

Cambridge office

Strutt & Parker
66-68 Hills Road
Cambridge
CB2 1LA
Telephone

struttandparker.com



Planning Policy Team
South Cambridgeshire District Council
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

Direct Dial:

E mail:

Our ref:

25th March 2019

Sent by email only to: planningpolicy@scambs.gov.uk

Dear Sir or Madam

Greater Cambridge Local Plan 'Call for Sites and Broad Locations' Submission: Stirling House, land to the North of Denny End Road, Waterbeach, Cambridgeshire

I write in relation to my client Paragon Land & Estates site, at Stirling House, land to the north of Denny End Road, Waterbeach, Cambridgeshire, which is being submitted in order for it to be considered as part of the Greater Cambridge 'Call for Sites' exercise between Cambridge City and South Cambridgeshire District Council. This submission proposes allocation of the site for a B1 uses and a nursey (D1) and could provide laboratory space for small start up businesses as an extension to the existing successful Cambridge Innovation Park.

The submission comprises this covering letter and the following supporting documents:

- Completed 'Call for Sites' form;
- Site location plan showing the location and extent of the proposed site;
- Existing Site Layout Plan, (prepared by Saunders Boston Architects).
- Initial Proposed Site Layout Plan (prepared by Saunders Boston Architects)
- Evidence of land owner support.

Site and its Surroundings

The site as shown on the accompanying site location plan and covers an area of 3.7 hectares. As detailed on the attached completed call for sites forms, the site benefits from being a brownfield site in a very sustainable location with good access to the A10, and within 1.5 kilometres of Waterbeach railway station.

The site forms the successful Cambridge Innovation Park, which has already proved to be a runaway success with large numbers of start-ups, mentors, trainers, service providers and investors extremely keen to get involved. Partnerships and collaboration agreements with very many locally based organisations and influential individuals have been agreed or are under discussion.

Following its establishment in 2012, Cambridge Innovation Park is now home to forty companies. The existing innovation park consists of Stirling House, which is a modern fully serviced 4800sqm office building, and Blenheim House, which is a 3200sqm self-contained office building specifically designed for growing high-tech companies. The site also contains a range of social and leisure uses to provide additional complementary benefits such as wine bar, café, gym and on site nursery.

The proposed site is being promoted by Paragon Land & Estates Ltd, which is a privately-held investor in commercial property. Paragon Land and Estates Ltd is a shareholder in, and sponsor of, Incubyte, which is a Tech Incubator





within the existing Cambridge Innovation Park on the site. The existing site is aimed at small start-up businesses. Incubyte has already been a runaway success at Waterbeach, with a large number of mentors, investors, trainers and partners and financiers keen to be involved. The Innovation Centre is provided on the basis of Paragon Land & Estates Ltd providing the accommodation in the form of communal co-working space, hot-desking, serviced and un-serviced offices, small start-up business units, with ancillary industrial space and retail premises. This business model provides flexibility that start up/growing businesses need.

The site has been subject to several recent planning applications (further details of which are contained in Section E of the accompanying 'Call for Sites and Broad Locations' response form.

The site also benefits from being situated outside of the Cambridge Green Belt and is one of the few available employment sites on previously developed land. The proposal is to intensify the use of the site to include an additional three storey office building of approximately 6000sqm, a new two-storey office and nursery building of approximately 575 sqm, and a two-storey office building of approximately 1000 sqm, together with associated car and cycle parking.

Allocation of Site

The proposed development would provide important start-up units for start-up businesses, which would complement the existing successful Cambridge Innovation Park. The provision of small laboratory space will enable businesses to invest and expand over time. It will create additional employment opportunities and growth on a site already in use for employment, representing a more efficient use of the land, and reducing the need for greenfield and Green Belt releases of land elsewhere in the District.

The existing site already employs in excess of 300 employees and is a major contributor to the local economy. Using the Homes and Communities Guide to B1 floor space/per employee the proposed development is estimated to provide for an addition of approximately 8,000 square metres of employment space. This could generate up to 600 new employees on this thriving site, subject to meeting adopted car parking standards.

As set out within paragraph 117 of the National Planning Policy Framework planning policies should promote an effective use of land in meeting the need for development, whilst safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously- developed or 'brownfield' land. Paragraph 118 then goes on to state that local planning authorities should give substantial weight to the value of using brownfield land. The allocation of this site for employment uses as detailed above is entirely consistent with these over-arching policies set out in the National Planning Policy Framework.

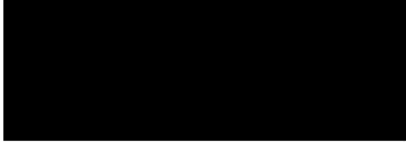
Sequentially therefore, it is considered that this site should be favoured for allocation, in that it will assist in making an under-used site into more efficient use. Allocation of this site for employment purposes, will also result in reduced pressure to allocate greenfield or Green Belt employment sites elsewhere within the Greater Cambridge area.

The proposed site is located an optimal distance from Cambridge and is the first brownfield site available for development to the north of the City, that is not within the Green Belt. It also benefits from being immediately adjacent the new town at Waterbeach (a large new community of up to 11,000 new homes together with a relocated railway station), and immediately north of Denny End Road, which is identified in the current Local Plan as an 'Established Employment Area'. It is therefore an entirely appropriate location for an intensification of an existing employment use in a sustainable location on the edge of a key growth location that is well served by public transport and with very good access onto the A10.

I trust that the information submitted is sufficient for your purposes but should you require any additional information, please do not hesitate to contact me.



Yours faithfully



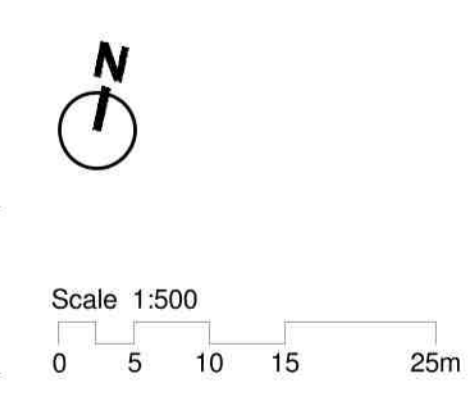
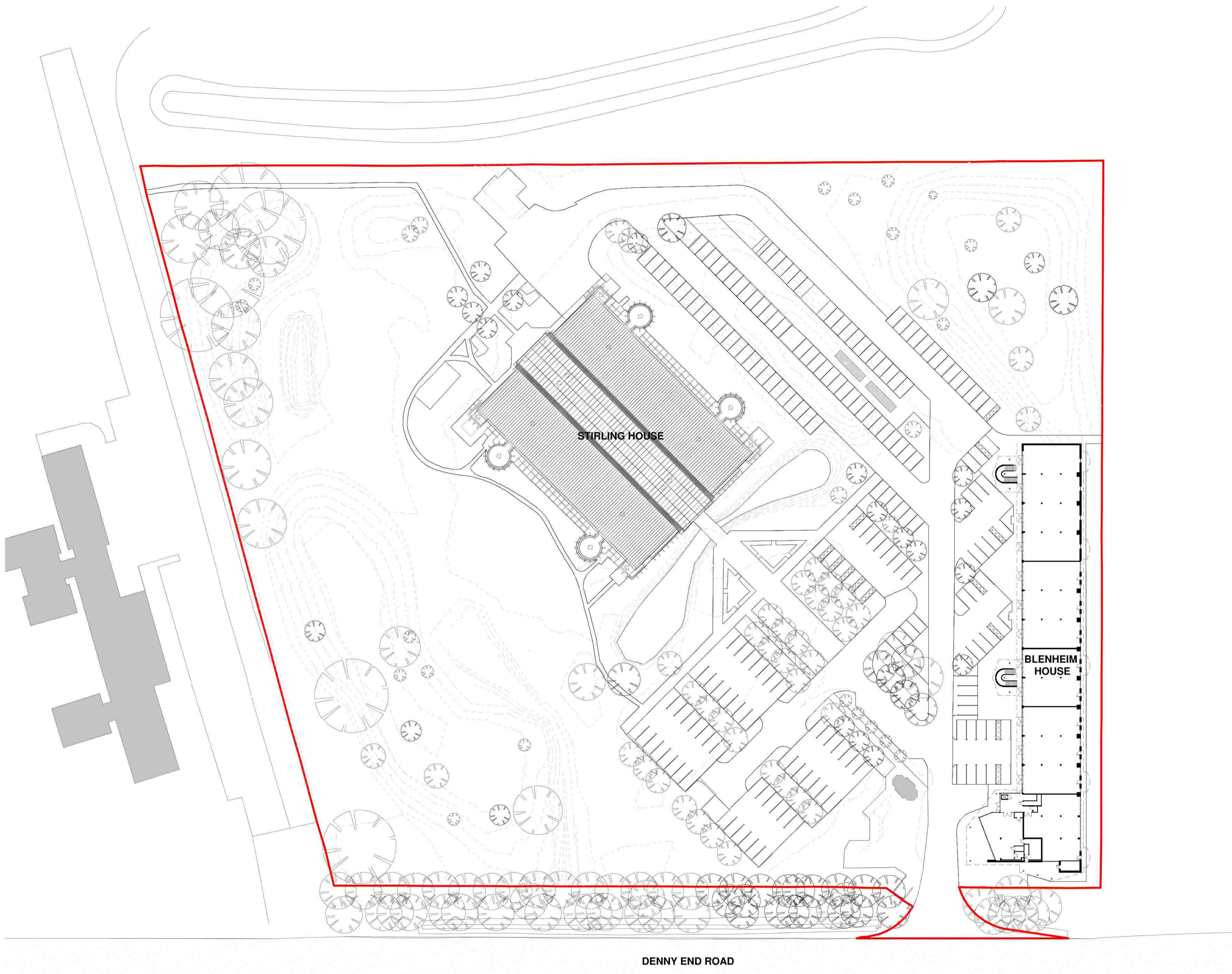
David Fletcher
Director
Cambridge Planning

Enc: Completed 'Call for sites' form
Site location plan showing the location and extent of the proposed site
Existing Site Layout Plan (prepared by Saunders Boston Architects)
Evidence of Landowner Support

Land to the North of Denny End Road, Waterbeach

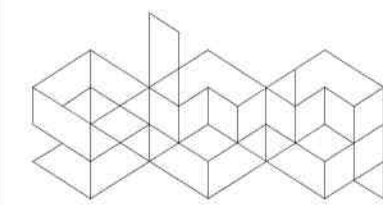


- No. Note
- 1 All dimensions to be verified on site by GENERAL CONTRACTOR prior to any work, setting out or shop drawings being prepared.
 - 2 Drawings not to be scaled. Work to figured dimensions only.
 - 3 © copyright SAUNDERS BOSTON LIMITED. All rights reserved. This drawing remains the property of SAUNDERS BOSTON LIMITED at all times and may not be reproduced or copied in whole or in part without their prior written consent.
 - 4 This drawing and related specifications are for use only in the stated location.
 - 5 This drawing is to be read in conjunction with all other Consultants drawings and specifications.
 - 6 Drainage has not been surveyed and any/all pipe locations and below ground drainage runs are indicative.
 - 7 It is assumed that all works will be carried out by a competent contractor who will be working, where appropriate, to an approved method statement.

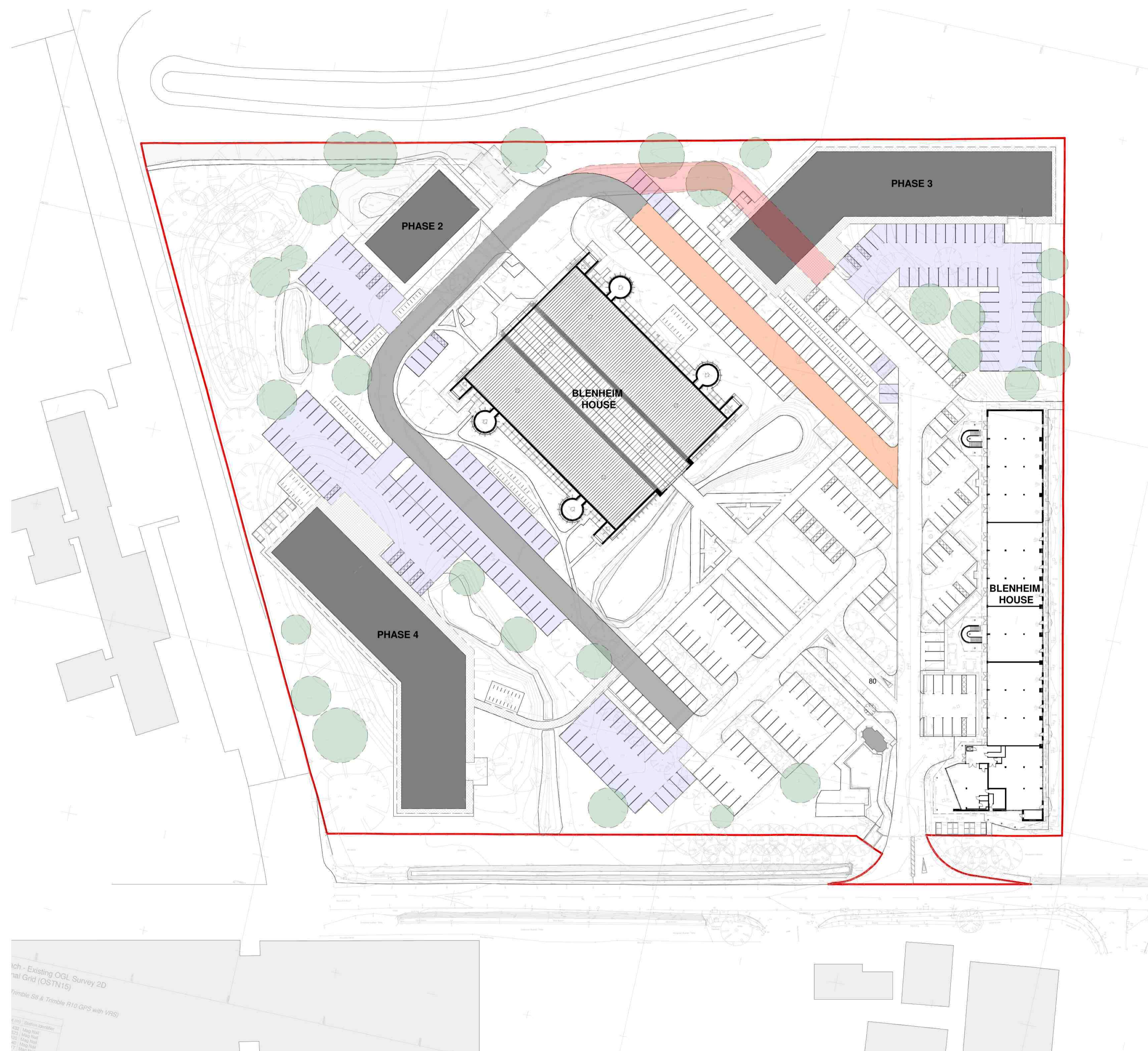


Existing Site Plan
1 : 500

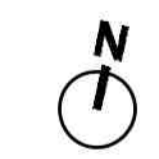
B	Issued for EIA Screening	080319		
A	Phase 2 & 3 re-design and Nursery moved	01/02/19		
No.	Revision	Date	Clk.	Auth.

 Saunders Boston Architects		Paragon Land & Estates Limited Job Cambridge Innovation Park North Drawing Existing Site Masterplan	
Eastern Gate House, 119 Newmarket Road, Cambridge CB5 8HA T: 01223 367733 office@saundersboston.co.uk		The Generator, The Gallery, King's Wharf The Quay, Exeter EX2 4AN T: 01392 349627 www.saundersboston.co.uk	
Preliminary		Scale 1 : 500 @A1	Revision B
SBA Project Code 1672	Drawn JS Checked MNL	Date 01/02/19 Suitability Code	project originator zone level type role number 1672 -SBA-MP-XX-DR-A-902

- No. Note
- All dimensions to be verified on site by GENERAL CONTRACTOR prior to any work, setting out or shop drawings being prepared.
 - Drawings not to be scaled. Work to figured dimensions only.
 - © copyright SAUNDERS BOSTON LIMITED. All rights reserved. This drawing remains the property of SAUNDERS BOSTON LIMITED at all times and may not be reproduced or copied in whole or in part without their prior written consent.
 - This drawing and related specifications are for use only in the stated location.
 - This drawing is to be read in conjunction with all other Consultants drawings and specifications.
 - Drainage has not been surveyed and any/all pipe locations and below ground drainage runs are indicative.
 - It is assumed that all works will be carried out by a competent contractor who will be working, where appropriate, to an approved method statement.



-  New Tree
-  Removed Road
-  New Parking
-  New Road Surface Required

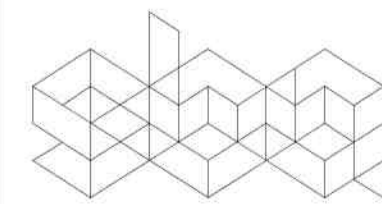


Scale 1:500
0 5 10 15 25m

No.	Revision	Date	By	Auth.
J	Issued for Information	26/03/19		
I	Revised following DTM	21/02/19		
H	Phase 2 & 3 re-design and Nursery moved	01/02/19		
G	Issued Post Pre App	07/12/18		
F	Nursery updated to belowground services and to reflect revised brief	26/10/18		
E	Issued for Pre-App meeting	30/08/18		
D	Issued following DTM	09/08/18		
C	Issued following changes to Phase 2	07/08/18		
B	Issued For Information	19/07/18		
A	Issued for Pre-App	19/07/18		
No.	Revision	Date	By	Auth.

Existing OGL Survey 2D
National Grid (OSTN15)
Trimble SB & Trimble R10 GPS with VRS

Proposed Site Plan
1 : 500



Saunders Boston Architects

Eastern Gate House, 119 Newmarket Road, Cambridge CB5 8HA
T: 01223 367733
office@saundersboston.co.uk

The Generator, The Gallery, King's Wharf, The Quay, Exeter EX2 4AN
T: 01392 369627
www.saundersboston.co.uk

Paragon Land & Estates Limited

Job: Cambridge Innovation Park North

Drawing: Site MasterPlan

INFORMATION		Scale	Revision
SBA Project Code	Drawn JS	1 : 500 @A1	J
1672	Checked MNL	1672	
Date 13/07/18	Suitability Code	project	originator zone level type role number
		1672	-SBA-MP-XX-DR-A-502



*Commercial Property Investment and Development
Serviced Offices - Business Centres - Industrial and Retail Premises
Small Business and Starter Units - Land Acquisition*

14th March 2019

South Cambs District Council
South Cambridgeshire Hall
Camboume Business Park
Camboume
Cambridge CB23 6EA

Dear Sirs,

Strutt & Parker are making applications for several sites to be included in the current Call for Sites. They have been instructed to do so by this company. We therefore support the submissions.

The sites in question are as follow:-

- Cambridge Innovation Park, Denny End Road, Waterbeach CB25 9QE
- Comfort Café, Fourwentways Service Area, Little Abington, Cambridge CB21 6AP
- Approximately 11.6 acres at Hardwick, Cambridge CB23 8AY
- Approximately 3.3 acres at Hardwick, Cambridge CB23 8AY

Regards



R.E. Parisi
Managing Director