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Date:

05/03/2025

Greater Cambridge Shared Planning Service
South Cambridgeshire Hall
Cambourne Business Park
Cambourne
CB23 6EA

Dear Sir/ Madam

CALL FOR SITES SUBMISSION – SLATE HALL INDUSTRIAL ESTATE, LOLWORTH, CB23 8HB

On behalf of our client, ERA Henry Property Account, we have submitted the site at Slate Hall Industrial Estate, Huntingdon Road, Lolworth to the Greater Cambridge Call for Sites. This site has not been submitted under previous Call for Sites.

The site is located off the A14 via arterial road A1307 to the north west of Cambridge. The site does not lie within the Cambridgeshire Green Belt and is not located in proximity to any heritage assets.

The [REDACTED]

Land Use

This site is proposed to be allocated for light industrial and general industrial use (Use Class E(g)(iii)). The Site currently benefits from long standing previous permissions and existing commercial and B2 industrial use. This use is considered acceptable and appropriate given the Site's location away from settlement boundaries and with excellent access to the strategic road network for heavy goods vehicles.

Flood Risk

The Environment Agency published new national flood risk information in January 2025. Based on this new information, the Site lies within Flood Zone 1.

Access

A site location plan has been submitted as part of this Call for Sites showing the proposed vehicular access into the Site from the adopted highway.

Landscape Visual Appraisal and Development Proposal

This Visual Appraisal submitted aims to:

- Assess the visual baseline conditions, including relevant planning policy, designations, key characteristics, important views and potential visual receptors
- Assess the visual sensitivity to inform the development of a masterplan strategy;



- To make a qualitative assessment of the potential visual effects arising from the proposed development; and
- Make recommendations to avoid or mitigate potential adverse visual effects and inform ongoing refinement of the design proposals.

Market Needs

The proposed scheme would be well received in the market given the general lack of supply but even more so in this particular size bracket. The supply dynamics are such that it forces occupiers to consider locations outside the city and they are seeing the benefits of being located along major road networks such as the A14. Previous case studies suggest that units within this size range can be transacted swiftly keeping good Cambridge companies and jobs in the region.

Kind regards

