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CB23 6EA

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**Our ref:** 201516

25<sup>th</sup> March 2019

Sent by email only to: [planningpolicy@scambs.gov.uk](mailto:planningpolicy@scambs.gov.uk)

Dear Sir or Madam,

**Greater Cambridge Local Plan 'Call for Sites' Submission: Former Comfort Café Site, Four Wentways, Little Abington, Cambridge CB1 6AP**

I write in relation to my client's, Paragon Land & Estates Ltd, site on the former Comfort Café site, Four Wentways, Little Abington, Cambridge, which is being submitted in order for it to be considered as part of the 'Call for Sites' exercise between Cambridge City and South Cambridgeshire District Council. The site proposes allocation of the site for an employment-led (B1) use, to provide laboratory space for small start-up businesses. This submission comprises the following:

- Completed 'Call for Sites' form;
- Site location plan showing the location and extent of the proposed site;
- Illustrative Sketch Masterplan/Illustrative Elevation Plans of the site, prepared by MCW.
- Evidence of land owner support.

**Site and Its Surroundings**

The site is as shown on the accompanying site location plan and covers an area of approximately 0.88 hectares. As detailed on the attached completed Call for Sites form, the site benefits from being a brownfield site in a very sustainable location with good access to the A1207 and the A11.

The application benefits importantly from being situated outside of the Cambridge Green Belt and is one of the few available employment sites that is on previously developed land.

**Planning Policy Support for the Allocation**

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.

Sequentially therefore, it is considered that this site should be favoured for allocation, in that it will assist in bringing forward a derelict brownfield site back into employment 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 District.





The proposed site is located an optimal distance from Cambridge and is the first brownfield site available for development to the east of the City, that is not within the Green Belt. It benefits from being located in close proximity to Granta Park, which is already a successful employment site. This proposed site, which will provide a laboratory based businesses/ start up space will complement the existing Granta Park Science Park.

### **Background to Proposed Innovation Park**

The 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 based at Cambridge Innovation Park in Waterbeach. It 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.

Following its opening in 2012, 40 businesses are now based at Cambridge Innovation Park in Waterbeach. The site is fully let with a long waiting list. Accounting for the very sustainable location of the Abington site, it is considered that the site will also be subject to very high demand for new businesses. The site will complement rather than directly compete with Granta Park. The success of Granta Park, demonstrates the demand for employment sites along the A11 corridor, which is to an extent predated on its good connectivity to Cambridge City. In this regard, the application site has very good connectivity to Cambridge both by cycling and by bus.

### **Proposed Development**

As detailed on the illustrative plans provided by MCW, the application site benefits from being unconstrained in planning terms, given that it is not located in close proximity to any sensitive neighbouring residential receptors. It also benefits from a good existing access onto Newmarket Road to the west of the application site. The applicants are happy to provide any further information to support the allocation of the site, as required. As can be seen from the proposed illustrative plans, the proposals represent a high quality design led development and provide a positive and welcoming layout.

Whilst the exact quantum of floor space and number of employees will be subject to detailed consideration as part of the planning application stage, it is the applicants view that the site could accommodate a building of approximately 1600 square metres in size. It would have the potential to provide up to 150 employees on the site, which would be dependent upon the type of businesses that use the premises once operational.

### **Conclusion**

The allocation of this brownfield site for employment is therefore considered to be sound and deliverable in planning terms and fully meet the test of soundness as set out within paragraph 35 of the National Planning Policy Framework. Sequentially having regard to paragraph 117 of the NPPF it should be allocated above, any alternative employment sites being promoted to the east side of Cambridge.

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  
Red line plan showing the location and extent of the proposed site  
Evidence of Landowner Support  
Illustrative Plans of the Site, prepared by MCW

Land to the East of the A11 and West of A1307





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

14<sup>th</sup> March 2019

South Cambs District Council  
South Cambridgeshire Hall  
Cambourne Business Park  
Cambourne  
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

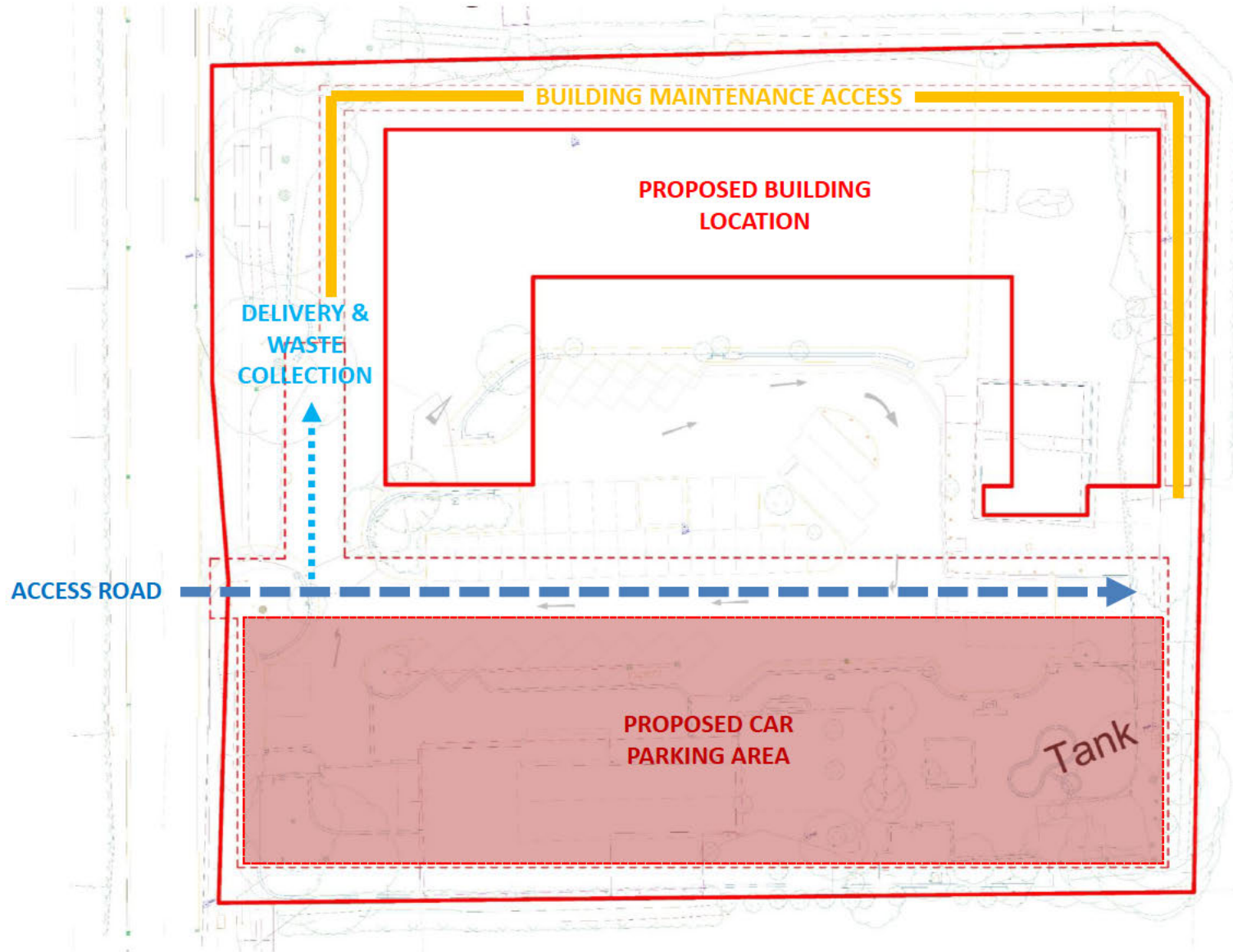
Regards



R.E. Parisi  
Managing Director

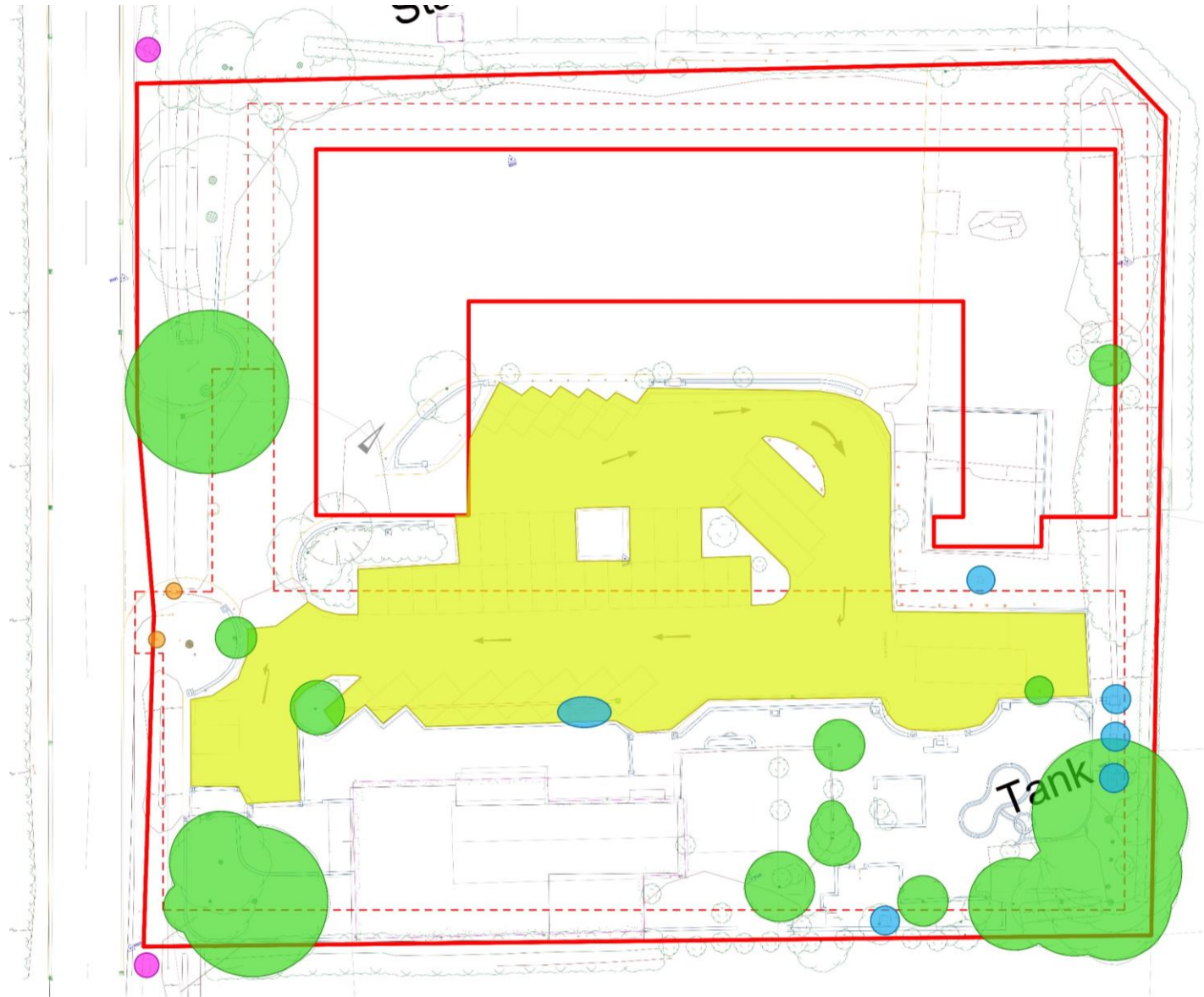


## 1.0 Site

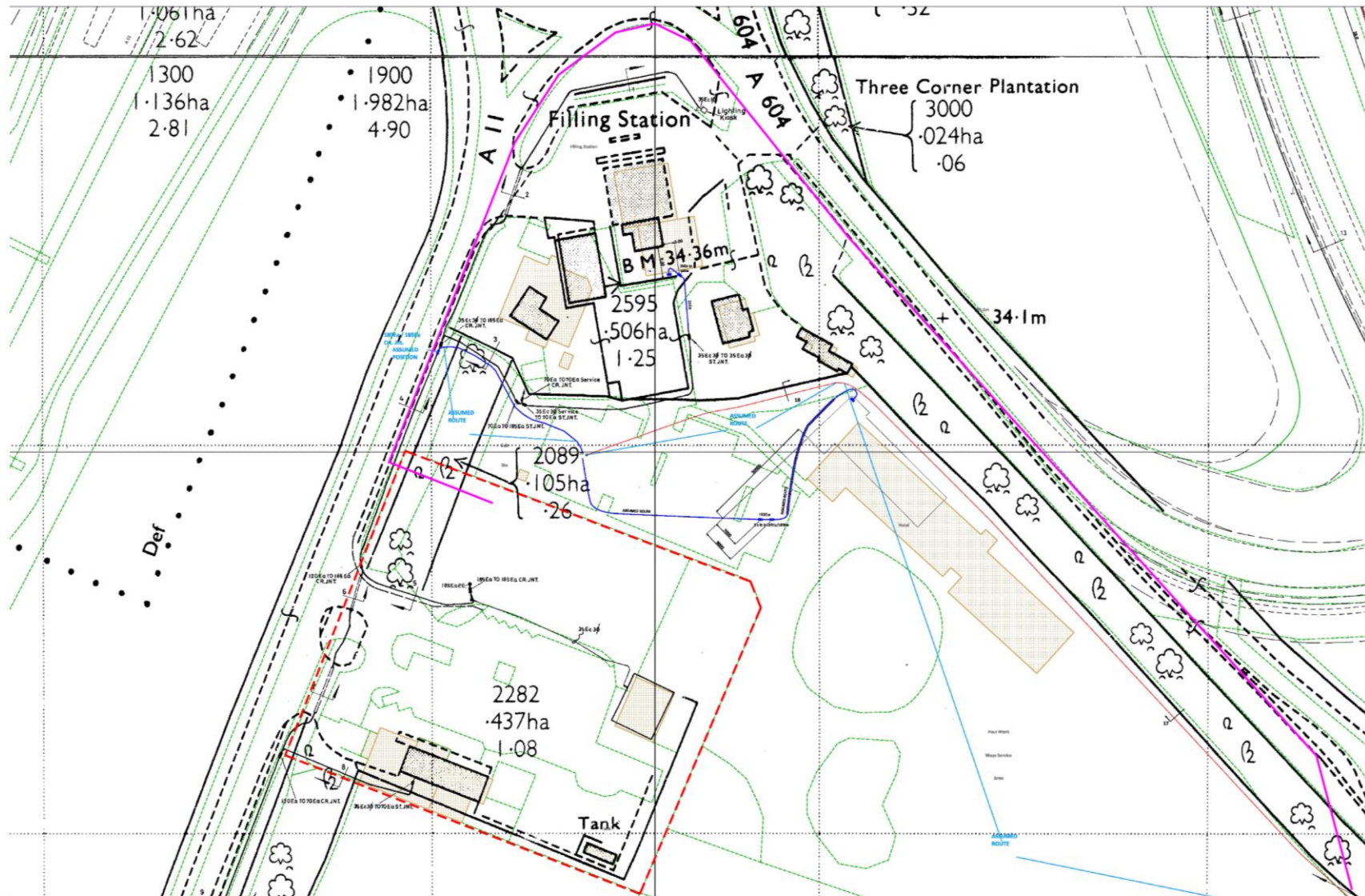


Site strategy  
Overlay

-  Existing asphalt area
-  Existing trees to be removed
-  Fire hydrant (sign and MH)
-  Telecommunications cover
-  Inspection and manhole covers



Site Review  
Overlay



UKPN  
Asset Plan

approximate route of new UKPN HV cable

## 3.0 Layout

## Current Proposal

### SUMMARY

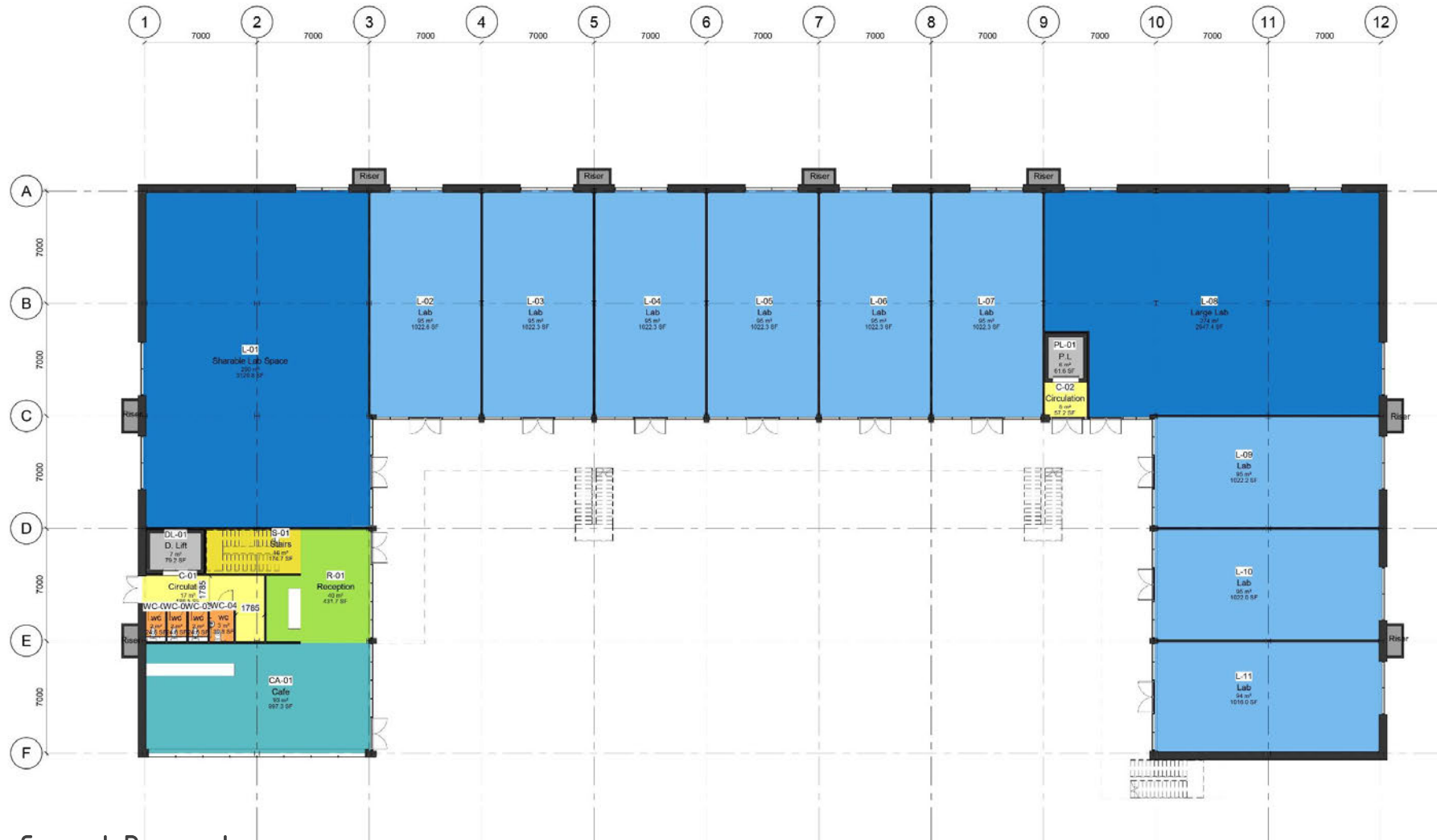
**GIA Footprint:** 1632m<sup>2</sup> / 17,566ft<sup>2</sup>

**PERIMETER:** 268,638m

**TOTAL LETTABLE AREA:** 4537m<sup>2</sup> / 48835ft<sup>2</sup> (inc. 98m<sup>2</sup> / 1054ft<sup>2</sup> café)

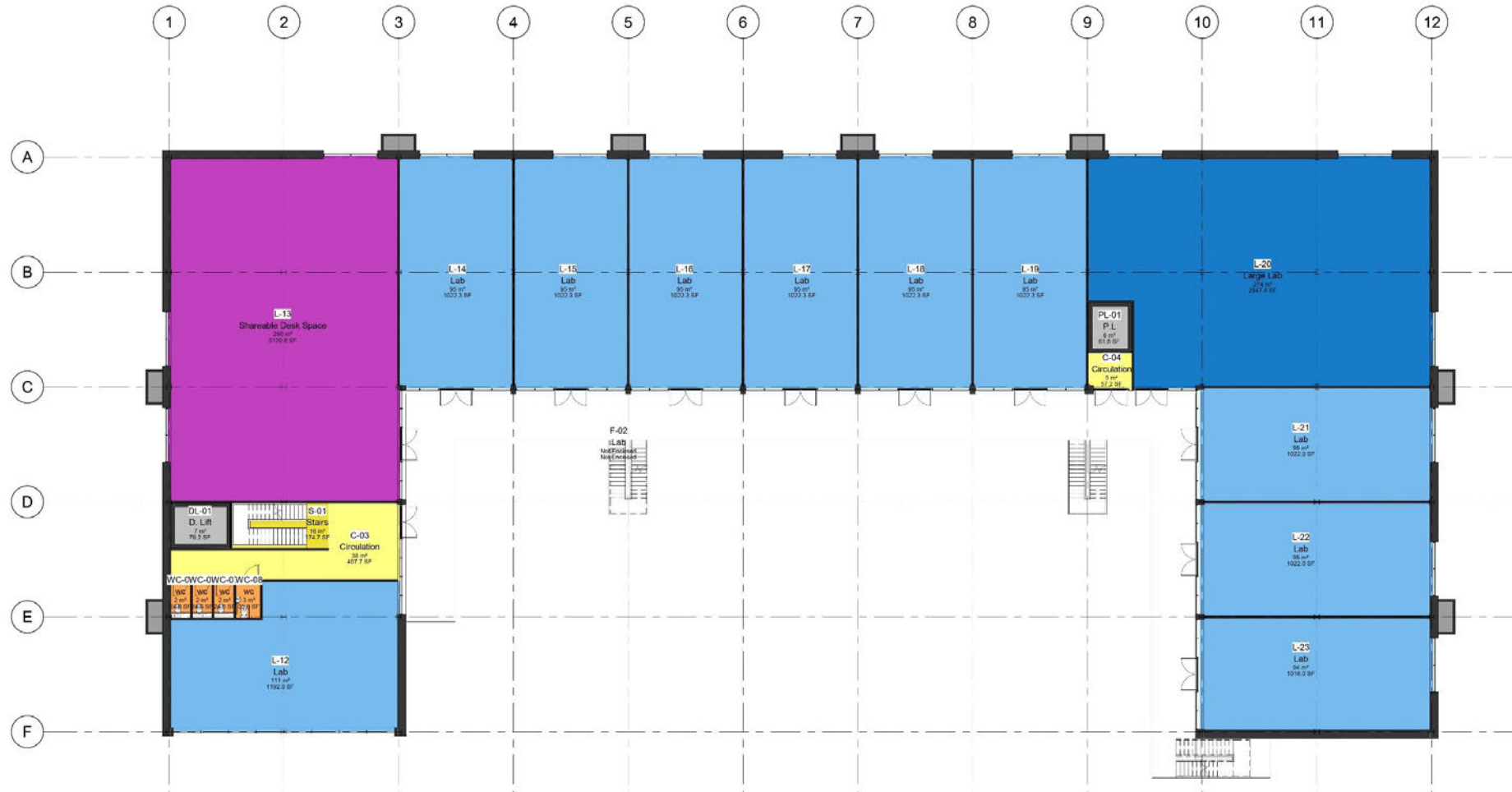
*non-lettable spaces are, circulation, stair/lift and wc core and the communal space on 2<sup>nd</sup> floor*

**Lettable vs Gross Internal Area = 4397m<sup>2</sup> vs 4896m<sup>2</sup> (90%)**



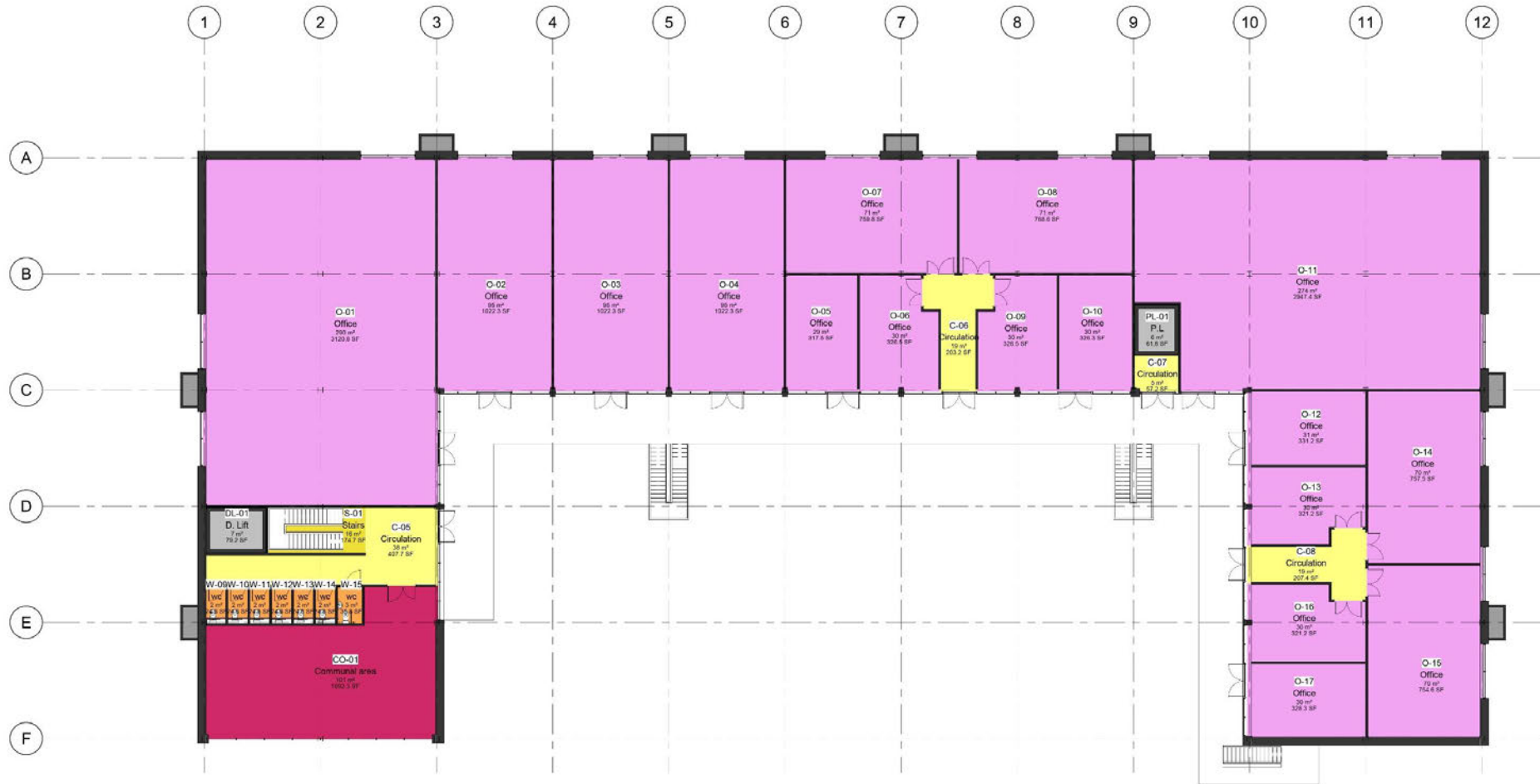
**NIA:** 1610m<sup>2</sup>  
**LETTABLE SPACE:** 1510m<sup>2</sup>  
(incl. café)

Current Proposal  
Ground Floor Layout



NIA: 1609m<sup>2</sup>  
LETTABLE SPACE: **1528m<sup>2</sup>**

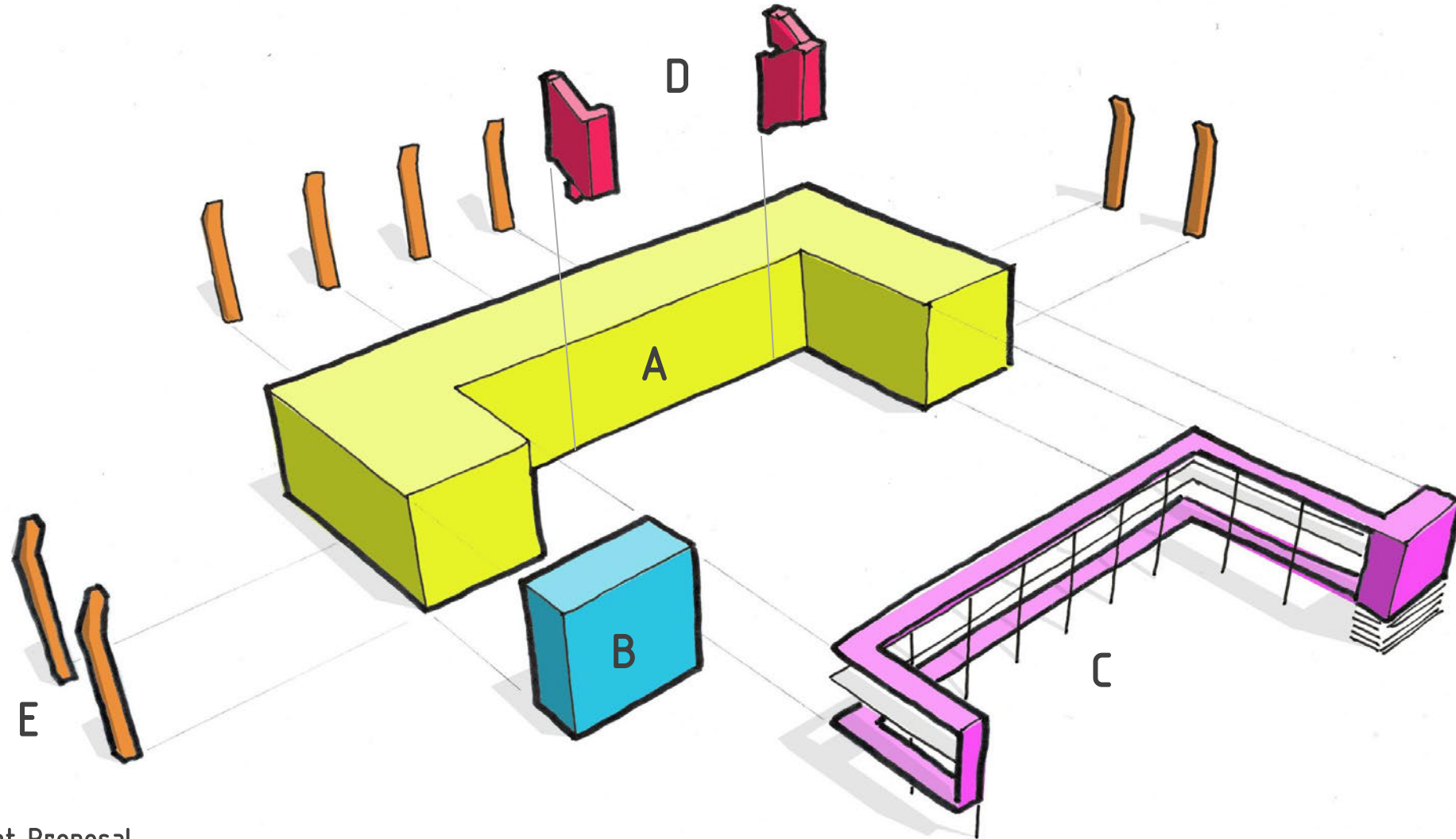
Current Proposal  
First Floor Layout



**NIA: 1585m<sup>2</sup>**  
**LETTABLE SPACE: 1359m<sup>2</sup>**  
(excl. communal space)

Current Proposal  
Second Floor Layout

## 5.0 3d Views



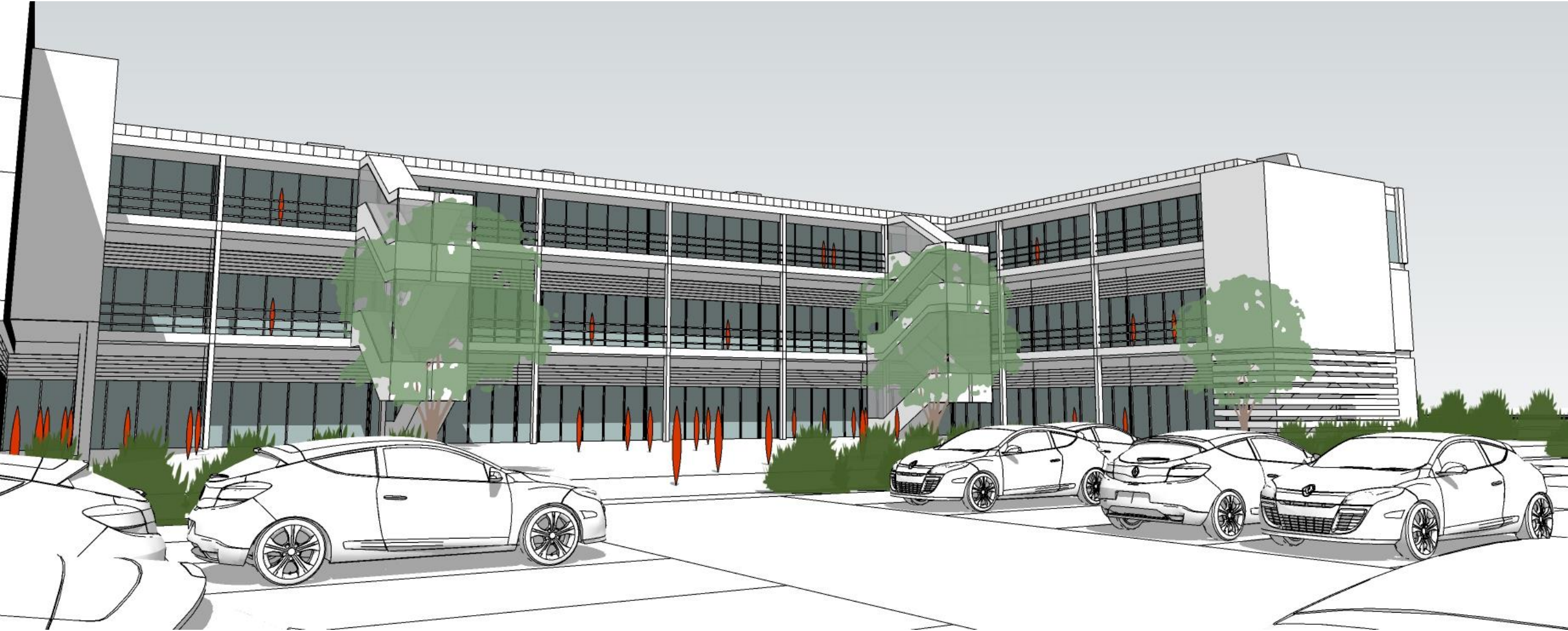
Current Proposal  
Components



Current Proposal  
3d view



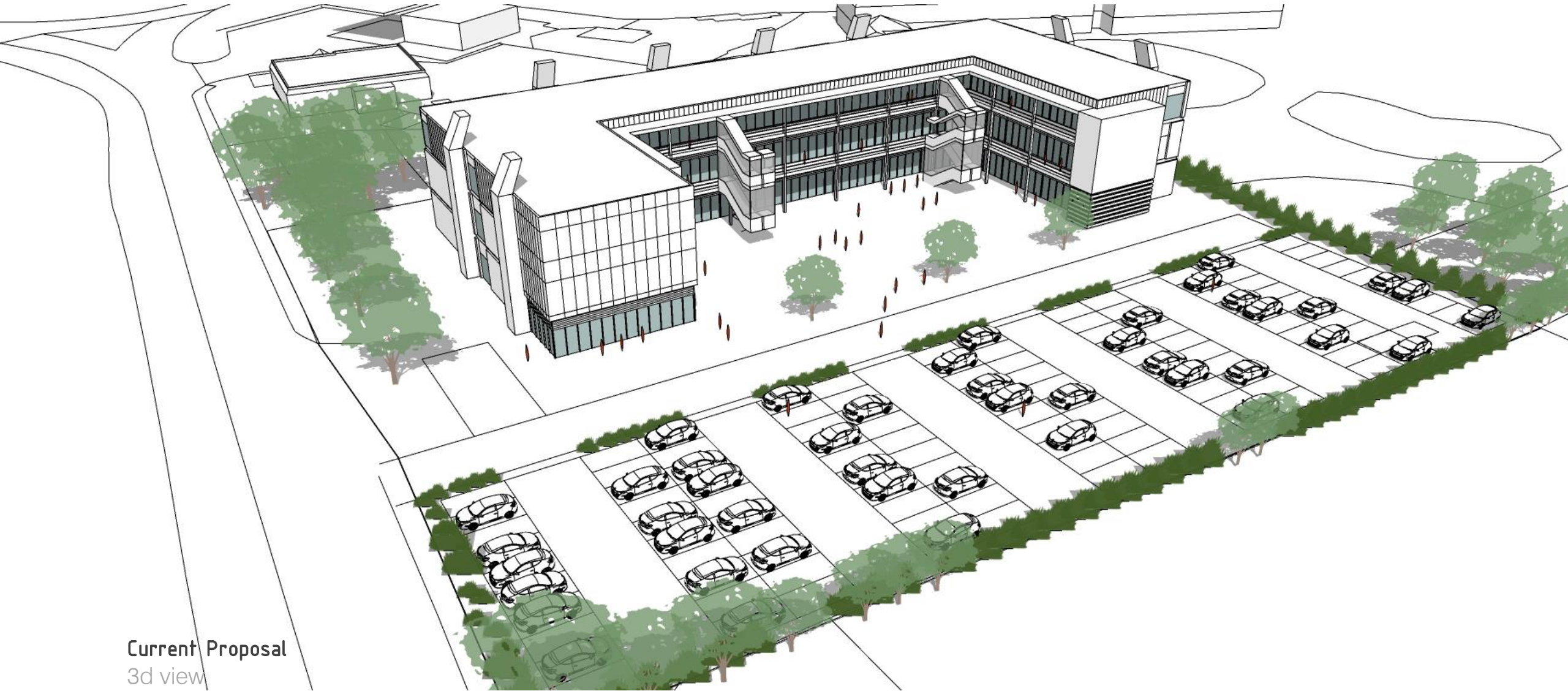
Current Proposal  
3d view



**Current Proposal**  
3d view



Current Proposal  
3d view



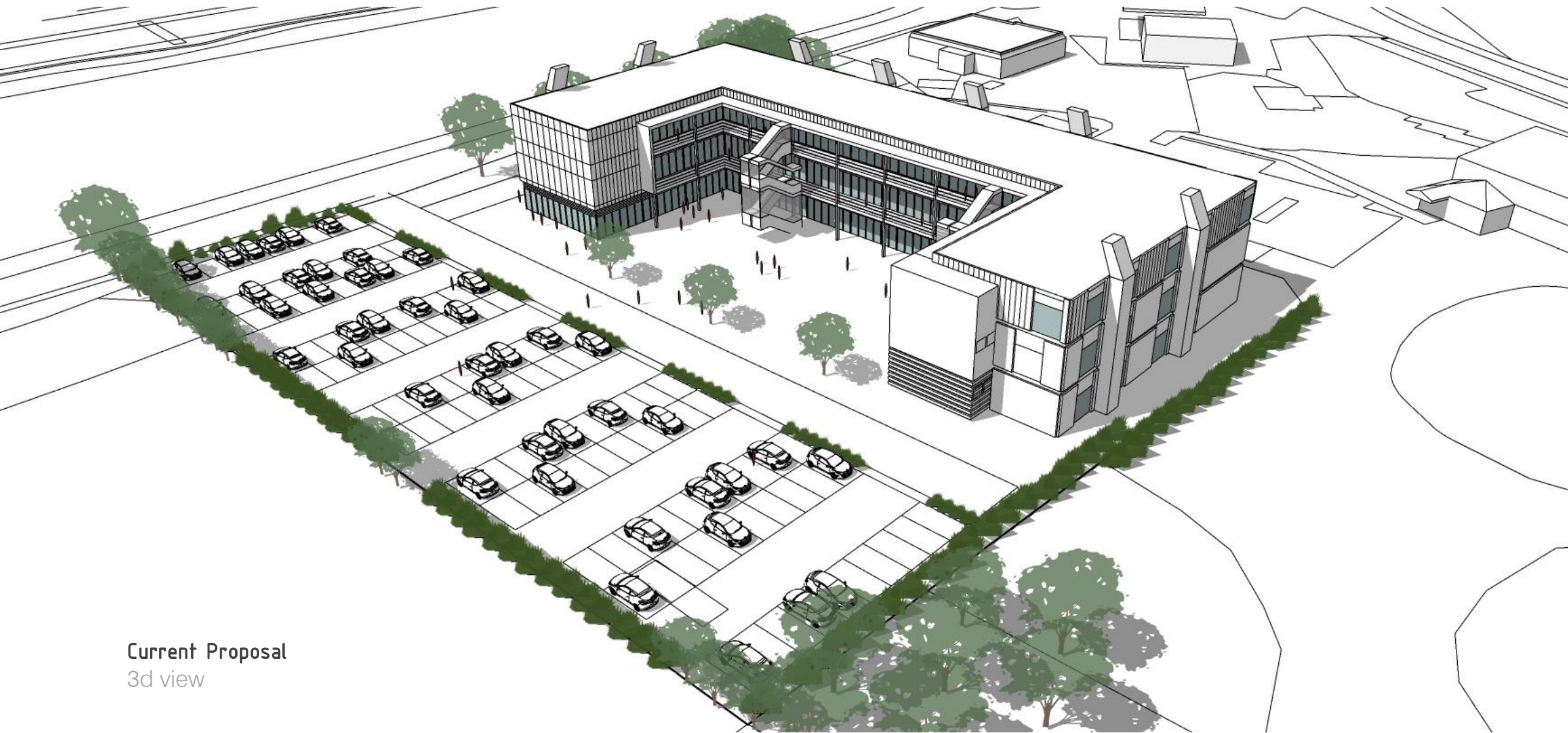
Current Proposal  
3d view



**Current Proposal**  
3d view



Current Proposal  
3d view



Current Proposal  
3d view