cambourne on the Cambourne Business Park, off Cambourne Road which leads to the junction with the A428, which is a major road between Cambridge to the east and St Neots to the west.												
Site area/size	7.33 hectares												
Existing land uses	The site currently comprises vacant grassed land.												
Adjoining land uses	Business units and the South Cambridgeshire District Council offices lie to the north. To the east are business units, to the south is a residential area and there is agricultural land to the west.												
Planning policy		<table border="1"> <thead> <tr> <th colspan="3">Conclusions</th> </tr> <tr> <th>Suitable</th> <th>Available</th> <th>Achievable</th> </tr> </thead> <tbody> <tr> <td>No</td> <td>No</td> <td>Yes</td> </tr> </tbody> </table>			Conclusions			Suitable	Available	Achievable	No	No	Yes
Conclusions													
Suitable	Available	Achievable											
No	No	Yes											
SHLAA 2013 reference 303. The site has been previously developed and is not in the Green Belt.		<table border="1"> <thead> <tr> <th colspan="3">Comments</th> </tr> </thead> <tbody> <tr> <td colspan="3"> <p>Although, in theory, development of the site could be achievable within 3 years, it is not suitable for a care facility development due to its business park location. We are not aware that it is currently available on the market.</p> </td> </tr> </tbody> </table>			Comments			<p>Although, in theory, development of the site could be achievable within 3 years, it is not suitable for a care facility development due to its business park location. We are not aware that it is currently available on the market.</p>					
Comments													
<p>Although, in theory, development of the site could be achievable within 3 years, it is not suitable for a care facility development due to its business park location. We are not aware that it is currently available on the market.</p>													
General constraints/opportunities	The site benefits from good transport links in a town area. We have reviewed the government's Flood Map For Planning website which shows that the site is not located close to a watercourse that is prone to flooding. The site appears relatively level and is of developable shape. Although we have not been able to inspect, we understand that the agricultural land to the west is already under development by Taylor Wimpey and Bovis Homes as the 'Cambourne West' development.												
Elderly care facility criteria	The site appears relatively level, therefore its topography will not constrain its development. The site is accessible, prominent and of developable shape. There are bus stops in the village within walking distance. However, it is preferable for a care facility to be located away from business park / B1 uses and this is more of an employment land location.												

Figure 7: Land at Cambourne Business Park, Cambourne Road, Cambourne, CB23 6DP site map



13. Details of planned provision

13.1. Planning enquiries undertaken for our Planning Need Assessment report of February 2020 identified the following sites within the planning system for elderly care facility developments. The sites listed below are only those sites that are within the South Cambridgeshire D.C and Cambridge C.C. areas. These are for planned care home and planned extra care schemes. In order to follow the layout of our separate Planning Need Assessment report, because planned schemes for care homes and extra care units are listed in separate sections of the report, the applications at Waterbeach by The Defence Infrastructure Organisation and RLW Estates therefore appear more than once in the table below.

13.2. For the reasons shown in the Comments column in the below table, none of these sites meet all the criteria for suitability, availability and achievability and are therefore not possible alternative sites for the subject proposed development.

T9 Details of planned provision						
Site address	Applicant	Scheme	Comments	Suitable	Available	Achievable
Hinton Grange Nursing Home, 55 Bullen Close, Cambridge, Cambridgeshire, CB1 8YU	Care UK Community Partnership	Demolition of the buildings and redevelopment of the site to provide a replacement care home (use class C2) arranged over three storeys.	Care home scheme. The application seeks to redevelop Hinton Grange care home, which is now closed for the redevelopment. The site size of 0.38 ha is unsuitable for the subject scheme and therefore also considered unachievable.	No	No	No
Land at Fulbourn Social Club, Cambridge Road, Fulbourn, Cambridge, Cambridgeshire, CB21 5BQ	Henderson UK Property PAIF	Demolition of the existing Fulbourn social club and construction of a new 72- bedroom care home (Use Class C2).	Care home scheme. The site size of 0.8 ha is unsuitable for the subject scheme and therefore also considered unachievable.	No	No	No
Huntingdon Road Development, Huntingdon Road, Cambridge, CB3 0LH	University of Cambridge	Proposed development comprising up to 3,000 dwellings; up to 2,000 student bedspaces; 100,000 sq. m employment floorspace, of which: up to 40,000 sq. m commercial floorspace (Class B1(b) and sui generis research uses) and at least 60,000 sq. m academic floorspace (Class D1); up to 5,300 sq. m gross retail floorspace (Use Classes A1 to A5) (of which the supermarket is 2,000 sq. m net floorspace); senior living, up to 6,500 sq. m (Class C2); community centre; indoor sports provision; police; primary health care; primary school; nurseries (Class D1); hotel (130 rooms); energy centre.	Care home scheme. Also known as the 'North West Cambridge' scheme. Development is already underway on part of the overall scheme. The total, substantial site size and the area envisaged for the C2 development are unknown, however, we have graded it as unsuitable by virtue of its large scale. However, in view of the substantial scale, impact on a county level and likely timescale beyond 3 years (particularly as the scheme is residentially led with any care development probably being towards the end of the development period, if at all), we consider this site as not being achievable within the required timescale of 3 years. The overall scheme is being marketed by Savills.	No	Yes	No

T9 Details of planned provision						
Site address	Applicant	Scheme	Comments	Suitable	Available	Achievable
73 High Street, Meldreth, Royston, SG8 6LB	Samved Holdings Ltd	Replacement of existing care home.	Care home scheme. We understand it is intended to develop 46 beds in total rather than the 48 stated in the application. 21 beds have been completed and are included within the current supply figures, with the remaining 25 beds to be developed once the existing home has been demolished. The site size of 0.62 ha is unsuitable for the subject scheme and therefore also considered unachievable. Development is already underway.	No	No	No
The east of New Road, Melbourn, Royston, SG8 6BX	Octopus Healthcare	75-bedroom care home with associated access, landscaping and parking.	Care home scheme. This scheme is due to open in early 2020 and will be operated by Barchester. It will be named Melbourn Springs Care Home and will offer residential and dementia care. It is not suitable and not achievable for the subject scheme as it has already been developed.	No	No	No
Etheldred House, Clay Street, Histon, Cambridge, Cambridgeshire, CB24 9EY	Mr. Sam Manning	Use as a care facility (C2) in association with the existing care facility.	Care home scheme. This is only a conversion of the care home's staff facility and is therefore not suitable and not achievable for the subject scheme.	No	No	No
Etheldred House, Clay Street, Histon, Cambridge, Cambridgeshire, CB24 9EY	Excelcare Investments Ltd	Extension of the north wing adding four extra bedrooms.	Care home scheme. This is only a relatively small extension to an existing care home and is therefore not suitable and not achievable for the subject scheme.	No	No	No
Gracefield Nursing Home, St. Neots Road, Dry Drayton, Cambridge, Cambridgeshire, CB23 8AY	Gracefield Nursing Home	Construction of rear extension, front extension, new porch extension to form additional bedrooms to nursing home.	Care home scheme. This is an extension to an existing care home only and is therefore unsuitable and unachievable for the subject scheme.	No	No	No
Waterbeach Barracks, Waterbeach, Cambridge, CB25 9PA	Defence Infrastructure Organisation (The)	Construction of up to 6,500 new homes, including up to 600 care home units. Works will also include three primary schools, sports and fitness centres, shops, offices, industrial units, community centres and places of worship, medical centres, a lakeside hotel and supporting infrastructure.	Care home scheme. We have also listed this site on page 25 below, where we discuss the extra care element of the scheme. The site is on the western part of the proposed Waterbeach new town (a separate application by RLW Estates applies to the eastern part). This application includes plans for up to 600 C2 use residential units that will be "a care home or similar". At 293.0 ha overall, the site is above our site size search range of 7.5 ha and accordingly has been classed as unsuitable according to our criteria. It will be a major new settlement within the South Cambridgeshire D.C area and outside the Green Belt. In view of the substantial scale, impact on a county level and likely timescale beyond 3 years (particularly as it will be residentially led with any care development probably being towards the end of the development period, if at all), it is considered not achievable within the required timescale of 3 years. It is available via developers Urban and Civic Plc.	No	Yes	No

T9 Details of planned provision						
Site address	Applicant	Scheme	Comments	Suitable	Available	Achievable
2 Station Road, Great Shelford, Cambridge, Cambridgeshire, CB22 5LR	Porthaven Properties Limited No.3	Demolition of existing buildings and structures and the construction of a 63-bed care home (use class C2).	Care home scheme. The site size of 0.47 ha is unsuitable for the subject scheme and therefore also considered unachievable.	No	No	No
Land adjacent to Waterbeach Barracks and Airfield, Waterbeach, Cambridge, Cambridgeshire, CB25 9LT	RLW Estates Ltd	Outline planning permission (with all matters reserved) for development of up to 4,500 residential units, business, retail, community, leisure and sports uses, new primary and secondary schools and sixth form centre, public open spaces including parks and ecological areas, points of access, associated drainage and other infrastructure.	Assumed partial care home scheme. We have also listed this site on page 26 below, where we discuss the extra care element of the scheme. The site is on the eastern part of the proposed Waterbeach new town (a separate application by Defence Infrastructure Organisation applies to the eastern part). This scheme will include 'up to 450 units within use Class C2'. Given the outline nature of this application and the extreme scale of the C2 element, we have assumed a 60-bed care home / 80 units of extra care for the purpose of our analysis. The exact site area is unclear, but we believe that this is in the region of 200 ha overall, the site is above our site size search range of 7.5 ha and accordingly has been classed as unsuitable according to our criteria. It will be a major new settlement within the South Cambridgeshire D.C area and outside the Green Belt. In view of the substantial scale, impact on a county level and likely timescale beyond 3 years (particularly as it will be residentially led with any care development probably being towards the end of the development period, if at all), it is considered not achievable.	No	Yes	No
73 High Street, Meldreth, Royston, Hertfordshire, SG8 6LB	Samved Holdings Ltd	Alterations and refurbishment of the homestead, including demolition of previous extension, together with new vehicle access from high street and restoration and rebuilding of front boundary wall.	Extra care scheme. The building currently forms part of Maycroft care home; however, the application proposes 'The Homestead' will become independent of the care home for use as semi-independent living accommodation.	No	No	No

T9 Details of planned provision						
Site address	Applicant	Scheme	Comments	Suitable	Available	Achievable
Waterbeach Barracks, Waterbeach, Cambridge, CB25 9PA	Defence Infrastructure Organisation (The)	Construction of up to 6,500 new homes, including up to 600 care home units. Works will also include three primary schools, sports and fitness centres, shops, offices, industrial units, community centres and places of worship, medical centres, a lake-side hotel and supporting infrastructure.	Assumed partial extra care scheme. We have also listed this site on page 23 above, where we discuss the care home element of the scheme. The site is on the western part of the proposed Waterbeach new town (a separate application by RLW Estates applies to the eastern part). This application includes plans for up to 600 C2 use residential units that will be "a care home or similar". It forms part of a major development that includes application S/2075/18/OL. For the purposes of our assessment we have assumed there would be 80 private extra care units. At 293.0 ha overall, the site is above our site size search range of 7.5 ha and accordingly has been classed as unsuitable according to our criteria. It will be a major new settlement within the South Cambridgeshire D.C area and outside the Green Belt. In view of the substantial scale, impact on a county level and likely timescale beyond 3 years (particularly as it will be residentially led with any care development probably being towards the end of the development period, if at all), it is considered not achievable within the required timescale of 3 years. It is available via developers Urban and Civic Plc.	No	Yes	No
Land off Rampton Road, Cottenham, Cambridge, Cambridgeshire, CB24 8TJ	Gladman Developments Ltd	Outline application - construction of up to 200 houses (including up to 40 per cent affordable housing) and up to 70 apartments with care (C2) includes SUDS, demolition of no.117 Rampton Road, introduction of structural planting and landscaping, informal public open space and children's play area, surface water flood mitigation and attenuation, vehicular access points from Rampton Road and associated ancillary works. 14.16 ha.	Extra care scheme. The documents do not specify the number of affordable houses so for the purpose of this research we have assumed all 70 are private. Reserved matters, which included the reduction in units to 57, was refused in October 2019. The site is too large for the subject scheme and we are not aware that it is available on the market.	No	Yes	No
Land North of Cherry Hinton Road, Cambridge, Cambridgeshire, CB1 7AA	Marshall Group Properties	Outline planning application (all matters reserved except means of access in respect of junction arrangements onto Coldhams Lane, Cherry Hinton Road and Airport Way) for a maximum of 1,200 residential units (including retirement living facility (within use class C2/C3)), a local centre comprising uses within use class A1/A2/A3/A4/A5/B1a/D1/D2, primary and secondary schools, community facilities, open spaces, allotments, landscaping and associated infrastructure.	Extra care scheme. 55.93 ha. The Planning Statement implies the developers have not yet decided the number of affordable houses, so for the purposes of this research we have assumed they will all be private. Similarly, the developers have not yet decided whether the units will be class C2 or C3, so for the purpose of this research we have assumed they will be C2. The site is larger than our search range criteria so has been graded unsuitable and also, any C2 development is likely to be towards the end of the development programme, if at all, and beyond our 3 year achievability criteria.	No	No	No

T9 Details of planned provision

Site address	Applicant	Scheme	Comments	Suitable	Available	Achievable
Land adjacent to Waterbeach Barracks and Airfield, Waterbeach, Cambridge, Cambridgeshire, CB25	RLW Estates Ltd	Outline planning permission (with all matters reserved) for development of up to 4,500 residential units, business, retail, community, leisure and sports uses, and ecological areas, points of access, associated drainage and other infrastructure, groundworks, landscaping, and highways works.new primary and secondary schools and sixth-form centre, public open spaces including parks	Extra care scheme. We have also listed this application on page 24 above, where we discuss the care home element of the scheme. The site is on the eastern part of the proposed Waterbeach new town (a separate application by Defence Infrastructure Organisation applies to the eastern part). According to the officer's report, planning permission will only be granted if 40 per cent of the housing units are affordable. The total development consists of 87 extra care units, for the purpose of this research we have only included the 52 private units. The exact site area is unclear, but we believe that this is in the region of 200 ha overall, the site is above our site size search range of 7.5 ha and accordingly has been classed as unsuitable according to our criteria. It will be a major new settlement within the South Cambridgeshire D.C area and outside the Green Belt. In view of the substantial scale, impact on a county level and likely timescale beyond 3 years (particularly as it will be residentially led with any care development probably being towards the end of the development period, if at all), it is considered not achievable.	No	Yes	No

APPENDICES

APPENDIX A: IDENTIFIED SITES

Identified sites

- Sites outside required area; sites must be between 3.5 ha and 7.5 ha
- Green Belt and Not Previously Developed (but within size range)
- Outside required timescale; development process cannot be achieved within a 3 year timescale (but within size range)
- Already under development or developed (but within size range)
- Sites that require further investigation

Cambridge City Council SHLAA 2013		
SHLAA Reference	SHLAA Address	Key
R20 (CC105)	Abbey Stadium	●
(CC430)	Catholic Church	●
R6 (CC443)	636-656 Newmarket Road, etc	●
(CC870)	Ditton Fields Nursery School	●
(CC855)	Telephone Exchange, Ditton Lane	●
R5 (CC906)	Camfields Resource Centre, Ditton Walk	●
(CC012)	162-184 Histon Road	●
(CC312)	RO 129 - 132 Histon Road	●
R1	295 Histon Road	●
R2	Willowcroft, Histon Road	●
R17 (CC919)	Mount Pleasant House	●
(CC57)	452 Cherry Hinton Road	●
R13 (CC755)	78 & 80 Fulbourn Road	●
GB1 (CC929)	Worts Causeway South	●
GB2 (CC930)	Worts Causeway North	●
GB3 (CC931/933)	Fulbourn Road South	●
(CC81)	152 Coleridge Road	●
R8 (CC087)	149 Cherry Hinton Road	●
M2 (includes CC913)	Clifton Industrial Estate	●
R7	The Paddocks, Cherry Hinton Road	●
(CC151)	RO 1-28 Jackson Road	●
(CC887a)	98-144 Campkin Road	●
(CC887b)	98-144 Campkin Road	●
(CC902)	Land at south of Ship PH, Northfield Ave	●
M1	379-381 Milton Road	●
(CC204)	48-61 Burleigh Street	●
R19 (CC892)	64-68 Newmarket Road	●
(CC917)	Auckland Road Clinic	●
M4	Police Station, Parkside	●
R18 (CC910)	21-29 Barton Road	●
R10 (CC102)	Mill Road Depot & adjoining properties	●
(CC196)	31 Queen Ediths Way	●
M3 (935)	Michael Young Centre	●
(CC070)	213-217 Mill Road	●
R12 (CC922)	Ridgeons 75 Cromwell Road	●
(CC918)	18 Vinery Road	●
R11 (CC629)	Horizons Resource Centre, Coldhams Lane	●
M5 (CC872)	82-90 Hills Road & 57-63 Bateman Street	●
R16 (CC905)	Cambridge Prof. Devt. Centre Padget Road	●
R14 (CC583)	BT Telephone Exchange & Car Park, Long Road	●
R15 (903)	Glebe Farm	●
R4	Henry Giles House, Chesterton Road	●
(934)	315-349 Mill Road and Brookfields Hospital, CB1 3DF	●

South Cambridgeshire District Council SHLAA 2013		
SHLAA Reference	SHLAA Address	Key
242 and273	Extension to Northstowe.	●
231	New town at Waterbeach (former Waterbeach Barracks), Waterbeach.	●
231A	New town at Waterbeach (former Waterbeach Barracks), Waterbeach.	●
231	Small new town at Waterbeach (former Waterbeach Barracks), Waterbeach.	●
231	Waterbeach Barracks only, Waterbeach.	●
57	New village at Bourn Airfield, Bourn	●
238	New village at Bourn Airfield, Bourn	●
153	Former Marley Tiles, Dale Manor Business Park, Sawston	●
154	Land at Grove Rd / West Way, Dale Manor Business Park, Sawston	●
258	Land south of Babraham Road, Sawston	●
178	Land east of Sawston	●
230	Mill Lane, Sawston	●
116	Land r/o 41 Mill Lane, Sawston	●
23	Land between 66 and 68 Common Lane, Sawston	●
133	Land at Buxhall Farm, Histon	●
112 part	Land r/o 49-71 Impington Lane	●
114 part	Land north of Impington Lane, Impington	●
46	Land at SCA Packaging Ltd, Villa Road, Impington	●
239	Land west of Cambourne	●
239A	Land west of Cambourne	●
5	Land off Cambridge Road, Great Shelford	●
187	29-35 and 32 London Road, Great Shelford	●
186	Granta Terrace, Stapleford	●
234	Land at junction Long Drove and Beach Road,Cottenham	●
260	Land at Oakington Road, Cottenham	●
3	The Redlands, Oakington Road, Cottenham	●
129	Land south Ellis Close and east of Oakington Road,Cottenham	●
123	Land off Histon Road, Cottenham	●
263	Land r/o 34-46 Histon Road, Cottenham (overlaps site option25)	●
124	Cottenham Sawmills,Cottenham	●
74	Land off Station Road, Fulbourn	●
152	Land east of Station Road, Linton	●
235	36 New Road, Melbourn	●
130	Land to r/o Victoria Way, Melbourn	●
171 part	Land off Grays Road, Gamlingay	●
117	Green End Industrial Estate,Green End, Gamlingay	●
93	Land at Mill Road, Gamlingay	●
132	Former EDF Depot,Ely Road, Milton	●
083 part	Land south of Whitton Close and west of BoxworthEnd, Swavesey	●
85	Land next to Walnut Tree Close,Bassingbourn	●
219 part	Land north ofElbourn Way, Bassingbourn	●
78	Land between South End andSpring Lane, Bassingbourn	●
143	Land at Cockerton Road, Girtton	●
158	Land off Long Road, south of Branch Road,Comberton	●
4	Land adjacent (north) to 69 LongRoad, Comberton	●
255	Land to east of Bush Close, Comberton	●
110	Land west of Birdlines, Manor Farm, Comberton	●
151	Papworth Hospital, Papworth Everard	●
045 part	Land east of Rockmill End, Willingham	●
204	Land r/o Green Street, Willingham	●
089 and189	Cody Road, Waterbeach	●
206	Land at Bannold Road and Bannold Drove, Waterbeach	●
155	North side of Bannold Road,Waterbeach	●

1	Land off Lode Avenue, Waterbeach	●
202 part	Land off Cambridge Road, Waterbeach	●
298 part	Land south of the A14 and west of Cambridge Road(NIAB3)	●
303	Land at Cambourne Business Park	●
308	Former Bishops Hardware Store, Station Road, Histon	●
310	Land at Dales Manor Business Park, Sawston	●
311	Land north of White Field Way, Sawston	●
312	Former Marley Tiles site, Dales Manor Business Park, Sawston	●
313	Land north of Babraham Road, Sawston	●
320	Land to the east of New Road, Melbourn	●
331 (previously 176)	Orchard and land at East Farm, Melbourn	●
322 (overlaps part 155)	Land north of Bannold Road, Waterbeach	●
115	Land at Bennell Farm, Comberton	●

APPENDIX B: COMMERCIAL & RESIDENTIAL AGENT ENQUIRIES

Commercial Agents	
Agent Name	Location
Barker Storey Matthews	Cambridge
Bidwells	Cambridge
Cheffins	Cambridge
Redmayne Arnold Harris	Cambridge

Residential Agents	
Agent Name	Location
Abbots	Cambridge
Abode	Royston
Admiral	Cambridge
Archer Peers	Royston
Bee Moving	Sawston
Belvoir Sales	Cambridge
Birch's	Waterbeach
Bush	Cambridge
Carter Jonas	Cambridge
Connells	Cambourne
Cook Curtis	Cambridge
Country Properties	Royston
Countrywide	Cambridge
Elevation	Cambridge
Everard Cole	Cambridge
Haart	Cambridge
Hockeys	Cambridge
Intercounty	Royston
Lambert Smith Hampton	Cambridge
Leaders	Cambridge
Malcolms	Cambourne
Marshalls	Royston
Martin and Co.	Cambridge
Morris Armitage	Cambridge
Pocock and Shaw	Cambridge
Radcliffe and Rust	Cambridge
Savills	Cambridge
Sharman Quinney	Cambridge
Snow Walker	Cambridge
Strutt and Parker	Cambridge
Thomas Morris	Royston
Tucker Gardner	Cambridge
Tylers	Cambridge
Vincent Shaw	Cambridge
Wellington Wise	Cambridge
William H Brown	Cambridge

National healthcare agents, via email

Savills
 Colliers
 Avison Young
 Healthcare PC
 Burford Care Homes
 Cooper Healthcare
 Knight Frank
 CBRE
 Butterwicks
 EAD Care Homes
 The Confidential Register
 Jones Lang Lasalle
 Bishops Care
 Christie and Co.
 Lambert Smith Hampton
 Cushman and Wakefield

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APPENDIX D: DEFINITIONS AND RESERVATIONS

Timing of advice

Our work commenced on the date of instruction and our research was undertaken at varying times during the period prior to completion of this report.

The report, information and advice provided during our work were prepared and given to address the specific circumstances as at the time the report was prepared and the specific needs of the instructing party at that time. Carterwood has no obligation to update any such information or conclusions after that time unless it has agreed to do so in writing and subject to additional cost.

Data analysis and sources of information

Details of our principal information sources are set out in the appendices and we have satisfied ourselves, so far as possible, that the information presented in our report is consistent with other information such as made available to us in the course of our work in accordance with the terms of our engagement letter. We have not, however, sought to establish the reliability of the sources by reference to other evidence.

The report includes data and information provided by third parties of which Carterwood is not able to control or verify the accuracy.

We must emphasise that the realisation of any prospective financial information or market or statistical estimates set out within our report is dependent on the continuing validity of the assumptions on which it is based. The assumptions will need to be reviewed and revised to reflect market conditions. We accept no responsibility for the realisation of the prospective financial or market information. Actual results are likely to be different from those shown in our analysis because events and circumstances frequently do not occur as expected, and the differences may be material.

Measuring and predicting demand is not an exact science, and it should be appreciated that there are likely to be statistical and market related factors that could cause deviations in predicted outcomes to actual ones.

We have undertaken certain analytical activities on the underlying data to arrive at the information presented. We do not accept responsibility for the underlying data.

Where we have adapted and combined different data sources to provide additional analysis and insight, this has been

undertaken with reasonable care and skill. The tools used and analysis undertaken are subject to both internal and external data-checking, proof reading and quality assurance. However, when undertaking complex statistical analysis it is understood that the degree of accuracy is never finite and there is inevitably variance in any findings, which must be carefully weighed up with all other aspects of the decision-making process.

The estimates and conclusions contained in this report have been conscientiously prepared in the light of our experience in the property market and information that we were able to collect, but their accuracy is in no way guaranteed.

All advice has been prepared on a 'desktop' basis and where we have prepared advice on a headline basis, we have conducted a higher level and less detailed review of the market. All our headline advice is subject to the results of comprehensive analysis before finalising the decision-making process. Where we have provided 'comprehensive' advice, we have used reasonable skill and endeavours in our analysis of primary and secondary (for example, Census, Land Registry, etc.) data sources, but we remain reliant upon the quality of information from third parties, and all references above to accuracy, statistics and market analytics remain valid.

Purpose and use

The report has been prepared for the sole use of the signatories of this letter and solely for the purposes stated in the report and should not be relied upon for any other purposes. The report is given in confidence to signatories of the engagement letter and should not be quoted, referred to or shown to any other parties without our prior consent.

The data and information should not be used as the sole basis for any business decision, and Carterwood shall not be liable for any decisions taken on the basis of the same.

This report is for general informative purposes only and does not constitute a formal valuation, appraisal or recommendation. It is only for the use of the persons to whom it is addressed and no responsibility can be accepted to any third party for the whole or any part of its contents. It may not be published, reproduced or quoted in part or in whole, nor may it be used as a basis for any contract, prospectus, agreement or other document without prior consent, which will not be unreasonably withheld.

Validity

The outbreak of the Novel Coronavirus (COVID-19), declared by the World Health Organisation as a "Global Pandemic" on the 11th March 2020, has impacted global financial markets. Market activity is being impacted in many sectors. As at the date of this advice, we consider it is difficult to confirm the findings/recommendations as there is limited evidence for comparison purposes and there remains much uncertainty in the market. The current response to COVID-19 means that we are faced with an unprecedented set of circumstances on which to base a judgement. Furthermore, our reports do not take into account any implications or effects of the United Kingdom's exit from the European Union ('Brexit') and any negotiated agreements. All advice given is applicable as at the date of the report commissioned. It may be appropriate to review a commissioned report once the future economic impact of the pandemic has been more fully modelled and clarification of the terms of Brexit has been achieved.

As is customary with market studies, our findings should be regarded as valid as at the date of the report and should be subject to examination at regular intervals, particularly given the uncertainty surrounding COVID-19.

Intellectual property

Except where indicated, the report provided and any accompanying documentation and materials, together with all of the intellectual property rights (including copyright and trademarks) contained within it, belong to Carterwood, and ownership will not pass to you.

Updated June 2020