

Your ref: HELAA Site ID: 115413  
Our ref: Bedlam Farm, Impington  
DD: [REDACTED]  
E: R [REDACTED]  
Date: 27/01/2026

Planning Policy  
Greater Cambridge Planning  
**Via Email**

Dear Sir / Madam

## **BEDLAM FARM, IMPINGTON – GREATER CAMBRIDGE LOCAL PLAN REGULATION 18 CONSULTATION**

On behalf of our client, Bedlam Farming Company Limited (hereafter “BFC”), we are responding to the Regulation 18 consultation on the emerging Greater Cambridge Local Plan (hereafter “the Plan”). This representation considers BFC’s land interests at Bedlam Farm, Impington (the “Site”) (HELAA Site ID: 115413) as shown at **Appendix 1**.

Bidwells promoted this Site via the Local Plan on behalf of Chivers Farms Ltd for several years for employment development, and whilst it is already home to existing businesses, it has the potential to deliver greater economic potential despite its Green Belt designation. There are existing dwellings on the Site, however, they are beyond economic repair and therefore are now proposed to be demolished as part of any employment proposals. This has the added benefit of removing isolated housing.

The following observations are made regarding the existing and proposed use of the Site following the release of updated evidence bases. Further, we are seeking to address the scores assigned to the Site in the Housing and Economic Land Availability Assessment (HELAA) 2025.

### **Proposed Employment Uses and the Updated Local Plan Evidence Base**

Whilst the Site was first promoted for local employment opportunities recognising the strategic location close to the city and strategic road network, the Council now give greater recognition of the demand for industrial and logistics warehouse space across Greater Cambridge.

Part of the Site already contains two small warehouse buildings which accommodate local businesses, however, the Site could potentially contribute more significantly to the local economy through its expansion into the southern field, creating a larger employment cluster. Potential future occupiers may be linked to the city due to the fringe location but equally they may support the rural economy.

The Councils have considered this further within their Greater Cambridge Warehouse and Industrial Space Needs Assessment which was prepared by Icen (March 2025). Table 6.4 of the report identifies indicative land requirements as shown below:



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Table 6.4 Indicative land requirements by type and location

Type	Proportion of total	Floorspace (sq.m)	Unit sizes	Location
Manufacturing /advanced manufacturing B2	15%	48,000	500 – 5,000	Cambridge commutable
General Industrial B2/B8/E(g)	10%	32,000	500 – 2,500	Urban / urban fringe
Wholesale and trade	10%	32,000	100 – 2,000	Typically urban / urban fringe (trade)
Distribution B8	40%	127,000	2,000 – 5,000+	Strategic Road Network (SRN)
Mid-tech B2/B8/E(g)	10%	32,000	100 – 2,000	Enhanced connectivity to labour market, being urban fringe or science park proximity
Other uses i.e. leisure	15%	48,000	500 – 2,500	Prefer urban / urban fringe
Total	100%	317,000		

Source: Icen Projects (may not sum due to rounding)

This sets out a significant need for warehouse space to satisfy several different functions (residual need of 197,000 sqm). Table 7.5 of the same report further considers existing supply and the approach to distributing need by warehouse / industrial typologies:

Table 7.5 Land recommendations by type and location (notional) (sqm)

Type	Notion-al need by type (sq.m)	Supply + completions (sq.m)	Residual requirement	Notional approach to distributing residual need by type (sq.m)	Preferred Location
Manufacturing B2	47,550	-6,390 net + 91,200 First Proposals	c.-200,490 (undersupply)	40,000 (10 ha) reflecting limited positive balance	Cambridge commutable
Distribution B8	126,800			100,000 (25 ha)	SRN location / urban fringe for last mile
General Industrial B2/B8/E(g) incl. trade / wholesale	63,400			40,000 (10 ha)	Urban / urban fringe / access
Other uses	47,550	34,652 E(g)(iii)	+2,952 (marginal oversupply)	15,000* (5 ha)	Enhanced urban connectivity / urban fringe / science park proximity
Mid-tech B2/B8/E(g)	31,700				
Total	317,000	119,500	-197,538	197,000	

Source: Icen Projects

There is clearly significant pent-up demand for warehouse space across the plan period, including across a range of different unit sizes. Whilst the large allocation on the A14 will deliver a large amount of this residual demand, this will likely be larger floor plates, and as identified above there is also demand for smaller scale units which can be accommodated on this Site.

Given the Site’s sustainable location on the Cambridge urban fringe and its strong access to the strategic road network (A10 onto A14 and M11); it could function across many of the identified warehouse uses identified in the evidence base and accommodate occupiers that may look to take up warehouse space across Greater Cambridge; or support rural enterprises who may be attracted by the location.

**Housing and Economic Land Availability Assessment (HELAA) (2025) Response**

The below sets out our response to the scores assigned to the Site in the 2025 HELAA regarding suitability, achievability and deliverability.

*Suitability*

MATTER	RESPONSE	BEDLAM FARM SCORE
<b>Adopted Development Plan</b>	We welcome the continued position that whilst there are some policy constraints these are capable of being addressed via the planning application process.	Amber - consistent with HELAA score
<b>Flood Risk</b>	We acknowledge that part of the Site contains area of surface water flood risk. However, recent Planning Practice Guidance (PPG) recognise the ability for surface water to be addressed via development therefore removing its risk.  A drainage strategy can be designed to remove this residual risk, therefore removing any additional risk on and off site.	Green – upgraded score as whilst crudely the Site does contain areas of flood risk, they are easily designed around and would not impact development.
<b>Landscape</b>	We recognise the comments of the landscape officer, and whilst we do not look to rescore on this matter, wish to make the following points.  <ul style="list-style-type: none"> <li>- The infancy of the landscape boundaries is noted, and development upon the Site can address this thorough a sensitively designed landscape scheme.</li> <li>- Noting the existing rural character, future buildings could be designed to have an agricultural like appearance to assimilate within its more rural location.</li> </ul>	Amber – No proposed change.
<b>Biodiversity</b>	The Councils have not updated the score of the Site since 2021 which was amber. However, the comments within the HELAA are inconsistent with the methodology. There is no insinuation of harm to local, regional or nationally designated sites.	Green – Improved score based on lack of demonstrable harm.

MATTER	RESPONSE	BEDLAM FARM SCORE
	Therefore, the Site score can be improved to green.	
<b>Open Space</b>	No further comments.	Green – No proposed change.
<b>Historic Environment</b>	No further comments.	Green – No proposed change.
<b>Archaeology</b>	No further comments.	Amber – No proposed change.
<b>Accessibility</b>	No further comments.	Amber – No proposed change.
<b>Site Access</b>	<p>The Site has been scored red by the Councils as it alleges no direct access to the public highway. The existing employment uses on Site are already served via a direct connection to Milton Road, a public highway.</p> <p>The farm track can be upgraded as necessary through the application process.</p>	Green – Improved score based on lack of demonstrable harm.
<b>Highways</b>	No further comments.	Amber – No proposed change.
<b>Noise, Vibration, Odour and Lighting</b>	No further comments.	Green – No proposed change.
<b>Air Quality</b>	No further comments.	Green – No proposed change.
<b>Contaminated Land</b>	No further comments.	Green – No proposed change.
<b>Overall Score</b>	<b>We have rescored the Site across the criteria in several ways. There are no red criteria that remain and as such it is clear that the Site is suitable for development, subject to necessary mitigation which is consistent with the planning process in general.</b>	<b>Green</b>

**Available**

We welcome the score of green and have no further comments to make.

**Achievability**

We welcome the continued scoring of the Site as Green as it is clearly available to be delivered within 0-5 years with no legal impediments and will be economically viable.

**Summary**

We believe that the Site represents a good location to deliver smaller warehouse units identified as being required in the emerging Local Plan evidence base. It already benefits from existing business units on the Site and good proximity to the strategic road network and Cambridge urban fringe, potentially addressing the need for multiple different use typologies identified by Icen Projects.

We suggest the Site should be allocated for flexible E(g)(iii), B2 and B8 uses meeting the identified need for small scale warehouse units across the Plan period. The above has demonstrated how the score assigned to the Site in the HELAA can be improved upon, making the Site a more attractive proposition to allocated in the Plan.

Yours faithfully



**Rob Hopwood**  
Partner

**Enclosures**

# Bedlam Farm, Milton

