



BIDWELLS

Your ref: Greater Cambridge Local Plan Issues and
Options Consultation 2020

Our ref:

DD: [REDACTED]

E: [REDACTED]

Date: 24/02/2020

Greater Cambridge Shared Planning Policy Team
c/o South Cambridgeshire District Council
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

Dear Sir / Madam

**GREATER CAMBRIDGE LOCAL PLAN ISSUES AND OPTIONS 2020 CONSULTATION
RESPONSE ON BEHALF OF E W PEPPER LTD
WYNDMERE PARK, STEEPLE MORDEN**

I write on behalf of E W Pepper Ltd in response to the Greater Cambridge Local Plan Issues and Options Consultation 2020.

E W Pepper Ltd owns Wyndmere Park Industrial Estate, which lies to the south-west of the village of Steeple Morden in South Cambridgeshire District. E W Pepper also owns circa 7.2 hectares of greenfield land immediately to the south and west of Wyndmere Park.

Wyndmere Park is a well-established local employment area, supporting a range of local businesses which include a local accountancy firm, a design consultancy practice, a bakery that supplies local businesses and a security system supplier. It has proven to be a popular and viable location for B1-B8 uses, with high occupancy rates and good rental returns. There is a demand from both existing and new occupiers for additional commercial space in this location. The current tenants have expressed a need for either additional premises or larger purpose-built premises to meet their growing business needs. Their desire is to stay at Wyndmere Park due to its rural location and easy access to the A505 via Station Road. They do not want to have to leave the immediate area or South Cambridgeshire District to find alternative premises.

A few quotes from the existing occupiers is provided below:

"...the limited eaves height means storage is limited to ground floor. My ideal scenario would be to keep everything under one roof, including warehouse (4500 sq ft), workshop (500sq ft) offices (500sq ft) and showrooms (500sq ft)... Second best scenario is to have an additional small unit of approx. 1000 sqft with mezzanine, which we would use as a showroom and offices and convert Unit 12 into a warehouse too"

“We would certainly be interested in more space at Wyndmere...Our ideal solution would be to move the business into one new unit that was big enough to accommodate some further expansion. So, minimum 5000 sq ft of useable space with a roof height sufficient to accept a mezzanine.... We would, of course prefer to do this at Wyndmere Park as it's a great site and an ideal location.”

“At present we could do with another unit the same size as we have but realistically a unit the size of Trundleys would be ideal and obviously would like the units to be at the same location as logistically it would be a nightmare”

The adjacent land is available and suitable as an extension to the existing Wyndmere Park and has the potential to offer circa 70, 000 sq ft of new B1c – B8 floorspace. The site was not promoted for employment development during the 2019 Call for Sites, and therefore, a completed Call for Sites form is enclosed.

The submission comprises the following documents:

- This Covering Letter
- Completed Call for Sites Form
- Site Location Plan prepared by Bidwells
- Concept Plan prepared by AT
- Access Appraisal prepared by Journey Transport Planning
- Issues and Options Consultation Response Form – Question 2
- Issues and Options Consultation Response Form – Question 24
- Issues and Options Consultation Response Form – Question 25
- Issues and Options Consultation Response Form – Question 28
- Issues and Options Consultation Response Form – Question 40
- Issues and Options Consultation Response Form – Question 47

The Site

The site promoted for further employment development is located to the south-west of the village of Steeple Morden and comprises 7.2 hectares of greenfield land, adjacent the existing Wyndmere Park Industrial Estate.

The existing buildings consist of a range of different types and sizes, including large modern sheet clad buildings and smaller brick built former agricultural buildings. The units are accessed via Ashwell Road.

The site is in Flood Zone 1. There are no Listed Buildings or Conservation Area.

Proposals

The proposed development is for the construction of additional commercial units (B1c-B8) with associated parking and structural landscaping to allow for the expansion of the successful business park to meet demand. A Concept Plan has been prepared to illustrate how up to 70,000 sq ft of new commercial units could be provided on all of the land available. However, a smaller amount of development could come forward.

The expansion could facilitate a new vehicular access off Station Road. The majority of vehicle movements would access the site via the A10 from Station Road, which would alleviate traffic from using the Station Road/Ashwell Road junction. As outlined in the accompany Access Appraisal a safe and suitable access is achievable from Station Road and the proposed development (using a worst-case scenario of all B2 units being delivered) would not have a significant impact on the local highway network.

A significant landscape buffer could be introduced to screen new development from views from the south and along Station Road.

There is also an opportunity to relocate and provide an enhanced allotment provision for the local community, utilising the existing access off Ashwell Road, if the additional land came forward for development.

Supporting the rural economy and local business need

The National Planning Policy Framework (2019) seeks to support a prosperous rural economy. Paragraph 83 (limb a) of the NPPF states that that planning policies and decisions should enable the sustainable growth and expansion of all types of business in rural areas. Furthermore, Paragraph 84 states that:

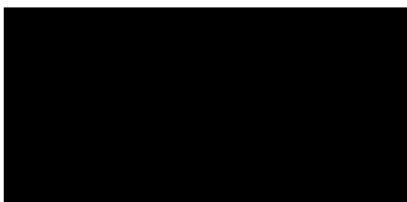
“Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist. both through conversion of existing buildings and well-designed new buildings.”

Although, the site lies outside the settlement envelope, it is located adjacent an existing employment area. New units on the site could be screened from the surrounding countryside through the introduction of new mature tree planting, fencing and/or bunding. The accompanying Transport Appraisal by Journey Transport Planning confirms that The site can provide well-designed, modern, healthy buildings.

I trust that the above and the enclosed documentation is self-explanatory, but should you require any further information, then please contact me at your earliest opportunity.

I look forward to receiving your response to the above information in relation to the Issues and Options Consultation 2020.

Yours sincerely



Rebecca Smith MRTPI
Principal Planner



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