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Greater Cambridge Shared Planning Service
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Sent by email only to: planning@greatercambridgeplanning.org

Dear Sir or Madam

**Greater Cambridge Local Plan ‘Call for Sites’ Submission:
Proposed Logistics and B8 (storage and distribution) development at Land to the south of the A11 and west of Mill Road, Great Wilbraham.**

I write in relation to my client, [REDACTED] who owns land to the south of the A11 and west of Mill Road, Great Wilbraham. The site is undeveloped land located to the south- east of the village of Great Wilbraham and south of the A11, Great Wilbraham. We note that the Greater Cambridge Shared Planning Service published their initial preferred options in autumn 2021 and therefore we are slightly late in terms of making this Call for Sites submission, however, following confirmation that sites are still being considered it is considered appropriate to make a submission at this stage.

The site is proposed for logistics and B8 storage and distribution development and this submission comprises the following:

- Completed ‘Call for Sites and Broad Locations’ response form;
- Site location plan showing the location and extent of the proposed site;

Site and Its Surroundings

The site as shown on the accompanying site location plan covers an area of approximately 11 hectares. It is located approximately 2.5km to the south- east of the village of Great Wilbraham and 10.5km to the south east of Cambridge City Centre. The site as existing is undeveloped agricultural land but benefits from being sited in a very accessible location within close proximity to the A11 trunk road and A11 Wilbraham interchange.

The site benefits from being situated outside of the Cambridge Green Belt. The site falls within Flood Zone 1. The site is not within or close to the conservation area or any listed buildings. There are two electricity pylons adjacent to application site to the west, however, the proposals would not have any impact on these.

An appropriate site for logistics and B8 storage and distribution development

Planning Policy Overview

As set out in the NPPF 2021 *Local plans and spatial development strategies are examined to assess whether they have been prepared in accordance with legal and procedural requirements, and whether they are sound. Plans are ‘sound’ if they are:*

(a) Positively prepared – *providing a strategy which, as a minimum, seeks to meet the area’s objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;*



(b) Justified – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;

(c) Effective – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and

(d) Consistent with national policy – enabling the delivery of sustainable development in accordance with the policies in this Framework and other statements of national planning policy, where relevant.

National Planning Policy Framework 2021

In respect of employment uses paragraphs 81-85 of the National Planning Policy Framework (NPPF 2021) are relevant to this proposal and require Local Plans to support the economic growth and productivity. This section of the NPPF indicates that significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. Paragraph 83 of the NPPF states provision for logistics, storage and distribution developments should be located in suitably accessible locations. In this instance the proposal involves logistics and storage & distribution development which would be suitably located outside of the village envelope and outside of the Green Belt but in an accessible location due to its proximity to the A11 which provides good connectivity to the strategic highway network and the surrounding areas. Thus, the site is considered to meet the National Planning Policy requirement in this regard.

Another key factor that contributes to the site being considered appropriate for this form of development is due to its location outside of the village envelope and not within the Cambridge Green Belt where development of this nature would not be considered appropriate. Given the sites location outside of the Cambridge Green Belt with good connectivity to a strategic highway network to support HGV trips and due to the proposed use being in keeping with the character of the Camgrain Ltd site to the south east and the Wilbraham quarry to the east it is considered to be a good option for the proposed form of development.

Greater Cambridge Local Plan- First Proposals

The Greater Cambridge Employment Land Review & Economic Development Evidence Base (2020) has identified that of the 58,500 overall jobs anticipated over the plan period, around 20,000 of those would be office and industrial jobs, and if converted into employment floorspace needs of almost 416,400sqm. The outcome of this evidence base has resulted in the Council identifying that there is a need for suitable new land to be identified to meet the employment needs of specific sectors – some of which have very specific locational requirements. The evidence gathered has identified a demand for warehousing and distribution units.

The emerging Local Plan proposes a range of new employment space which will support the economic clusters, ensuring the provision of a good range in the type, size and location of sites that respond to the needs of businesses as identified in our evidence. The evidence base within the emerging local plan also indicates the importance of logistics and warehousing businesses as they are key in providing important support to all of the key employment sectors. The Emerging Local Plan Policy J/NE identifies and sets out various locations where employment development (classes E(g), B2 and B8) will be supported. The emerging policy indicates that employment use proposals will be considered on their merits where they are of an appropriate scale, respect surrounding character and are located in an accessible location. As part of this submission it is considered necessary to assess the proposed site on the basis of this emerging policy, in terms of the surrounding uses and character, immediately to the south of the site is Camgrain which is a large scale grain storage facility which involves substantial HGV movements. The existing grain store use immediately adjacent to the site has clearly established the principle of this form of development within this location and any development of this site for logistics/ B8 storage and distribution would tie-in well with the existing use of the nearby Camgrain site. In terms of accessing the site the proposed development would also make use of the same junction from the A11 as the existing Camgrain site which is capable of withstanding additional transport movements without any adverse impacts on existing users or the surrounding character. In terms



of transport, as mentioned above the site is well connected due to its proximity to the A11. Whilst it is acknowledged the use of motor vehicles should not be encouraged, due to the nature of the use proposed in this instance the use of HGVs and motor vehicles will be required as they are key to the functioning of logistics development. Therefore, it is considered that the development of this site for the proposed use would contribute to meeting the evidenced demand for employment land in a suitable location in accordance with the requirements of the existing National and emerging Greater Cambridge Local Plan policy.

Technical Due Diligence has been undertaken prior to this call for sites submission and it can be confirmed that the site is located within Flood Zone 1. In terms of access, a new access would be required to the site to facilitate the development either along the eastern boundary or via London Road, sufficient visibility splays would be achievable to ensure highway safety requirements are complied with. The site is available immediately and could deliver new employment development (logistics and B8 storage and distribution) within the next 5 years. In terms of developing the site, as it is relatively sizeable there will be the opportunity for any future development to retain open spaces, provide new biodiversity opportunities and protect and enhance to rural character through planting of new trees and hedgerows to ensure the site does not harm the views across the surrounding countryside.

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



Aaron Coe
Associate Director
Cambridge Planning

Enc: Completed 'Call for Sites and Broad Locations' response form;
Site location plan showing the location and extent of the proposed site;