

District Council Report

May 2025

Full Council met on 22nd May, for the annual meeting. Cllr Kelli Pettitt was elected as Chair of Council, with Cllr Keith Horgan as vice-Chair. Cllr Anna Bailey was elected as Leader of Council with Cllr Julia Huffer as Deputy Leader.

I was appointed to Audit Committee and Operational Services Committee, and was elected as Chair of the Audit Committee.

Council agreed a motion calling on Government to maintain local Councilor's involvement in planning decisions. Council also agreed a further business case for the construction of a bereavement centre at Mepal. I presented the annual report of Audit Committee for 2024/25 to Council.

Planning Committee met on 7th May. It was agreed to approve an application for 18 self-build units at Newmarket Road, Burwell. Committee also approved an application for an agricultural worker's dwelling at Ely and granted retrospective permission for a Gypsy and Traveller dwelling at Wilburton. Committee refused an application for 126 dwellings in Stretham. Committee also received performance reports regarding planning applications and enforcement actions.

David Brown

CLLR YANNIFER MALINOWSKI
COUNTY REPORT - JUNE 2025

ONGOING MATTERS:

- **ROADS:** Repainting work being carried out on Ness Road roundabout. I spoke with our Local Highway's Officer, Bradley Southwell about the work and about potholes on the road to ensure they were also addressed. Bradley has now undertaken a site visit to ensure all potholes have been reported. I have raised with Bradley my desire to meet with him and ensure other potholes in Burwell, Fordham and Snailwell have been reported and that those reported are being addressed.
- **ONGOING ISSUES:** I have made enquires with officers about trees in Burwell, vandalism and anti-social behaviour, the Burwell to Fordham and Burwell to Exning Cycleways, Swaffham Prior Greenway and the Swaffham Prior Heat Pump Scheme (along with the road adjacent to the pump itself). All of these matters are still open and I hope to report some progress on them in the near future.
- **FIRE SAFETY:** I am in touch with campaigners involved with Say No to Sunnica and have secured appointment to the Fire Authority in order to scrutinise plans for dealing with potential fire concerns involving the coming solar farm developments in our area and specifically battery storage. I have further meetings scheduled on this matter. Charlotte Cane MP has also been campaigning for improved battery storage safety and we will work together on ensuring residents' concerns including vital safety concerns are addressed.
- **NEW BUS ROUTES:** I am working with the AtoB1102 Group to ensure resident feedback on the T4 and T5 bus routes is listened to and acted on by the Combined Authority. In particular the need for expanded evening and weekend service provision. Please contact me or AtoB1102 directly with any issues raised by parishioners as they are working on submitting as much feedback as possible.

CAMBRIDGESHIRE COUNTY COUNCIL UPDATES:

- **JOINT CQC AND OFSTED RATING FOR SEND:** The SEND Cambridgeshire Local Area Partnership provides services for children with Special Educational Needs and Disabilities (SEND). It is jointly commissioned by NHS Cambridgeshire & Peterborough Integrated Care Board and Cambridgeshire County Council, reflecting their overlapping statutory responsibilities. The inspection in January 2025, reported this month said there was 'Clear and coherent strategy in place' but further improvements were needed.

Strengths included good quality occupational therapy and physiotherapy provision and quick access to these services. However, there were significant delays in producing and reviewing Education Health and Care (EHC) Plans, which were often of variable quality.

Neurodevelopmental assessments for autism and ADHD were also difficult to access due to specialist staffing shortages.'

The Council has committed to a further £920,000 annually to improve EHC plan provision.

- **OFSTED REPORT ON ADULT LEARNING SERVICES:** A recent Ofsted inspection in May 2025 has rated Cambridgeshire County Council's adult learning services as "Good" overall. All areas were rated either "Good" and one was outstanding "Outstanding".

OFSTED noted that learners felt well supported by teachers and curriculums were well designed. It noted that most learners engaged very well with the courses. It noted that "Achievement rates across most courses were consistently high" and that leaders of the service picked contractors for services carefully.

The report identified three areas for improvement: increasing achievement in functional skills maths at levels 1 and 2, improving feedback on accredited courses, and strengthening careers advice and guidance.

- **FIRST FULL COUNCIL MEETING OF NEW COUNCIL:** At the first Full Council, Lucy Nethsingha, Liberal Democrat, was re-elected as Leader of the County Council, and Lorna Dupré, Liberal Democrat, was elected the Deputy Leader of the Council. The new Council consists of a Liberal Democrat majority of 31/61 Councillors.

OUR REF: EE/JBS/RJ/7439/01

Katherine Hyett
Burwell Parish Council
Jubilee Reading Room
99 The Causeway
Burwell
Cambridge
CB25 0DU

07/03/2025

Mandeville Hall
LED Lighting Replacement

Dear Katherine,

Thank you for the opportunity to submit a costing for the above mentioned works, please find below a brief specification and associated costs.

Cost Summary

Option 1 – Full Scope (as detailed below)

Labour Total (Office Admin and QS of Certificate(s)):	£120.00
Materials Total:	£9,667.78
Total Cost	£9,787.78 plus VAT

Option 2 – Reduced Scope (Phase 1 as detailed below)

Labour Total (Office Admin and QS of Certificate(s)):	£120.00
Materials Total:	£3,060.49
Total Cost	£3,180.49 plus VAT

Scope of Works

General

- All new Lighting to be Ansell LED and include 5 Year Warranties.
- Meeting Rooms to have basic Switch Dim functionality.
- All other interior areas to have automatic functionality via integral Microwave Sensors.
- All Emergency Light fittings to incorporate a Self-Test function.
- All switches and Keyswitches to be removed, except in the Meeting Rooms, where momentary switches are to be installed to operate the Switch Dim functions.
- All making good and redecoration to be completed by Burwell Parish Council.

Option 1 – Full Scope

Meeting Room 1

- Isolate and remove the existing Fluorescent light fittings
- Some slight relocation of the existing points is required to give a more even spread of light
- Rewire the interlink cabling required between the lights for the Switch Dim functionality
- Supply and install the following new LED light fittings:
 - 9no. Ansell AOXL6/1/DD1 – Oxford CCT Surface Linear Multi Wattage 1800mm Switch Dim
 - 3no. Ansell AOXL6/1/DD1/SM3 - As above but 3-hour Self Test Emergency version
 - 2no. Ansell AADLSE/W - Adler Self Test Emergency Exit Box Maintained White
- Remove the existing 4no. Switches and replace with new MK K4910WHI Retractive types

Meeting Room 2

- Isolate and remove the existing Fluorescent light fittings
- Relocation of the existing points is required to give a more even spread of light
- Rewire the interlink cabling required between the lights for the Switch Dim functionality
- Supply and install the following new LED light fittings:
 - 6no. Ansell AOXL6/1/DD1 – Oxford CCT Surface Linear Multi Wattage 1800mm Switch Dim
 - 3no. Ansell AOXL6/1/DD1/SM3 - As above but 3-hour Self Test Emergency version
 - 1no. Ansell AADLSE/W - Adler Self Test Emergency Exit Box Maintained White
- Remove the existing 3no. Switches and 1no. Keyswitch and replace with new MK K4910WHI Retractive types and an MK K4880WHI Grid Blank

Meeting Room 3

- Isolate and remove the existing Fluorescent light fittings
- Relocation of the existing points is required to give a more even spread of light
- Reduce the number of points from 12 to 9, as the room is currently overlit
- Rewire the interlink cabling required between the lights for the Switch Dim functionality
- Supply and install the following new LED light fittings:
 - 6no. Ansell AOXL6/1/DD1 – Oxford CCT Surface Linear Multi Wattage 1800mm Switch Dim
 - 3no. Ansell AOXL6/1/DD1/SM3 - As above but 3-hour Self Test Emergency version
 - 2no. Ansell AADLSE/W - Adler Self Test Emergency Exit Box Maintained White
- Remove the existing 3no. Switches and 1no. Keyswitch and replace with new MK K4910WHI Retractive types and an MK K4880WHI Grid Blank

Kitchen

- Isolate and remove the existing Fluorescent and LED light fittings
- Relocation of the existing points is required to give a more even spread of light
- Supply and install the following new LED light fittings:
 - 1no. Ansell AOXL6/1/MWS – Oxford CCT Surface Linear Multi Wattage 1800mm Microwave Sensor
 - 1no. Ansell AOXL6/1/MWS/SM3 - As above but 3-hour Self Test Emergency version
- Remove the existing 1no. Switch and Keyswitch and replace with 1no. MK K3827WHI White PVC Single Blanking Plate

Plant Room

- Isolate and remove the existing Fluorescent light fitting
- Supply and install the following new LED light fitting:
 - 1no. Ansell AGAM/1/MWS/M3 - Gamma CCT Multi Wattage Microwave Sensor White 3-hour Self Test Emergency
- Remove the existing 1no. Switch and Keyswitch and replace with 1no. MK K3827WHI White PVC Single Blanking Plate

Entrance and Corridor

- Isolate and remove the existing Fluorescent light fittings
- Reduce the number of points from 8 to 7, as area currently overlit
- Wire an additional Emg point for a new Exit Sign (adjacent to an existing Emg light point)
- Supply and install the following new LED light fittings:
 - 3no. Ansell AGAM/1/MWS/M3 - Gamma CCT Multi Wattage Microwave Sensor White 3-hour Self Test Emergency
 - 4no. Ansell AGAM/1/MWS - Gamma CCT Multi Wattage Microwave Sensor White
 - 1no. Ansell AADLSE/W - Adler Self Test Emergency Exit Box Maintained White
 - 1no. Ansell AADL/3M/W - Adler Self Test Emergency Exit Sign Maintained White
- Remove the existing 1no. Switch and Keyswitch by the Entrance and replace with 1no. MK K3827WHI White PVC Single Blanking Plate
- Remove the existing 1no. Switch in the rear corridor and replace with 1no. MK K3827WHI White PVC Single Blanking Plate

Disabled WC

- Isolate and remove the existing Fluorescent light fitting
- Supply and install the following new LED light fitting:
 - 1no. Ansell AGAM/1/MWS/M3 - Gamma CCT Multi Wattage Microwave Sensor White 3-hour Self Test Emergency
- Remove the existing 1no. Switch and Keyswitch and replace with 1no. MK K3827WHI White PVC Single Blanking Plate

WC (in Room 1)

- Isolate and remove the existing Fluorescent light fitting
- Supply and install the following new LED light fitting:
 - 1no. Ansell AGAM/1/MWS - Gamma CCT Multi Wattage Microwave Sensor White
- Remove the existing Pull Cord and associated wiring

Ladies WC

- Isolate and remove the existing Fluorescent light fittings
- Reduce the number of points from 6 to 4, as area currently overlit
- Supply and install the following new LED light fittings:
 - 1no. Ansell AGAM/1/MWS/M3 - Gamma CCT Multi Wattage Microwave Sensor White 3-hour Self Test Emergency
 - 3no. Ansell AGAM/1/MWS - Gamma CCT Multi Wattage Microwave Sensor White
 - 1no. Knightsbridge UCLCT18 – 1138mm + UCLCT9 - 538mm CCT Undercounter LED Lights to be fitted in Pelmet and connected to a Gamma ceiling light as a 'Slave'

Ladies WC (cont.)

- Remove the existing 1no. Switch and Keyswitch and replace with 1no. MK K3827WHI White PVC Single Blanking Plate

Gents WC

- Isolate and remove the existing Fluorescent light fittings
- Reduce the number of points from 5 to 4, as area currently overlit
- Supply and install the following new LED light fittings:
 - 1no. Ansell AGAM/1/MWS/M3 - Gamma CCT Multi Wattage Microwave Sensor White 3-hour Self Test Emergency
 - 3no. Ansell AGAM/1/MWS - Gamma CCT Multi Wattage Microwave Sensor White
 - 1no. Knightsbridge UCLCT18 – 1138mm CCT Undercounter LED Lights to be fitted in Pelmet and connected to a Gamma ceiling light as a 'Slave'
- Remove the existing 1no. Switch and Keyswitch and replace with 1no. MK K3827WHI White PVC Single Blanking Plate

Cellar

- Isolate and remove the existing Fluorescent light fitting
- Wire and contain in PVC conduit an additional Emg point on the stairs as currently underlit
- Supply and install the following new LED light fittings:
 - 2no. Ansell AGAM/1/MWS/M3 - Gamma CCT Multi Wattage Microwave Sensor White 3-hour Self Test Emergency
- Remove the existing 1no. Switch and Keyswitch and replace with 1no. MK K3827WHI White PVC Single Blanking Plate

Ground Floor Lobby to upstairs area

- Isolate and remove the existing Fluorescent light fitting
- Supply and install the following new LED light fitting:
 - 1no. Ansell AGAM/1/MWS/M3 - Gamma CCT Multi Wattage Microwave Sensor White 3-hour Self Test Emergency
- Remove the existing 1no. Switch and Keyswitch and replace with 1no. MK K3827WHI White PVC Single Blanking Plate

1st Floor Area over Toilets (Roof Rafters covered)

- Isolate and remove the existing Fluorescent light fittings
- Relocation of the existing points is required to give a more even spread of light
- Wire an additional Emg Exit point by the stairs as currently non-compliant
- Supply and install the following new LED light fittings:
 - 2no. Ansell AOXL6/1/MWS/SM3 - As above but 3-hour Self Test Emergency version
 - 1no. Ansell AADLSE/W - Adler Self Test Emergency Exit Box Maintained White

1st Floor Area over Room 1 (Roof Rafters exposed)

- Isolate and remove the existing Fluorescent light fitting
- Wire an additional 2no. Emg points for new lighting as area currently underlit
- Wire an additional Emg Exit point by the door as currently non-compliant
- Supply and install the following new LED light fittings:

1st Floor Area over Room 1 (Roof Rafters exposed) (cont.)

- 1no. Ansell ATORE5/1/MWS - Tornado EVO CCT Multi Wattage 1500mm OCTO Microwave Sensor
- 2no. Ansell ATORE5/1/MWS/SM3 - As above but 3-hour Self Test Emergency version
- 1no. Ansell AADLSE/W - Adler Self Test Emergency Exit Box Maintained White

1st Floor Area over Rooms 2 & 3 (Floor Joists and Roof Rafters exposed)

- Wire 5no. new Emg points for new lighting as area currently unlit
- Supply and install the following new LED light fittings:
 - 5no. Ansell ATORE5/1/MWS/SM3 - Tornado EVO CCT Multi Wattage 1500mm OCTO Microwave Sensor Self-Test Emergency

External Lighting

- Isolate and remove the existing Fluorescent and SON light fittings
- Remove the existing Timeclock and Floodlight Switch in the Plant Room.
- Supply and install the following new equipment;
 - 1no. Sangamo Suntracker 72203NFC – 2 Channel Digital Time Clock
 - 1no. Europa EUC1-20-2P - 20A 2pole N/O Contactor c/w 230V Coil
 - 1no. Gewiss GW40001 - 4way PVC Enclosure for Timeclock and Contactor
- Reconfigure the wiring in the Plant Room that controls the External lights to work via the new Timeclock and Contactor
- Supply and install the following new LED light fittings:
 - 7no. Ansell AWOLF/BLK - Wolf CCT Multi Wattage Wallpack Black
 - 5no. Ansell AGLED/3M - Guardian Bulkhead
 - 4no. Ansell AGAM/1 - Gamma CCT Multi Wattage White
 - 1no. Ansell Aztec AAZT2/ASY/1 – 80W Asymmetrical Floodlight

Testing and Certification

- Testing as per the current edition of BS7671
- Commercial Minor Electrical Installation Multiple Works Certificate required covering all Circuits worked upon
- Emergency Lighting Completion Certificate for Small Installations required

Option 2 – Reduced Scope – Phase 1

Meeting Room 1

- Isolate and remove the existing Fluorescent light fittings
- Some slight relocation of the existing points is required to give a more even spread of light
- Rewire the interlink cabling required between the lights for the Switch Dim functionality
- Supply and install the following new LED light fittings:
 - 9no. Ansell AOXL6/1/DD1 – Oxford CCT Surface Linear Multi Wattage 1800mm Switch Dim
 - 3no. Ansell AOXL6/1/DD1/SM3 - As above but 3-hour Self Test Emergency version
 - 2no. Ansell AADLSE/W - Adler Self Test Emergency Exit Box Maintained White
- Remove the existing 4no. Switches and replace with new MK K4910WHI Retractive types

WC (in Room 1)

- Isolate and remove the existing Fluorescent light fitting
- Supply and install the following new LED light fitting:
 - 1no. Ansell AGAM/1/MWS - Gamma CCT Multi Wattage Microwave Sensor White
- Remove the existing Pull Cord and associated wiring

External Lighting

- Isolate and remove the 2no. existing PIR controlled Fluorescent light fittings, 1no. Emg Bulkhead outside Room 1 and the SON Floodlight on the South Gable wall
- Remove the existing Timeclock and Floodlight Switch in the Plant Room.
- Supply and install the following new equipment;
 - 1no. Sangamo Suntracker 72203NFC – 2 Channel Digital Time Clock
 - 1no. Europa EUC1-20-2P - 20A 2pole N/O Contactor c/w 230V Coil
 - 1no. Gewiss GW40001 - 4way PVC Enclosure for Timeclock and Contactor
- Reconfigure the wiring in the Plant Room that controls the External lights to work via the new Timeclock and Contactor
- Supply and install the following new LED light fittings:
 - 2no. Ansell AWOLF/BLK - Wolf CCT Multi Wattage Wallpack Black
 - 1no. Ansell AGLED/3M - Guardian Bulkhead
 - 1no. Ansell Aztec AAZT2/ASY/1 – 80W Asymmetrical Floodlight

Testing and Certification

- Testing as per the current edition of BS7671
- Commercial Minor Electrical Installation Multiple Works Certificate required covering all Circuits worked upon
- Emergency Lighting Completion Certificate for Small Installations required (once all Phases completed)

Project Notes

- The above price is subject to design approval.
- We have not included for a validation survey.
- We will require unimpeded access to all relevant areas for the duration of these works
- We will require a location to store materials on site.
- We have not allowed for decorating repairs that may arise from these works.
- We have not allowed for emergency lighting design.
- We have allowed to replace the emergency lighting on a like, for like basis.
- We have not allowed for removal of fittings from site and for correct disposal.
- We have not allowed for any works associated with a lighting control system.
- We have allowed for all works to be carried out during normal hours.
- We have presumed the existing installation, is up to the current standards of BS7671, suitable for continued use and alteration.
- We have not included for parking, as parking is available on site.
- We have not included for a mobile tower.

Commercial Clarifications

- Our price is based upon Elite Electricians Ltd standard terms and conditions with monthly valuations and 30 days payment without any retention.
- No waiting or attendance on others.
- The price is based upon un-restricted access within the mutually agreed hours of works, if any work is aborted due to no fault of Elite Electricians Ltd with less than 24 hours' notice then a minimum charge of £375.00 plus VAT per operative per shift will be charged in addition to the contract value.
- The price is based upon access being made freely for staff during the duration of the works, including up to date diagrams and as fitted drawings.
- Our price is NET, exclusive of VAT and will remain fixed for a period of 30 days from the date the proposal was issued.
- Our price is based upon the works being carried out during a concurrent programme of works, with work being completed during or outside of normal working hours.
- Out of hours working includes Saturday 8am to 5pm only.
- Out of hours working excludes weekends after 5pm, all day Sunday and Bank Holidays.
- We have made no allowance for cancellation of delivery or abortive costs with respect to the delivery of any materials or plant. All reasonable costs incurred will be charged accordingly.
- Additional equipment not included within our quotation will be identified and a separate quotation will be given for your acceptance, which upon variation order becomes subject to these terms of contract.
- We have allowed for producing only one Risk Assessment and Method Statement detailing the works within this quotation, any additional will be chargeable at our standard rates.
- We have assumed that welfare facilities, parking and the use of utilities will be made freely available at no cost to ourselves.
- **We have excluded the following in the pricing of this estimate**
 1. Preliminaries
 2. Mechanical Equipment
 3. Fire stopping
 4. Non-working Supervision
 5. All controls equipment, cabling and associated containment
 6. No allowance for skips.
 7. Specialist access equipment, including Aluminium Towers, MEWPS and scaffolding.
 8. All access to high level works above 4m
 9. All builders works including chasing & core holes.
 10. Temporary services such as temporary lighting and power excluding Task Lighting
 11. On site storage facilities
 12. Working Drawings
 13. As fitted Drawings
 14. O&M Information & Manuals
 15. CAD Drawing updates
 16. Project Management
 17. Technical Submissions
 18. Design Proposals
 19. Change request applications

I hope that we have interpreted your requirements correctly, in the event that you may have any further queries, please do not hesitate to contact me.

Kind regards

A handwritten signature in black ink, appearing to read 'R. Jenkins', is positioned below the text 'Kind regards'.

Richard Jenkins

CWM Building Projects Ltd

23 church street

Fordham

Cambridgeshire

CB7 5NJ

Director - Carl Muller

Mob - 07956023048

Email – carl@cwmbp.co.uk

CRN - 14744047

VAT - 438 8178 54

Quotation

1st April 2025

To – Burwell Parish Council
Jubilee Reading Room
99 The Causeway
Burwell
Cambridge
CB25 0DU

Ref – Mandeville Hall – lighting works phase 1

Description of works;

- All works have been quoted from the drawings/specification supplied by Burwell Parish Council.
- No allowance for any making good.
- No allowance for any waste removal, old lights are to be left on site for disposal.

Total for all works £3,983.80 +VAT

Notes

- All works to be tested and certificated

Terms

- Free on-site parking required
- Invoicing may be made in stages agreed before works commences
- Payment is 7 days nett from date of invoice
- All prices are subject to VAT @ 20%
- Quoted works DO NOT allow for any retentions
- Quotes last for 30 days from the date of the quote



Unit 24 Hall Barn Road Industrial Estate
Hall Barn Road, Isleham, Ely
Cambridgeshire CB7 5RJ

T: 01638 781567

E: enquiries@jandjdrake.co.uk

www.jandjdrake.co.uk

JQ66400

7th April 2025

Katherine Hyett
Burwell Parish Council
99 The Causeway
Burwell
CB25 0DU

Dear Katherine

Thank you for allowing us the opportunity to provide you with a quotation for lighting works at Manderville Hall. Please find as follows, quotation.

This includes the room/area listed below and have been quoted to the detailed specification provided by yourselves.

Meeting Room 1
WC In meeting room 1
External Lighting

On completion a minor works certificate will be issued to the client.

Materials cost	£3,447.60 + VAT
Labour	£1,420.00 + VAT
Waste Removal	£ 400.00 + VAT
Total Price	£5,067.60 + VAT

We trust this is of some help to you however, if you do have any questions, please call my office and I will be happy to help.

If this quotation is acceptable to you, please complete and return the attached Quotation Acceptance

This quotation is open for acceptance for 12 weeks from letter date.

Yours sincerely

Sam Williams

Sam Williams
Operations Manager



TERMS AND CONDITIONS

- 1.** All terms of the contract between the client and Dawling Ltd trading as J & J Drake, hereafter called 'the company' are contained in this document and the accepted quotation. No variation of or addition to the work specified in the written quotation shall have effect unless agreed in writing under the signature of a duly authorised person. All goods supplied by us are manufactured by others and the benefit of the warranty shall be passed on to the client. Our liability under this clause shall be in lieu of any warranty or condition implied by law as to the quality or fitness for any particular purpose of the goods, and we shall not be under any liability. The company shall in no way be liable for any defect or inefficiency caused by the manner in which the goods are used.
- 2.** The client shall grant the company's employees access to the premises at reasonable times for the purpose of carrying out the work specified in the contract.
- 3.** Unless otherwise stated in the quotation, works will be undertaken during normal working hours 8.30am – 5.00pm Monday to Friday.
- 4.** The company reserves the right to charge for any extra time incurred by its engineers for delays such as inductions, waiting times, missing or interrupted power supply, delayed handover time on completion, restricted or failed access to the property or any other occurrences.
- 5.** An authorised representative of the client should be available to approve in writing the satisfactory completion of the contracted works. If no such person is available on the day, any defects must be reported to the company's office within 24 hours. Thereafter the satisfactory completion of the contract will be deemed to have been accepted and payment due as agreed.
- 6.** Full and final payment on completion of works, or interim monthly payments as applicable, or otherwise as stated in writing. When payment is not made in accordance with this condition, the company shall have the right to require payment of interest on the outstanding amount at a rate of 3% per month from the due date of the actual payment.
- 7.** Title to the goods shall not pass to the client until full payment has been made and in case of non-payment the company shall be entitled to repossess the goods and seek damages.
- 8.** The purchaser shall be responsible for ensuring that all and any consents or permissions necessary for the supply or installation of the goods is obtained and that the supply and fitting of the goods complies with and does not contravene any applicable planning law, statute, building regulation, bylaw, restrictive covenant, easement, freeholders or leaseholders interests or any other relevant restriction, rule or regulation and the company contracts upon this basis only.
- 9.** The company accepts no responsibility for any damage resulting from structural or other defects in the property which at the time of installation is carried out and only accepts responsibility for electrical wiring installed by the company and but any complaint or claim by the purchaser for compensation for damage done by the company for which it may be liable under these terms and conditions must be made in writing to reach the company within 7 days of installation in default of which the company will accept no liability hereafter.
- 10.** NICEIC certification shall be issued in all cases on receipt of payment of any invoice in relation to the said certificate. Gas Safe certification shall be issued on completion of works. Duplicate copies of certification shall be at the cost of £35.00 + VAT.
- 11.** Upon signing by the client, a binding contract will be created in respect of the order, details of which are given in the written quotation, and such contract shall not be subject to cancellation by the purchaser, although the company reserves the right to cancel or rearrange any works. Without prejudice to its right to claim damages for breach of contract the company may at its sole discretion in appropriate cases to the cancellation of an order by the client upon payment to the company of all expenses incurred by it prior to the date of cancellation.
- 12.** These terms and conditions shall not be construed so as to affect the statutory or common law rights of the client.

QUOTATION ACCEPTANCE

I _____, wish to accept Quotation No : **JQ66400**

Dated: 7th April 2025, and would like to proceed with the works at your first available date.

Signed: _____

Date: _____

PERSONAL DETAILS:

NAME: _____

ADDRESS: _____

TEL No: _____

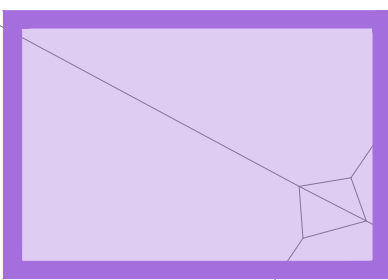
Only upon receipt of this quotation acceptance by our office, shall you be contacted by our office with our first available date of commencement of works



Phase 0



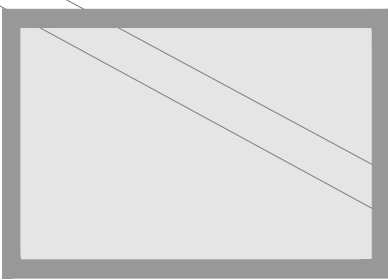
Phase 2



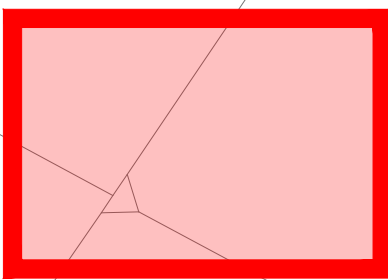
Phase 4



Phase 1



Phase 2A



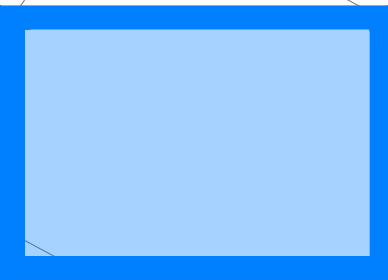
Phase 5



Phase 1A

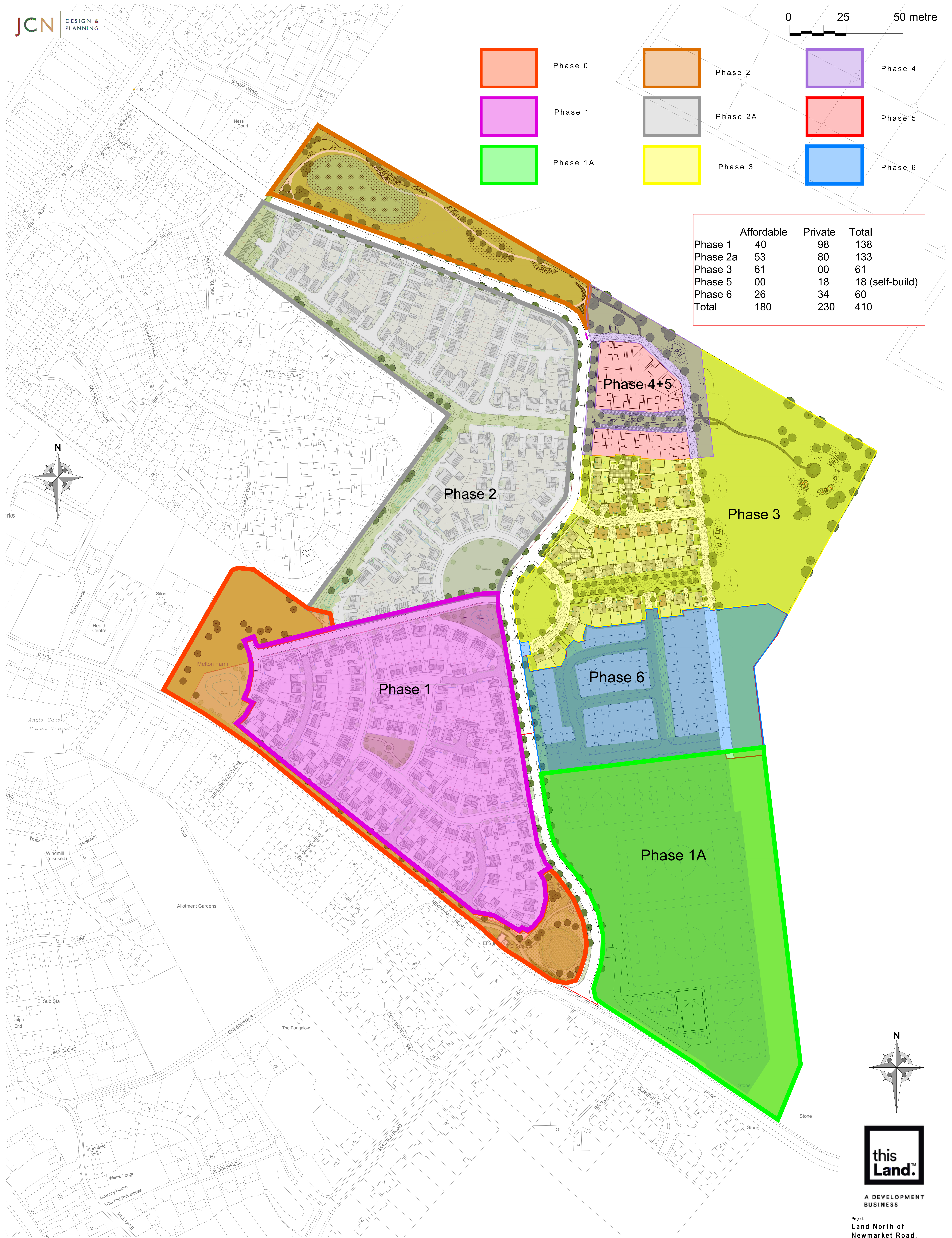


Phase 3



Phase 6

	Affordable	Private	Total
Phase 1	40	98	138
Phase 2a	53	80	133
Phase 3	61	00	61
Phase 5	00	18	18 (self-build)
Phase 6	26	34	60
Total	180	230	410



Phase 4+5

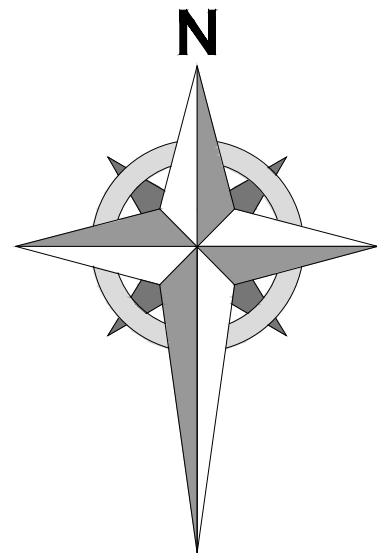
Phase 2

Phase 3

Phase 1

Phase 6

Phase 1A



A DEVELOPMENT BUSINESS

Project:-
Land North of
Newmarket Road,
Burwell
Cambridgeshire

Description:-
Phasing Plan
Development Layout

Date:- May 2024
Drawing number:- TL02c-PHASE-01
Plot Date - May 21, 2024
Drawing Scale:- 1:500 @ A0
Revision:- 00

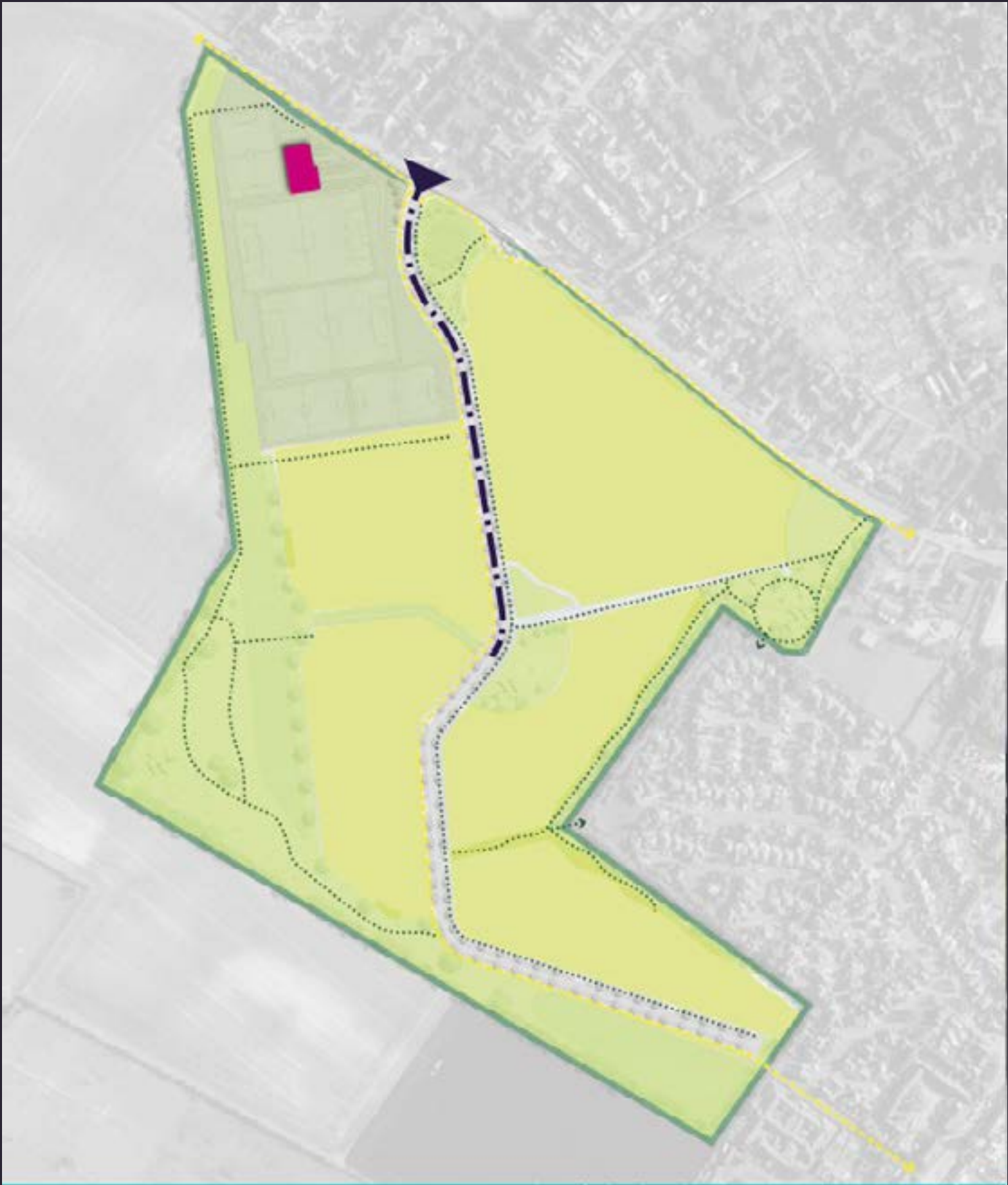
Burwell Sports & Leisure Hub

Update Report May 2025



Project Context

A new development (Millstone Park scheme), which is located at Newmarket Road will deliver 350 new homes to Burwell. A series of sports pitches have been earmarked as part of the development scheme and the Section 106 agreement includes 3.8Ha of sports & leisure provision that can be transferred to Burwell Parish Council.



Project Context

In May 2023, the Burwell Sports & Leisure needs assessment concluded that the demands for sporting facilities in the district, and specifically in Burwell, are largely met, with the exception of football. There is a lack of floodlit training opportunities and insufficient grass pitches in Burwell to meet the realistic growth plans for Burwell Football Club. There was also a 'potential' small deficit for fitness stations in East Cambridgeshire and this could be considered as part of the facility development in Burwell.

Following the needs assessment, an options appraisal process was carried out to ascertain a long list of potential mixes of facilities that could satisfy the unmet demand. The long list of ten options was then reduced down, using an evaluation matrix, to a short list of five.

The five options were then developed in relation to the likely capital costs, using indicative benchmarks. These options are as follows:

- **Option One** – Do nothing option. (used to ascertain what happens with no changes)
- **Option Five** – Development of matchplay grass pitches and a full-sized 3G floodlight training facility.
- **Option Six** – Development of matchplay grass pitches and a 9v9 sized 3G floodlight training facility.
- **Option Nine** – Development of matchplay grass pitches, full-sized 3G floodlight training facilities and a fitness suite and group exercise multifunctional room.
- **Option Ten** – Development of matchplay grass pitches, 9v9 sized 3G floodlight training facilities and a fitness suite and group exercise multifunctional room. .

Following a series of discussions to evaluate these options, **Option Nine** was chosen as the preferred choice for the new Sports & Leisure Hub on Newmarket Road. These discussions included talking to stakeholders such as the Cambridgeshire FA, Football Foundation and also with some franchise fitness companies.

It became clear that a potential development scheme, which would see the following facility mix, would be the preference for all organisations and for the community:

- Provision of additional grass pitches (of different sizes) to compliment those that are already used at the Burwell Recreation Ground & Margaret Field and allow Burwell Football Club to achieve their development plan.
- Provision of floodlight training in the form of a full-sized 3G pitch.
- Provision of a Pavilion building to include changing facilities, a social space and a small kitchen.
- The pavilion building could also include, or be linked to, a small fitness facility which might include a gym and multifunctional space.

Update Report – May 2025

Since the needs assessment was completed and the chosen development option was agreed, the following key actions have taken place:

In July 2023, MLC & AWSE produced an executive summary of the needs assessment and options appraisal. This was presented to Burwell Parish Council and then used to present within the Public Engagement meetings in October 2023.

In November 2023, This Land & Burwell Parish Council commissioned MLC & AWSE to complete the preparation work that is required ahead of entering into the Football Foundation's application framework. This work included the continuation of dialogue with Duncan Jenkinson from the Football Foundation (FF) and Katie Critchley from Cambridgeshire FA (CFA). The objective of this work is to ensure that the Burwell Sports Hub project is named on the Local Football Facilities Plan (LFFP). This is strategically important and would secure the project on the FF application framework.

It became apparent, during this phase of work, that the following key elements needed to be agreed to ensure that the project is named on the LFFP:

- **Security of Tenure** – this means that the ownership of the land needs to be clear before being considered to enter the FF application framework. In this instance, this means that the transfer of the land, which is governed by the Section 106 agreement between This Land and Burwell Parish Council, must be agreed and a date set as to when this transaction will take place.
- **Section 106 Agreement** – in order for the land to be passed from This Land to Burwell Parish Council, an agreement over the status of the land needs to be agreed. For instance, will the land be free from contaminants, will the land be level and capable of forming sports pitches, will the land have appropriate drainage of the quality required for football pitch usage and will the land have the right connections to utility services.

Through discussions with Duncan at FF, it was concluded that before any further steps were taken, it would be appropriate to involve the Grounds Management Association (GMA) as they will be able to survey the ground and recommend what works would be required.

At this point (March 2024), following a number of personnel changes within This Land, David Meek (interim CEO) confirmed in writing that they would not be willing to level the land nor provide any support towards the drainage. This contradicted previous commitments from other members of the This Land team. David also confirmed that they would be unwilling to help with any agronomist surveys, stating that this was not their responsibility.

Despite efforts to change this opinion, there was no change for several months and MLC & AWSE agreed to pause the project in April 2024.

Throughout the remainder of 2024, MLC & AWSE and Burwell Parish Council continued to lobby This Land in an attempt to change this opinion. MLC & AWSE maintained communications with the Football Foundation and Cambridgeshire FA throughout this time to ensure that the potential project was retained on their radar.

Update Report

On 20th December 2024, there was a meeting between all parties to discuss the section 106 transfer, the sports hub project and a general update.

It was agreed at this meeting that This Land would level the land, would provide utility connections to the boundary of the sport hub land and would provide written confirmation that the land is not contaminated. This Land would not commit to providing drainage.

The process of passing the section 106 from This Land to Burwell Parish Council was discussed at this meeting. The key principles of this process are captured below:

Section 106 Process

The transfer of the sports hub land is governed by the passing of a section 106 agreement between This Land and Burwell Parish Council.

- This agreement is triggered by the completion of the 100th dwelling being occupied.
- At this point, This Land are required to write to Burwell Parish Council to offer the land and the Council must decide if they wish to accept the offer.
- The Council would have two calendar months to accept.
- In order to accept, the Council must be sure that they have a development plan in place and a defined route to secure the funding required to enable the facilities to be constructed. The Council should also have a sustainable business plan in place to manage/operate the facilities.
- If the Council does not wish to accept the land, there is a possibility that a local sports club may be offered the land via the section 106, but they would also need to demonstrate a sustainable development plan and business plan.
- If the Council nor a local sports club wish to accept the offer of the land, the land could be retained by This Land. In this option, they may seek to apply for further planning permissions for additional housing development.

At this point, January 2025, MLC & AWSE were restarted by Burwell Parish Council on their commissioned work to prepare the project for entrance into the FF application framework.

However, there was still no broad agreement in place as to who is responsible for carrying out the agronomist reports; Duncan from FF confirmed that this position had not changed and was still required before any further works could take place.

Update Report

As of May 2025, this is the current situation with the Sports Hub project:

Football Foundation – have stated that agronomist surveys are required for the land before any further investigations take place. The project cannot enter the FF application process until FF understand the nature of the land and the risks that might be present. i.e. contamination. This would significantly impact on what can be constructed and the costs of this construction.

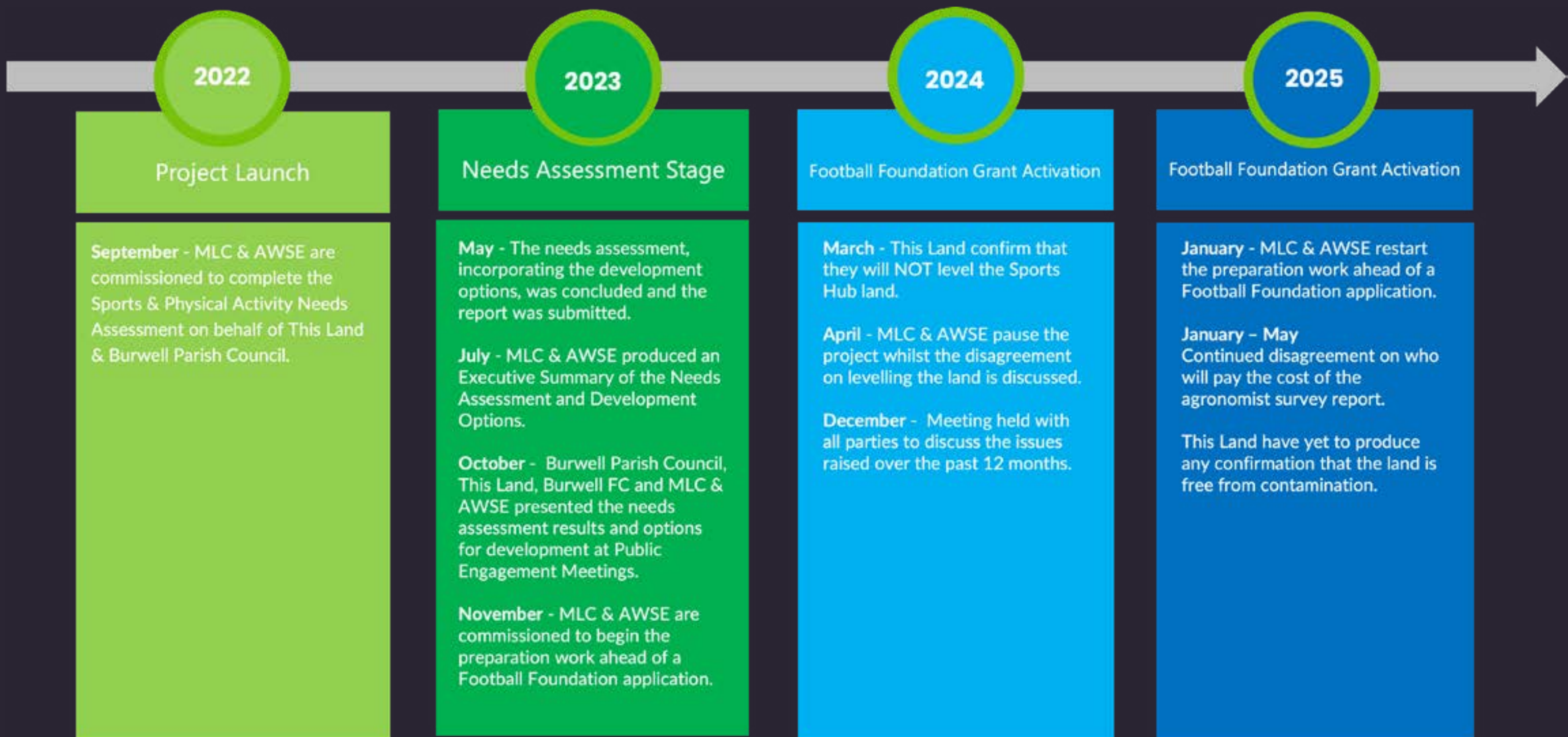
Cambridgeshire FA – have reiterated their desire to support the project and have retained it on their LFFP.

Burwell FC – continue to support the project and are desperate to see increased provision due to ever increasing demand for new teams and space for players to get involved.

Burwell Parish Council – continue to lobby This Land, East Cambridge District Council and the planning department to ensure that the commitments in the section 106 agreement are understood.

This Land – have recently completed their personnel changes. Khalid Shaban is retained as the point of contact for the project. Khalid has recently committed to regular meetings and will be providing an update in July as to the support they can provide

Project Timeline



Millstone Park, Burwell – Project Overview

2nd June 25

Phase	Detail
Phase 0 (Infrastructure)	<p>Infrastructure phase: includes spine road, services, drainage and landscaping.</p> <p>Developer: This Land</p> <p>Anticipated Completion Date: 2027</p> <p>Spine road and drainage is complete to enable residential phases to commence. Landscaping to commence later in 2025 but will be carried out in phases with the front of the site to be carried out first.</p>
Phase 1A (Sports Pitches)	<p>Sports pitches to be handed to Parish Council following further due diligence and funding confirmation.</p>
Phase 1 + 2 (Residential)	<p>Residential Phase: 271 homes delivered by Vistry Homes</p> <p>Developer: Vistry Homes</p> <p>Commencement Date: May 2025</p> <p>Anticipated Completion Date: 2029</p> <p>Vistry have now commenced development of Phase 1 with first homes likely complete at the end of 2025 with an estimated programme of 4-5 years. Phase includes play areas and areas of public open space.</p>
Phase 3 (Residential)	<p>Residential Phase: 61 affordable homes</p> <p>Developer: TBC</p> <p>Anticipated Commencement Date: Q1 2026</p> <p>Anticipated Completion Date: 2027</p> <p>100% affordable homes parcel to be sold and developed by third party. Phase includes play areas and areas of public open space.</p>
Phase 4+5 (Self-build)	<p>Residential Phase: 18 self-build homes</p> <p>Developer: TBC</p> <p>Anticipated Commencement Date: 2026</p> <p>Anticipated Completion Date: 2027/28 (depending on market appetite)</p> <p>Self-build homes parcel to be sold on the open market as per the s106. These will be individual parcels with a Reserved Matter Application to</p>

come forward on each individual home as per the customers specifications and design.

Phase 6
(Residential)

Residential Phase: 60 homes
Developer: This Land

Anticipated Submission Date: July 2025
Anticipated Commencement Date: Q2 2026
Anticipated Completion Date: Q4 2027

These are an additional 60 homes on top of the current outline consent to be submitted in July 2025 earliest. The infrastructure has been designed to consider these additional homes.

Burwell Parish Council

Energy Sub-Group

Present

Richard Jenkins

Ian Woodroffe

Lea Dodds (Chair and Minutes)

Apologies: Paul Webb

Minutes of 12 May 2025 Meeting, JRR 19:30

	Action						
<p>1) GMH</p> <p><u>ASHP Controls</u>. On-site meeting with Adam Kerrison (AK), of Sotham - 5.30 Weds, May 14th. We need to learn about operation, settings, and accessing performance data.</p> <p><u>Replacing faulty ASHP</u> Discuss best way forward at Weds meeting with AK (to secure best possible chance of replacement under warranty).</p> <p><u>Maintenance contract</u> After the repair, we will need to recommend a provider for maintenance support (including radiators and UV steriliser units). Sotham have said they are willing to quote - details to be discussed during AK's visit.</p> <p><u>Installing energy monitors</u> Update from Richard. This has been problematic. Shelly now suspect their monitor is faulty – should get a free replacement.</p>	Richard to progress						
<p>2) Energy audits</p> <p>At the 29th April A&E meeting it was agreed that we should wait for Cambridgeshire Acre's offering on energy audits before progressing.</p>	KH to request update from ACRE						
<p>2) Mandeville Hall</p> <p><u>NZV project</u> On hold until energy audit completed</p> <p><u>LED proposal</u> Richard has clarified that the tubes and fittings removed during the partial option would be stored in the MH attic. The cost of disposal for the tubes and fittings from the entire building would only be incurred when the remaining rooms are upgraded.</p> <p>As Elite provided the cheapest of the 3 quotes obtained, we are recommending to full Council that we accept Elite's offer of £3180 for the partial option.</p> <p><u>Energy supplier</u> We are out of contract with both Corona and Engie and need to select a new supplier. (Would it be more efficient to select a single supplier for gas & electricity?).</p> <p>Factors to consider include cost, ability to handle feed-in to the grid, a competitive feed-in rate, and whether the electricity tariff is 100% renewables. Octopus ticks most of those boxes, but we still need to check out other suppliers.</p>	<p>KH to add to next full Council agenda</p> <p>KH to investigate</p>						
<p>3) Next Meeting 9th June 2025, 19:30</p>							
<p>Schedule for Q2 – Q4, 2025</p> <table><tr><td>May-June</td><td>MH energy audit. Then respecify work + re quoting if necessary. GMH - fix most urgent issues with heating Change energy suppliers</td></tr><tr><td>June-July</td><td>Recommendation and approval of contractor for MH project</td></tr><tr><td>July-Oct</td><td>MH Phase 1, co-ordination and delivery GMH - energy audit, then get quotes for necessary work</td></tr></table>	May-June	MH energy audit. Then respecify work + re quoting if necessary. GMH - fix most urgent issues with heating Change energy suppliers	June-July	Recommendation and approval of contractor for MH project	July-Oct	MH Phase 1, co-ordination and delivery GMH - energy audit, then get quotes for necessary work	
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From: [Simon Chandler](#)
To: [Parish Council](#)
Subject: Kingsway solar farm update
Date: 01 June 2025 17:10:24

Hello to you all,

I thought now would be a good time to send you all an update about the various activities I've been involved in regarding Kingsway solar farm.

Kingsway Solar Community Action

Firstly, I've been attending meetings of the Kingsway Solar Community Action group (KSCA) since its early days back in mid-2024. That group now has a constitution and at its [first AGM was held last month](#). I was nominated to be the committee member for "Parish Council Liaison". I hope to be able to keep you informed about the activities of KSCA, but the best way to stay up to date is for one or more of your councillors to [become a member of KSCA](#) so that you can hear their news first-hand through their WhatsApp group. Membership of KSCA is free.

KSCA are organising a community walk on Sunday 8th June as part of a national event by communities up and down the UK that are threatened by industrial-scale solar power plants. It is hoped that the event will attract the attention of the media. People in the Kingsway area are encouraged to attend the walk that will start (at 10am) and end at West Wrattling village hall. There's parking at West Wrattling recreation ground and free refreshments (including cake) at the village hall afterwards. For details see the [KSCA webpage](#).

Parish Council Alliance

If you attended the meeting I organised on [5th December at Balsham Institute](#) you'll have heard me suggest the idea of forming a Parish Council Alliance. This has been recommended to me by other parish councils that have been affected by similar large-scale infrastructure projects. PCs impacted by the Kingsway project have already helped each other informally when we had to read and respond to their Scoping Environmental Impact Assessment (EIA) report during the Christmas holiday period (you can find the published feedback and the Planning Inspectorate's [Scoping Opinion](#) at this [webpage](#)). Formalising the Parish Council Alliance will be of most benefit when the planning process reaches the examination stage, sometime in 2026. That is when the interested parties - including Parish Councils - present to the planning inspectorate their arguments for or against the project. It takes place in courtroom-like meetings over the course of several months. To be effective, opposition to the project is best presented by a hired barrister. Even if the barrister is paid for by a single Parish Council, by hiring them to represent a formal Parish Council Alliance the arguments they give carry more weight because they represent the opinions of a wider community. In previous cases the Parish Councils in such an alliance have contributed some of their precept towards the cost of legal fees, with additional funds coming from donations from parishioners, and other money coming from crowdsourcing campaigns, particularly [Crowd Justice](#), which is specifically for legal issues.

Please contact me if your Parish Council would be interested in becoming part of a formal PC Alliance, or indeed if you would not. Also, do tell me if you would rather not receive any more emails from me.

What will be happening in the next 6 months?

For Parish Councils the Kingsway NSIP (Nationally Significant Infrastructure Project) is

in a hiatus. Downing Renewable Developments (DRD) are currently preparing the documents for their Preliminary Environmental Information Report (PIER) which will be published at the beginning of the project's statutory consultation phase - expected in August this year. The PEIR should contain much more detail about the design of the Kingsway power plant, including the location of solar panel arrays and battery storage containers, but DRD/Kingsway has told me that the details won't be available until the PEIR is published. It may be because they feel under pressure from their planning schedule that DRD have been extremely heavy-handed in the way they've been demanding access to residents' properties for carrying out survey work. Pippa Heylings, MP for South Cambridge, has written directly to DRD expressing her concern about their poor behaviour. Advice has now been received from Greater Cambridge Shared Planning and from the Planning inspectorate, which has told us that Kingsway cannot enforce access under the powers they refer to in their letters to landowners; however, if they can demonstrate to the Planning Inspectorate that they have a genuine need for access then authorization will be granted to them by the Inspectorate. This issue is described more fully at the KSCA webpage <https://kingswaysolarcommunityaction.co.uk/kingsway-solar-land-access-legal-process/>.

A similar solar farm project by DRD, "[Meridian Solar](#)", is a few months ahead of Kingsway, so their [PEIR was recently published](#). It is much, much bigger than the scoping EIA we all had to read over Christmas - with 16 chapters and over 100 appendices! As before, Parish Councils will have just 6 weeks to make comments to the planning inspectorate. I'm sure we'll be able to deal with that task much better by working together as Parish Councils and with the help of KSCA.

What is West Wratting Parish Council planning to do?

Our solar farm working group has met with solicitors who are experts in planning and who have had success in challenging previous smaller-scale solar farm projects and battery energy storage systems (BESS). They recommended that we commission professional reports into the effect of traffic during construction, the effect on groundwater of BESS - both during normal operation and in the event of a fire - and a report on the release of toxic fumes during a BESS fire. Similar reports on these matters have been instrumental in stopping previous planning applications. At our ordinary meeting in May, West Wratting Parish Council resolved to obtain the necessary price quotations for this work and then to start it. To be completed the reports will probably need details from the PEIR (available in August), but our intention is to start the work now so that an initial draft may be available before the statutory consultation deadline. The reports will certainly be available as part of the evidence we'll want to present to the planning inspectorate during the examination stage in 2026, and our intention is to make the reports available to other Parish Councils. The first price quotation has been received so we know roughly how much the legal work will cost. West Wratting Parish Council have been fortunate to find donors from our parish who will pay for the cost for this initial legal work.

As mentioned above, **please contact me if your Parish Council would be interested in becoming part of a formal PC Alliance**, or indeed if you would not. Also, do tell me if you would rather not receive any more emails from me.

Regards,

Simon

Dr Simon Chandler
West Wratting Parish Council (chair)

From: [Simon Chandler](#)
To: [Parish Council](#)
Subject: Re: Kingsway solar farm update
Date: 02 June 2025 21:29:26

I have been asked some questions by a Clerk about the update I recently sent, in particular about forming a Parish Council Alliance. I thought my answers to those questions should be copied to all, so here they are.

I have been asked if you have a draft constitution for the PC Alliance and any further details about the formalisation of the alliance.

A constitution has not yet been written. That would be a collaborative task for representatives from the Parish Councils to do if and when an alliance is formed. It would not be correct to write a constitution at this stage, when I am just identifying which PCs would like to be involved.

The experience from other NSIP projects tells us that in order to have any chance of influencing how much impact the Kingsway development will have on our communities evidence needs to have been prepared by expert witnesses on topics of concern, and that evidence then needs to be presented to the planning inspectorate at the examination stage of the Kingsway development consent order (DCO) by a barrister. It does not make sense for the different groups of people that are objecting to the DCO to employ their own legal representatives, but to work together. For Sunnica this was done by the Town and Parish Council Alliance working with the Say No to Sunnica action group. As an example of the body of evidence that was presented by that team via the barrister that they employed, have a look at [this web page](#) which has links to a main written representation (document REP2-240), its summary (REP2-240a), and links to all the professional reports submitted as annexes (REP2-240c-o). These reports and legal fees for the barrister and their team were paid for by a combination of donations from wealthy individuals and groups, by combined contributions from parish precepts, and from local fundraising events. Suggestions have been made that crowdsourcing, particularly CrowdJustice, can be a good way to help fund legal cases.

People involved in objections to the Sunnica DCO - including key people from the planning departments of the authorities that were affected by Sunnica and are now by Kingsway (i.e., CCC, SCDC, ECDC and GCSP) - have strongly recommended that to be most effective we need to form a parish council alliance and to work with the community action group (KSCA). We have also been advised to seek legal advice at an early stage to be sure everything is being done properly.

To get things started, members of West Wrating PC's solar farm working group spoke with solicitors who are experienced in planning matters, and we identified three areas in which we can make a start on preparing written representations. We also found donors from West Wrating who would pay for this initial tranche of legal work, so it will not be funded by precept; however, to avoid having to pay VAT we are arranging for the client for the work to be West Wrating PC.

> When you have the list of PC's that would like to form an alliance are you planning to hold a meeting of the PC Chair's to discuss the funding required and how the amounts are going to be calculated per Parish?

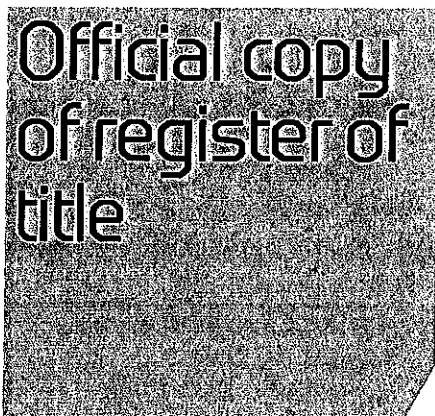
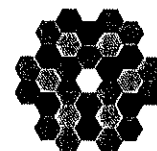
This can't all be done in a single meeting. To build up the case against Kingsway's development more professional reports will be needed on other topics, particularly as more

details emerge about their design. This work will need to take place over an extended period of time up to and including the examination stage, which is expected to be in the second half of 2026. The topics that should be targeted can be decided jointly by the parish councils working through their representatives on the alliance. Those representatives won't necessarily be the PC chair. The details of how decisions will be made should, as you say, be subject to a constitution, and one of the first tasks of the alliance will be to write the rules that they subsequently follow. We can again benefit from copying what was previously done in the Sunnica case. How each item of work is paid for will be decided jointly by the PCs involved via their representatives on the alliance.

At this stage all I need to know is which of the Parish Councils on [my contacts list](#) wants to be involved in forming a Parish Council Alliance. We can then work out the details of how the alliance will operate.

Kind regards,

Simon Chandler
West Wrattling Parish Council



Title number CB487125

Edition date 17.05.2024

- This official copy shows the entries on the register of title on 29 May 2025 at 08:59:32.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 29 May 2025.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry Peterborough Office.

A: Property Register

This register describes the land and estate comprised in the title.

CAMBRIDGESHIRE : EAST CAMBRIDGESHIRE

- 1 (21.10.2013) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being land lying to the north-west of 31 Burling Way, Burwell, Cambridge (CB25 0FJ).
- 2 (17.05.2024) A Transfer of the land in this title dated 13 May 2024 made between (1) Hopkins Homes Limited and (2) Burwell Parish Council contains a provision relating to the creation and/or passing of easements.

NOTE: Copy filed.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

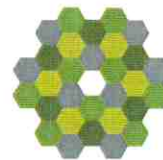
Title absolute

- 1 (17.05.2024) PROPRIETOR: BURWELL PARISH COUNCIL of Jubilee Reading Room, 99 The Causeway, Burwell, Cambridge CB25 0DU.

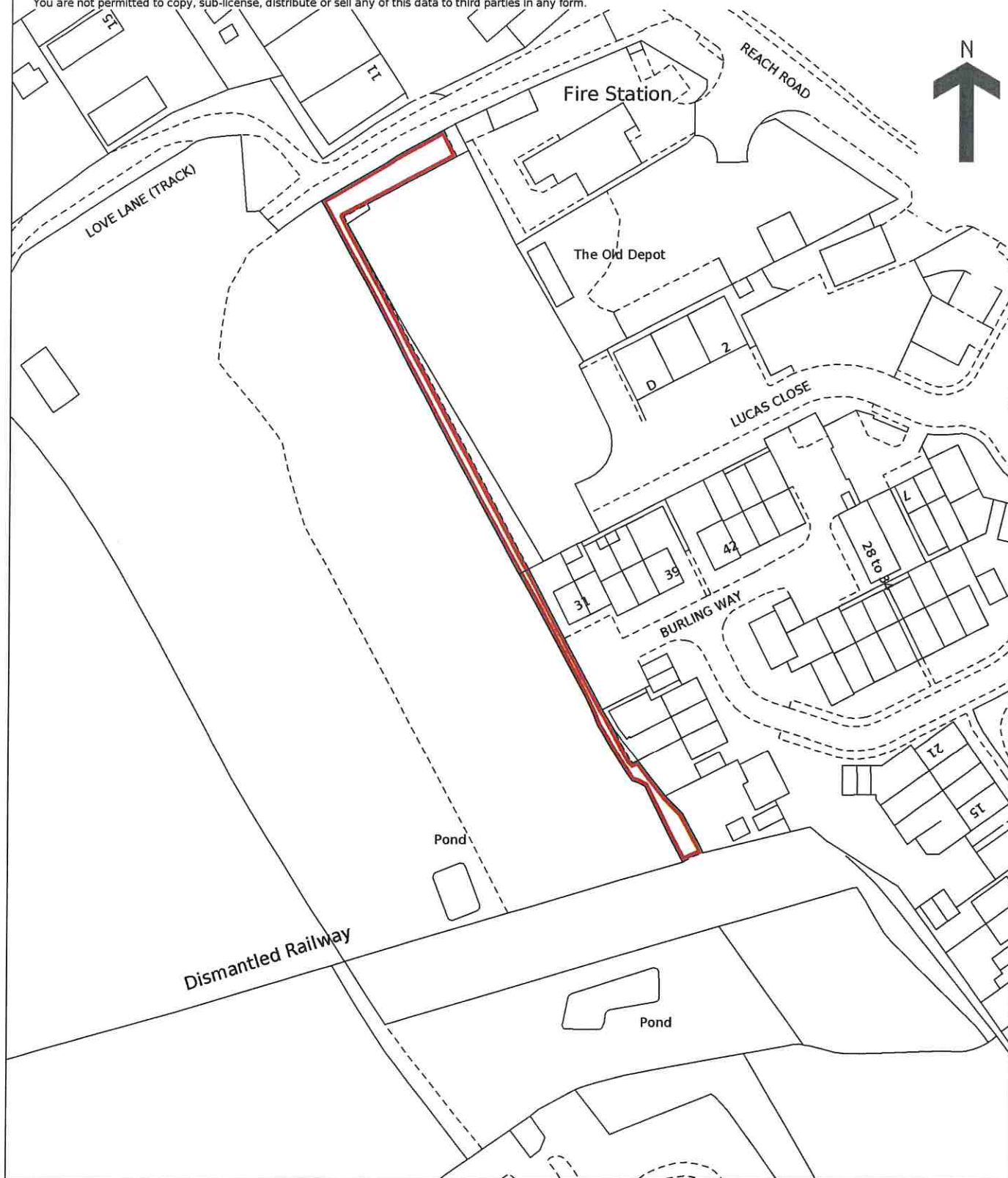
End of register

HM Land Registry
Official copy of
title plan

Title number **CB487125**
Ordnance Survey map reference **TL5865NW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Cambridgeshire : East**
Cambridgeshire



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0 5 10 15 20 25 30 35 40 50m

Map scale 1:1250

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Data last updated 10:00pm 28 MAY, 2025



WARD GETHIN ARCHER
10-12 TUESDAY MARKET PLACE
KINGS LYNN
NORFOLK
PE30 1JT

Date
29 May 2025

Your Ref
LSL-B10329-16-0-66740

Our Ref
RCS/CB487125

HM Land Registry
Peterborough Office
PO Box 7803
Bilston
WV1 9QN

DX 427301
Bilston 3

Tel 0300 006 0007

www.gov.uk/land-registry

Completion of registration

Title number	CB487125
Property	Land Lying To The North-West Of 31 Burling Way, Burwell, Cambridge (CB25 0FJ)
Registered proprietor	Burwell Parish Council

Your application lodged on 17 May 2024 has been completed. An official copy of the register is enclosed together with an official copy of the title plan.

The official copy shows the entries in the individual register of title as at the date and time stated on it. You do not need to reply unless you think a mistake has been made in completing your application.

An owner's property is probably their most valuable asset so it's important to protect it from the risk of fraud. Please read our property fraud advice at www.gov.uk/protect-land-property-from-fraud

Important information about the address for service

If we need to write to an owner, a mortgage lender or other party who has an interest noted in the register, we will write to them at their address shown in the register. We will also use this address if we need to issue any formal notice to an owner or other party as a result of an application being made. Notices are often sent as a safeguard against fraud so it is important that this address is correct and up-to-date. If it is not, the property owner or other party may not receive our letter or notice and could suffer a loss as a result.

Up to three addresses for service can be entered in the register. At least one of these must be a postal address, but this does not have to be in the United Kingdom; the other two may be a DX address, a UK or overseas postal address or an email address.

Please let us know at once of any changes to an address for service.

For information on how a property owner can apply to change their contact details or add an address, please see www.gov.uk/government/publications/updating-registered-owners-contact-address on GOV.UK (or search for "COG1") or contact HM Land Registry Customer Support (0300 006 0411) (0300 006 0422 for Welsh speakers service) from Monday to Friday between 8am and 5pm.

If you require this correspondence in an alternative format, please let us know.