

Land to the North of A14 and Bar Hill, South Cambridgeshire

Site Context

The proposed site for allocation for employment development is located to the north of the A14 and the Minor Rural Centre of Bar Hill (figure 1). The total site is approximately 51.34 ha (126.8 acres). The land is registered under one Land Registry title.

The importance of the A14 to the highways network (and the regional roads that link it) has been recognised by Highways England who are in the process of conducting significant highways improvement works between Cambridge and Alconbury.

Bar Hill has a population of approximately 4,080 (mid 2010-year estimate) and the village has excellent transport connections and a wide range of services and amenities. The village has a large supermarket, post office, takeaways, petrol station, ATM, bank, primary school, GP surgery, library recreational and other facilities. The village benefits from frequent bus services to Cambridge, Huntingdon and St Ives.

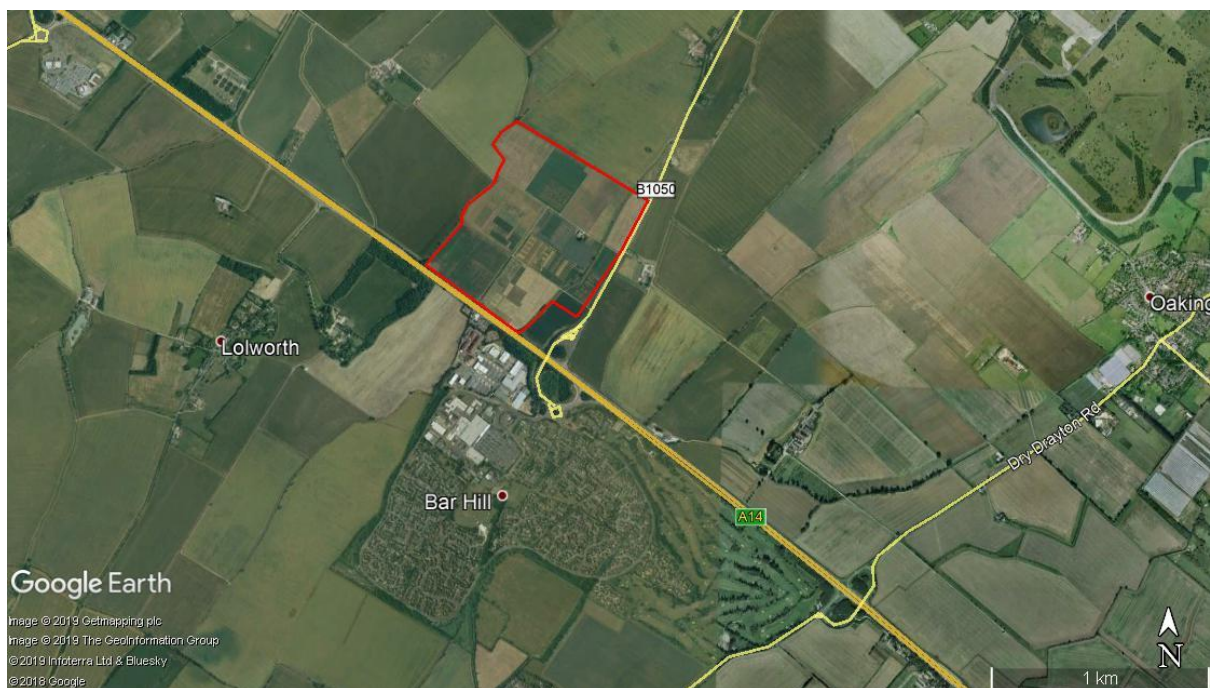


Figure 1: Map showing location of the site

Flood Risk

As confirmed by the Environment Agency's flood map (Environment Agency, 2019) the site is partly located within Flood Zone 1 (low probability of flooding). There are areas of Flood Zone 2 (medium probability of flooding) to the south and east of the site. There is an area of Flood Zone 3 (high probability of flooding) within the existing water course that runs north to south across the site. The site is predominantly at very low risk of surface water flooding. However there are patches of high, medium and low risk to the east of the site. The layout and drainage strategy for any scheme

that comes forward on the site will reflect the localised areas of surface water flooding. It should be noted that employment uses are less vulnerable development which is compatible in flood risk areas including Flood Zone 3A (high probability of flooding).

Designations

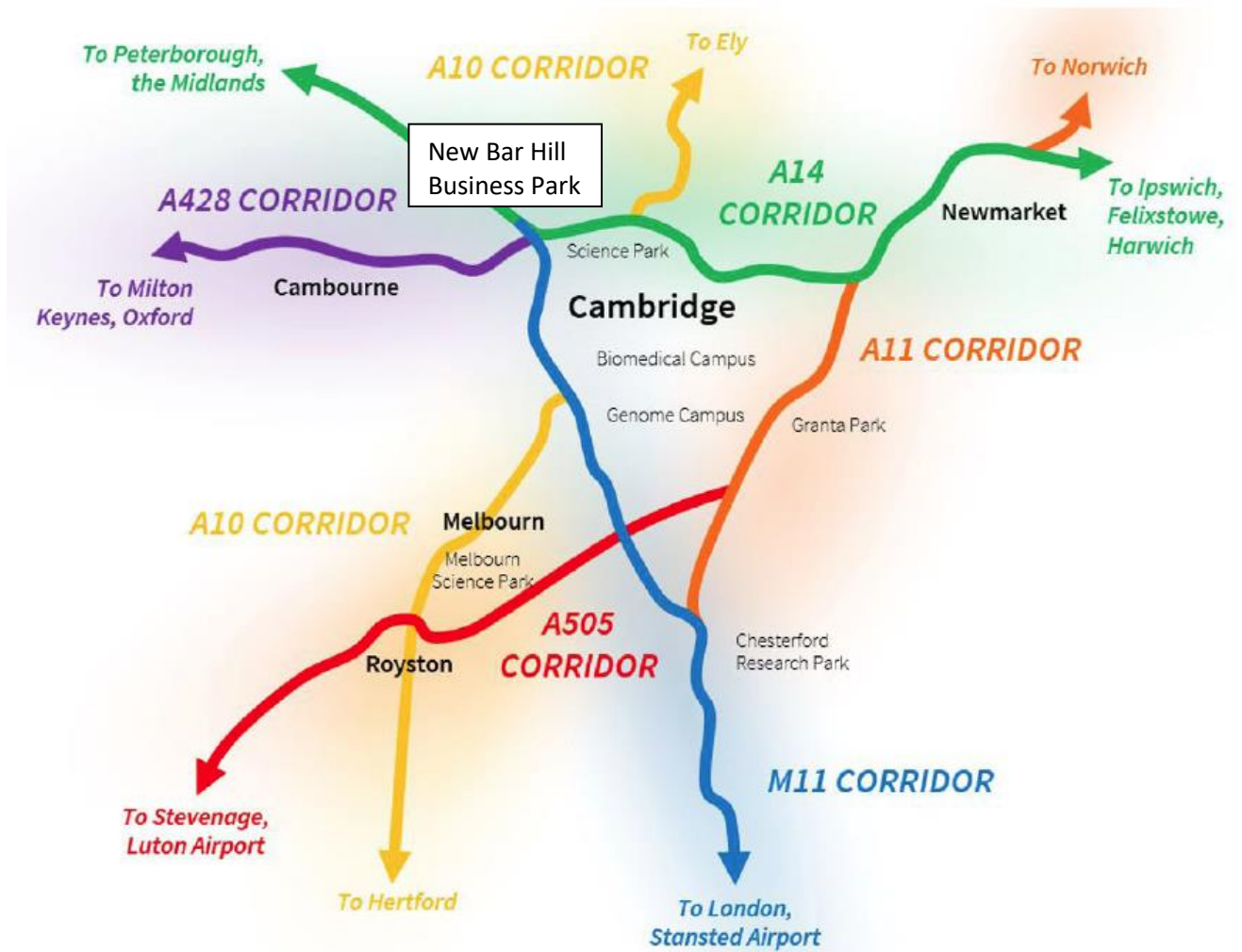
There are no SSSI's or Scheduled Ancient Monuments on or adjacent to the site (DEFRA, 2019). There is a grade II listed house to the north of the site at Utton's Drove known as Trinity House, there are three listed buildings at the village of Lolworth on the other side of the A14, two of these are Grade II listed and the Church accessed from The Green is Grade II*. There is one further Grade II listed mile post at the depot to the south of the site on the A14. All of these listed buildings are some distance from the site. The site is not within a Conservation Area (South Cambridgeshire District Council Inset Map 5). The site lies within the countryside outside of the Green Belt (South Cambridgeshire District Council Inset Map 5). A proportion of site is within an area of search for a Mineral Allocation and a Minerals Consultation Area. The Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals plan states clearly the site is only suitable as a borrowpit for any future A14 improvements and that the release of mineral will be commensurate with the need for mineral for any future improvements to the A14 only.

Access

As part of the A14 Improvements scheme there has been significant improvements to the existing junction at Bar Hill with the A14. A review of the new junction arrangements has been undertaken by WSP, our highways consultants, and in principle a new roundabout access could be created to the site from the eastbound slip. There maybe the opportunity for an access from the B1050, but this requires further investigation.

Need for Commercial Floorspace

The site is seeking to deliver a mixed-use business park encompassing B1C light industrial, B8 Storage and Distribution and B2 General Industrial uses.



CORRIDORS PLAN

Cambridge has one of the fastest growing economies in the country and retains its position as a world-leading centre for research and development. The city and wider region continue to attract global occupiers. The city is seen as an important driver to the UK economy, attracting considerable inward investment. In recognition of this, the Government granted Cambridge City Deal status in 2015 (now renamed the Greater Cambridge Partnership), which will result in funding of up to £1 billion to improve transport connections and accommodate growth.

An increasing number of companies are seeking commercial space in and around Cambridge. This has been particularly evident with the number of national and international organisations attracted by the rich pool of skilled workers, research activities and the collaborative environment Cambridge offers.

The industrial occupier market in the locality is generally performing well with relatively low vacancy rates and stable demand. It is the best performing market (compared to the office, retail markets etc.) at present and there has been a steady increase in rental levels over recent years.

Nationally, the industrial and logistics sector has outperformed all others. The Cambridgeshire market has followed this trend with steady demand for industrial space and an increasing focus to cater for the strong demand from 'mid-tech' occupiers.

There is an inherent lack of available stock in Cambridgeshire and high occupier demand. This lack of supply and steady demand for industrial space is pushing rental levels of prime stock up.

National agents acting locally advise that demand from the B8 storage and distribution sector will focus on locations that are readily accessible and are on core regional distribution routes outside of the congested areas of Cambridge. Land that can deliver this will be sought after from the storage and distribution sector.

The site in particular is strategically located and benefits from these core credentials with the additional benefit of soon to be complete major road upgrades and proximity to national distribution routes (M11 / A1M). Land north of Cambridge is more sought-after from a storage and distribution perspective given the closer proximity to the 'golden triangle' and drive times from the coastal ports.

Across the wider Cambridge area, there remains a general shortage of available quality stock. In addition, there is a limited amount of land designated for commercial development which is expected to put pressure on future supply.

The delivery of the Business Park has the potential to deliver significant job opportunities in a location well related to the highway network.

Allocating this site for employment development in the emerging Local Plan will enable the site to attract new business to South Cambridgeshire and generate significant employment opportunities in a relatively sustainable location.

Conclusion

The site is in strategic and sustainable location for employment development close to the existing local services within the community. It offers good access to the local and regional highway network and lies on major economic corridor on the A14.

The site offers the potential to deliver a wide mix of business uses which make the most of the site's location, including uses within classes B1C, B2 and B8. Masterplanning of the site will take the opportunity to locate uses in the most suitable parts of the site, whilst taking into account the constraints and opportunities of the site.

Endurance Estates consider the site represents a compelling opportunity to achieve sustainable employment development. Endurance Estates looks forward to continuing engagement with South Cambridgeshire District Council to bring this site forward for development.

References

1. Environmental Agency, 2019. Flood map for planning. [online] Available at: <https://flood-map-for-planning.service.gov.uk/confirm-location?eastings=540928&northings=248771&placeOrPostcode=foxton%20cambridgeshire> [Accessed 14/03/2019]
2. Environment Agency, 2019. Long term flood risk information. [online] Available at: <https://flood-warning-information.service.gov.uk/long-term-flood-risk/map> [Accessed 14/03/2019]
3. DEFRA, 2019. Magic Map Application. [online] Available at: <https://magic.defra.gov.uk/MagicMap.aspx>

