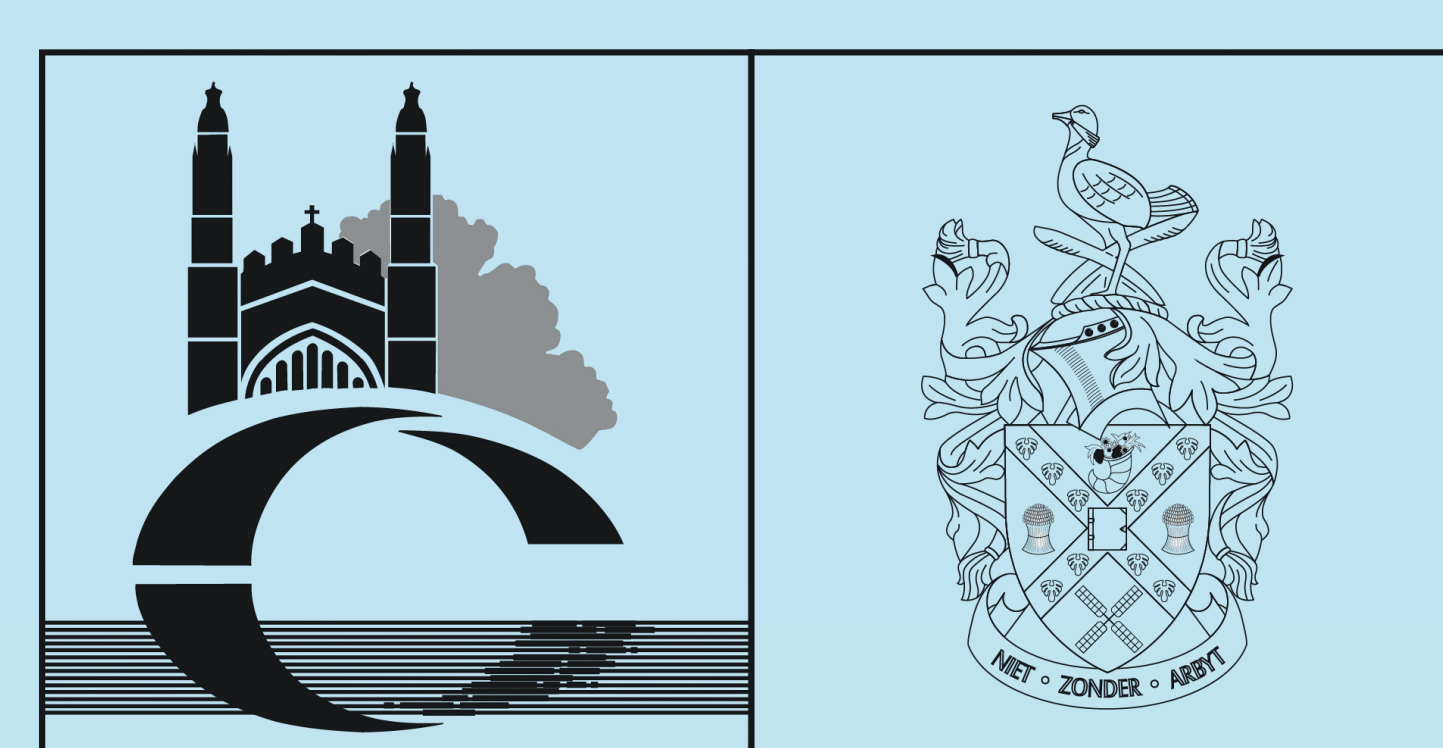


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Proposed Submission Greater Cambridge Local Plan consultation



**GREATER CAMBRIDGE
SHARED PLANNING**

Why are we planning for warehousing and logistics development in this location?

We commissioned a Greater Cambridge Industrial and Warehousing Sector Study to understand the needs of these sectors. A local need for around 289,000 square metres of industrial, warehousing and distribution floorspace (B2/B8 use classes) was identified which the Local Plan needs to plan for. We then assessed and considered a range of site options.

The Local Plan identifies two sites to help meet this need:

- Slate Hall Farm (approximately 220,000 sqm), and
- Land to the south of Cambridge Services (approximately 90,000 sqm)

The Land South of A14 Services site was previously used as a site compound for the A14 improvement works. The proportion of greenfield land in this location is therefore lower than other sites. The site lies adjacent to the Extra A14 Services which would provide services for workers on the site. The site would also provide around 150 lorry parking spaces adjacent to an existing lorry park, which will help to address a current shortfall in provision in this area.

Land north of A1307, Bar Hill (Slate Hall Farm) is suitable because it is closest to Cambridge and Northstowe, close to existing active travel infrastructure and would provide good connections to existing settlements - especially Cambridge, which businesses are looking for. This location closer to Cambridge and its surrounding villages will also optimise the ability of logistics companies to use sustainable modes of transport such as electric vehicles and bicycles for 'last mile' deliveries.

The two sites will need to address a number of site-specific matters including archaeology, biodiversity, contaminated land, light pollution, site access and strategic road network capacity through appropriate mitigation.

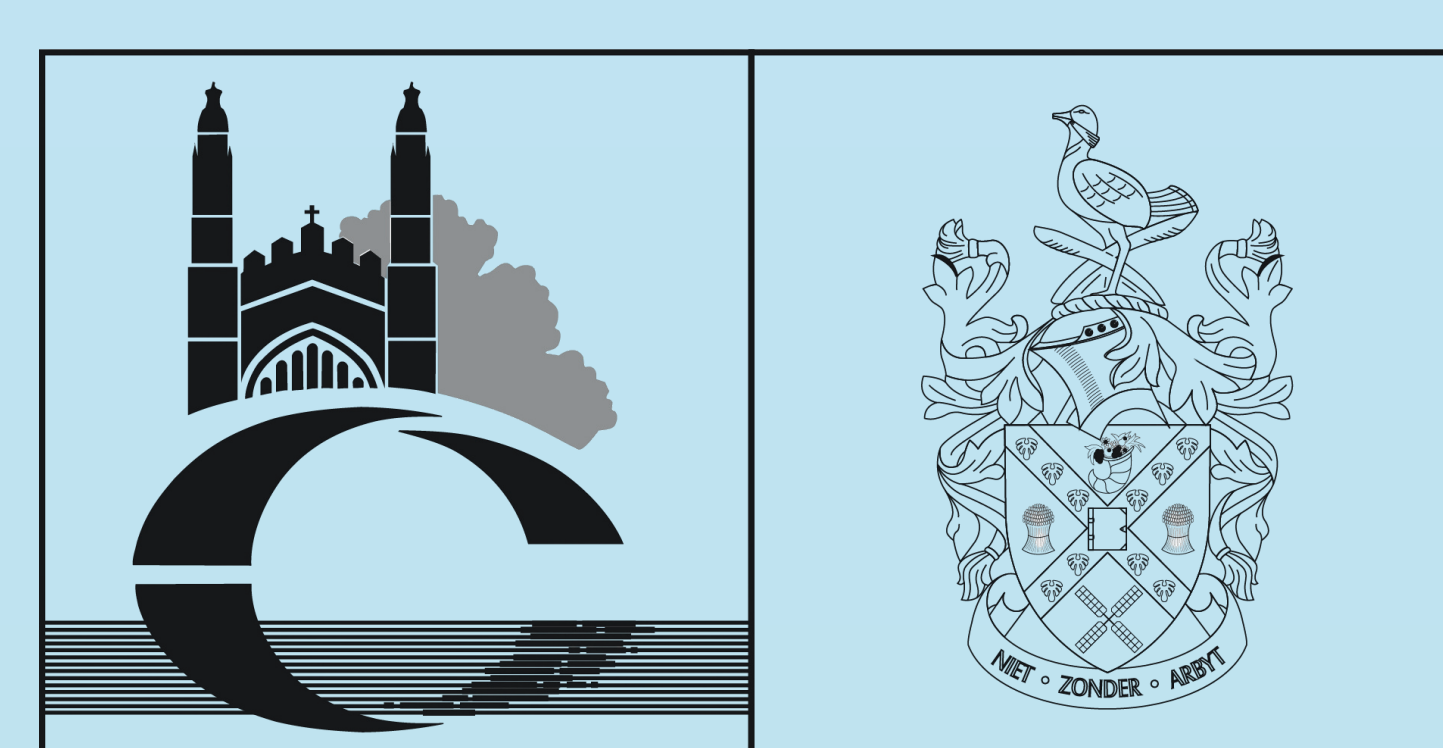
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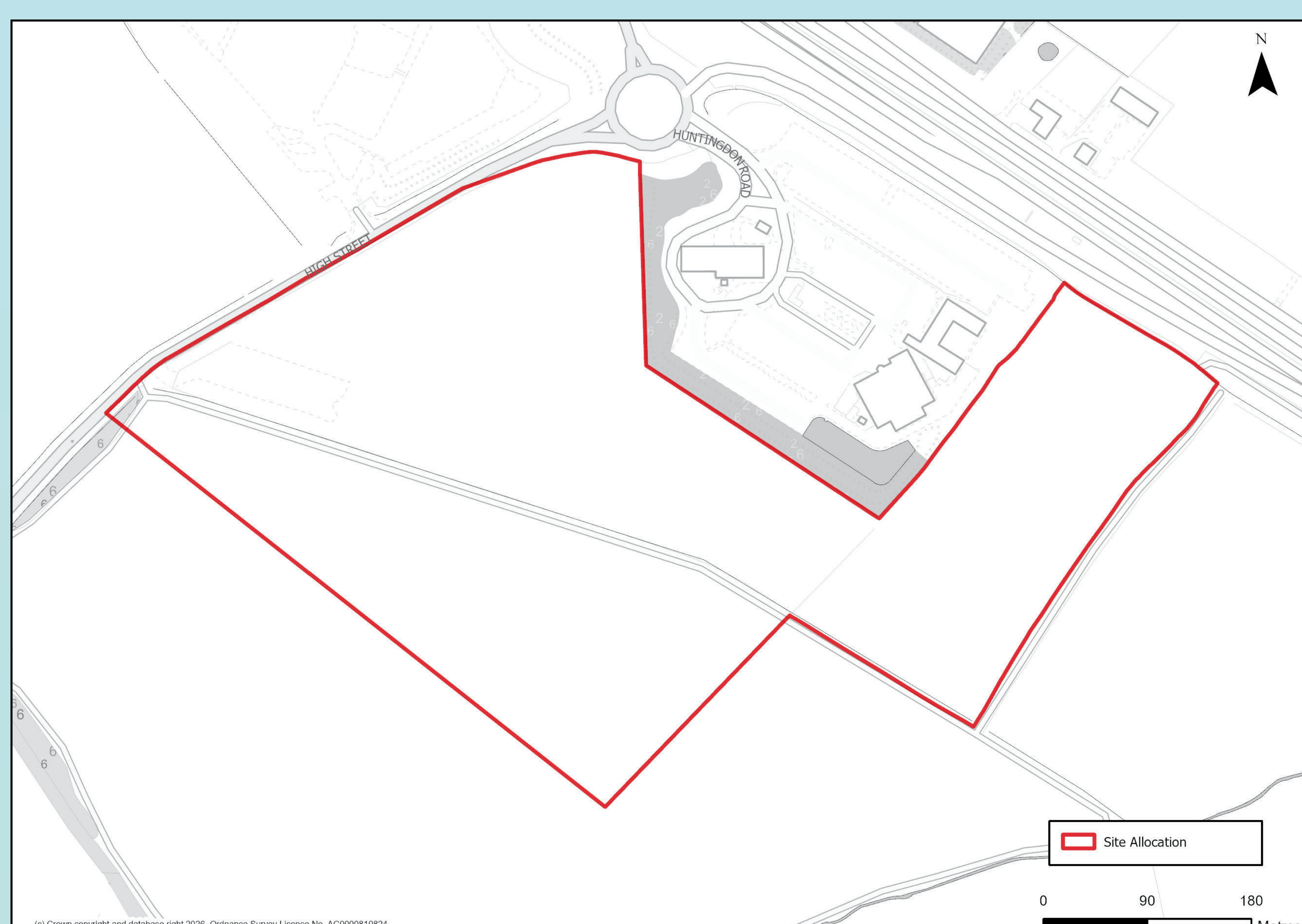
**GREATER CAMBRIDGE
SHARED PLANNING**

What has changed since draft Local Plan stage?

Policy S/RRA/SCS: Land to the South of Cambridge Services, A14

You Said:

There are issues with parking, especially around safety of pedestrians and road users. Concerns raised about the impact of building heights in such a rural location.



We did:

The site boundary and the site capacity have not changed but additional wording has been added to the policy to set out the need for a comprehensive transport assessment and strategy, and Traffic Management Plan to be prepared and submitted at the planning application stage.

Policy S/RRA/SHF: Land north of A3107, Bar Hill (Slate Hall Farm)

You said:

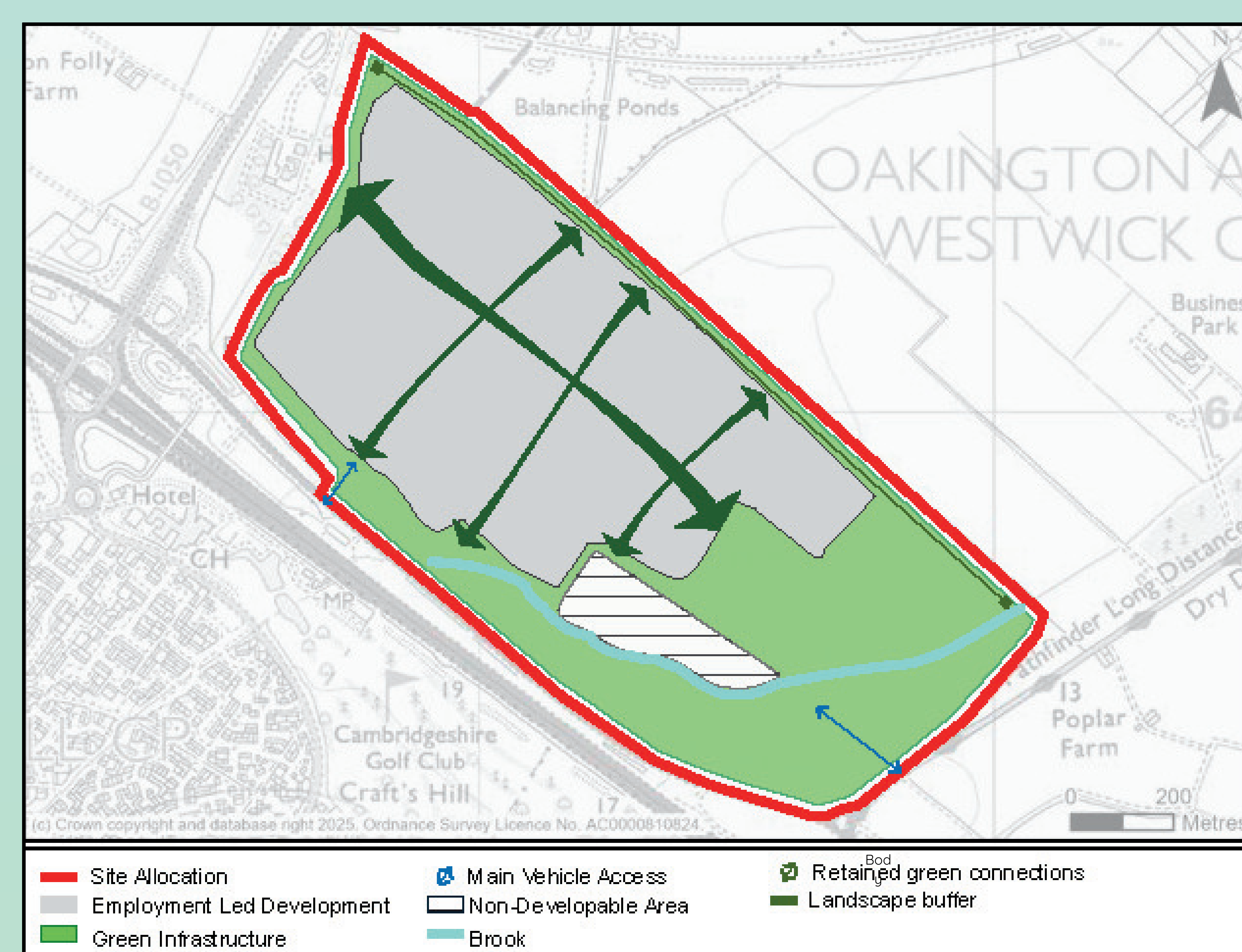
Flood risk is a big issue in and around the site, the existing green infrastructure should be protected and Slate Hall Farm could be recognised as an 'undesigned heritage asset'.

There were also concerns around

site access, transport and safety with vehicles accessing the site.

We did:

The indicative Spatial Framework has been revised to more clearly show the constraints of the brook, Slate Hall Farm buildings, and the retention of green infrastructure.



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What has changed since draft Local Plan stage?

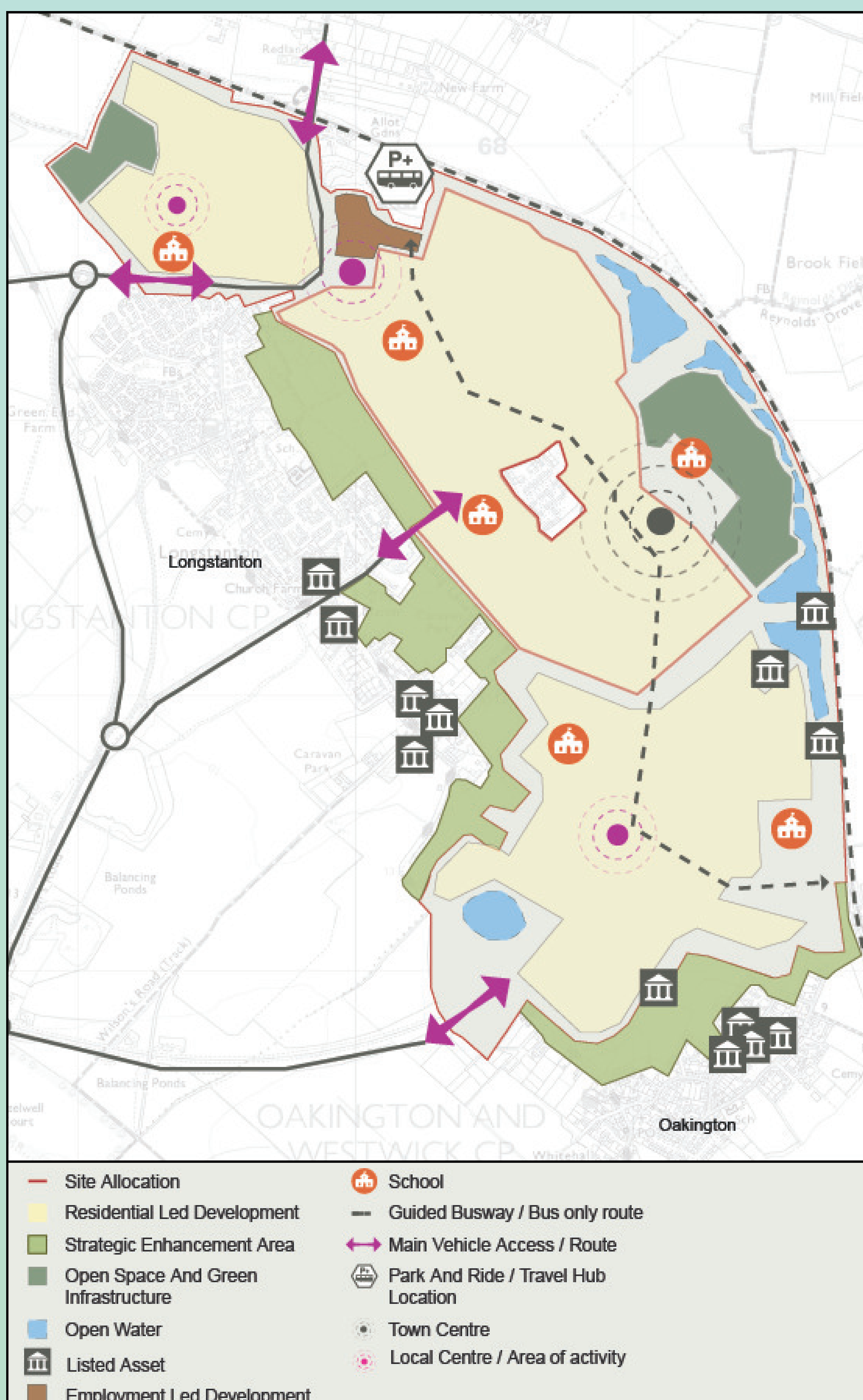
Policy S/NST: Northstowe New Town

You Said:

There needs to be greater protection of the land between the villages of Longstanton and Oakington with Northstowe.

We did:

The policy now includes a Strategic Enhancement Area between the new town and surrounding villages. This will ensure that there is sufficient physical and visual separation between Northstowe and neighbouring settlements and maintains a soft, green landscape to enhance the wider rural setting and relevant Conservation Areas. This could also include other appropriate uses such as drainage, habitat compensation and public open space.



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