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

Dear Sir / Madam

**GREATER CAMBRIDGE LOCAL PLAN – SITE SUBMISSION UPDATE 2025
SUBMITTING INFORMATION ON EXISTING SITE (FORMER COMFORT CAFÉ SITE, LITTLE
ABINGTON)**

Introduction

██████████ with the support of the landowners in relation to the derelict former comfort café, Four Wentways, Little Abington, Cambridge, Cambridgeshire site (the Site) in response to the Greater Cambridge Local Plan – Site Submission Update 2025 consultation.

██████████ now actively promoting the Site, which had previously been promoted ██████████ in 2019, for employment-led (B1) (now E(g)) uses for approximately 1,600 Sq.m of floorspace (GIA).

██████████ a proven track record of delivering high quality schemes in Cambridgeshire in recent years including the Brooklands Avenue (Lockton House) in Cambridge and the Tesla scheme at Bar Hill.

The Site ██████████ available now (0-5 years) and is deliverable.

These representations are supported by the following plans prepared by CMP Architects;

- Site Location Plan (L068-CMP-SI-ZZ-DR-A-FS001)
- Illustrative Potential Site Layout Plan (L068-CMP-SI-ZZ-DR-A-FS102)

Emerging Local Plan

The Site was accessed and identified within the Greater Cambridge Housing and Economic Land Availability Assessment (HELAA) published in September 2021, that acknowledged that the Site was available and achievable.

Subsequently, within the Greater Cambridge First Proposals consultation in November 2021, Policy S/RSC/CC Comfort Café, Fourwentways, identified the Site for suitable employment uses. The policy outlined that the Site was located within a sustainable location, as the Site was located adjacent to a future travel hub for the South East Cambridge Transport Scheme.

In January 2023 Icen Projects (on behalf of the Greater Cambridge Shared Planning Service) published a Greater Cambridge Employment and Housing Evidence Update. The update identified that when *'...taking into account the projected supply of employment floorspace in the plan period, an essentially balanced position (very limited oversupply) in office / R&D is identified but a more substantial shortfall in industrial and warehouse, 149,000 Sq. m is required...'*.

Submission of additional information

The Illustrative Potential Site Layout Plan (L068-CMP-SI-ZZ-DR-A-FS102) demonstrates that a greater quantum of employment floorspace could be accommodated on the Site.

The Illustrative Potential Site Layout Plan as drawn provides 3,266 Sq. m (GIA) / 3,406 Sq. m (GEA) of employment floorspace within an industrial building, which incorporates a provision of first floor office space. The building is set in from the boundary edges outside of the root protection areas of the TPO trees on the site. This retains a thick tree belt to the Site which provides a buffer to the nearest heritage assets. The internal haunch to the building is set at 12 metres to reduce the size and scale of the building. However, this could enable additional mezzanine levels to be accommodated increasing the overall total employment floor area.

Externally the building could be faced in a variety of different materials to ensure that it would sit comfortably within the wider context of the Site. The proposed Site Plan accommodates cycle parking, 30 car parking spaces and a service yard which could accommodate 3 HGV's. Suitable manoeuvring space is also provided to safely accommodate vehicles entering and exiting the Site in forward gear. With good onward connections to the wider road network (A11 & M11).

The retained green spaces on the Site would enable biodiversity enhancements to be incorporated into the scheme. Sustainable and energy efficient credentials would also be incorporated into the scheme.

The submission of this additional information demonstrates that the Site could accommodate a significant increase in the total employment floor area, as demonstrated by the Illustrative Potential Site Layout Plan, when compared to the previous Call for Site submission. To ensure that sufficient flexibility in the deliverability of the Site is provided for employment, we are promoting the Site for approximately 1,500 – 4,000 Sq. m of E(g)(ii)(iii)/B2/B8 uses.

Summary

The derelict former Comfort Café Site [REDACTED] actively promoting the Site for approximately 1,500 – 4,000 Sq. m of E(g)(ii)(iii)/B2/B8 uses.

Providing a range of proposed uses for the Site, offers greater flexibility in the Site being delivered. If an industrial and warehouse scheme is delivered on the Site, it could make contribute towards meeting the substantial 149,000 Sq.m shortfall in industrial and warehouse floorspace identified within the Greater Cambridge Employment and Housing Evidence Update published in January 2023.

The Illustrative Potential Site Layout Plan demonstrates how the scheme could be comfortably accommodated on the Site respecting the existing TPO's and the neighbouring heritage assets, as well as providing safe entry and egress onto Newmarket Road.

The Site is available in the next 0-5 years and deliverable. We look forward to further discussions with the Council to discuss the benefits the scheme could deliver to Little Abington, and Greater Cambridge as a whole.



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