

Appendix 3: Established Employment Areas – survey findings

Introduction

This appendix sets out the findings of the Established Employment Area surveys

The recommendations are set out into three categories: retain, do not retain; retain with boundary review.

AECOM has reviewed a total of 36 Established Employment Areas across Huntingdonshire District, which were identified in the Huntingdonshire Development Management DPD (2010).

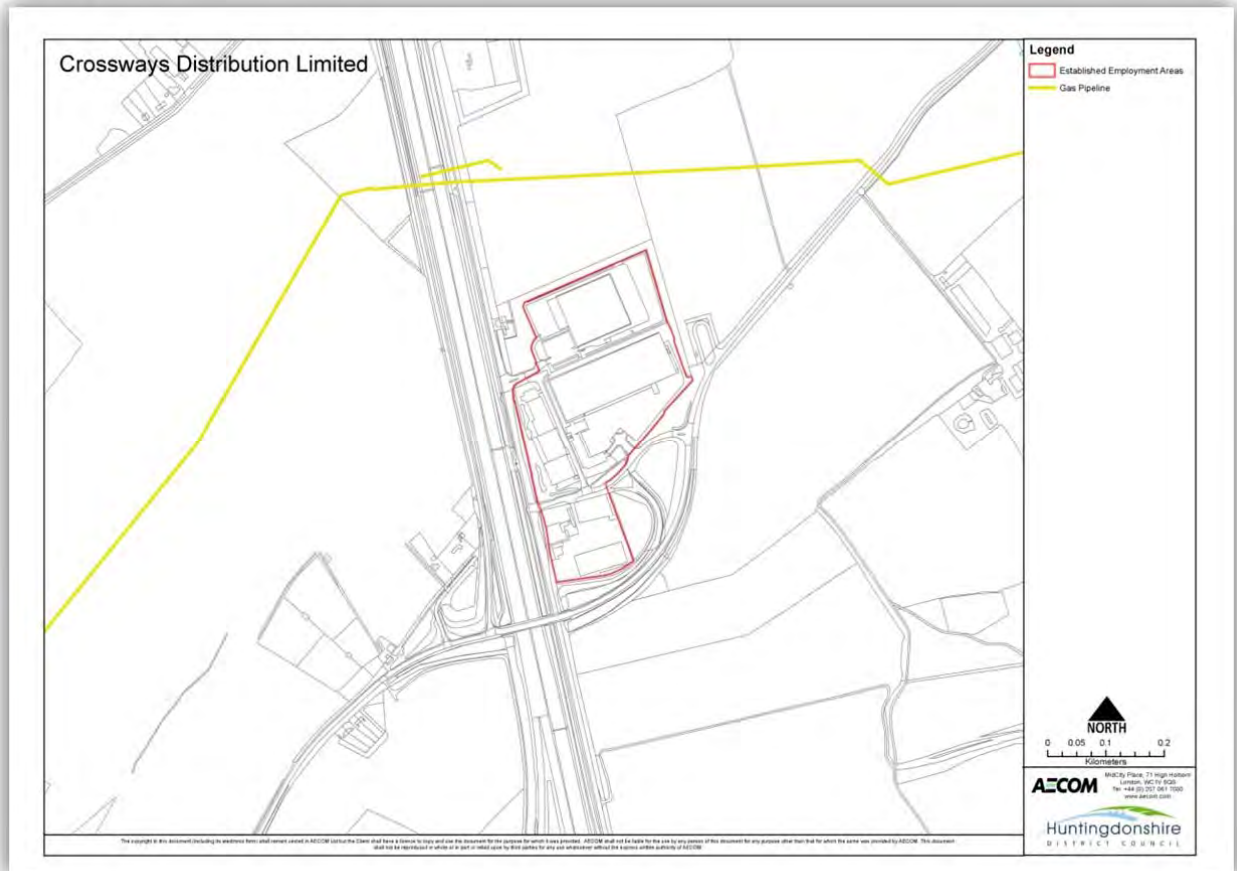
Each area has been appraised and assessed through a combination of site visits, local intelligence and the views of those involved in the local property market. Proformas have been completed for each area and are accompanied by site plans. These are included at Appendix 5. Some key points to note about the proformas are:

- Area boundaries are based on Geographic Information Systems (GIS) plans provided by the District Council. Area sizes are calculated have either been calculated from GIS or provided directly by the Council;
- A brief 'Description' is provided in the form of the consultancy team's comment on the area;
- In a multi-occupier area, 'Occupiers' lists a selection of occupiers only;
- Vacant units is identified based on a combination of site visits and consultation with agents;
- 'Prominence' assesses the visibility of each area from adjacent main roads;
- 'Current Use (Use Classes)' identifies whether buildings in the area are in office/light industrial (B1); general industrial (B2) and/or warehouse (B8) use;
- An indication is provided of the age of properties in 'Building Age';
- 'Building Quality' is broken down into three category assessments. 'Low' represents low quality design, externals, and condition. 'Good' equates to modern design, building condition, parking and external area provision. The remaining category is 'Moderate', covering properties that do not fit the other two headings;
- In access constraints, any physical barriers to vehicle access (particularly HGV access) are discussed;
- The distance from the area to the strategic road network (including the A1 and A14), the nearest rail station, nearest bus route and nearest services (local shops) is measured;
- The quality of car parking within the area is measured. To get a 'good' rating each individual property must have its own off-street parking;
- 'Constraints' can be physical, environmental or planning based and will lower the quality of the area and/or limit existing or proposed business operation;
- 'Critical Mass' indicates whether the area has sufficient supply of existing premises, and occupiers, to encourage further businesses to locate within the area and (potentially) encourage further expansion;
- 'Opportunities for development' indicates where vacant land was observed that has a reasonable prospect of being developed for B-class employment within the Local Plan period;
- Finally, 'Recommendations' for the future role of the area are set out.

Alconbury Hill Crossways Distribution Centre



Site photo



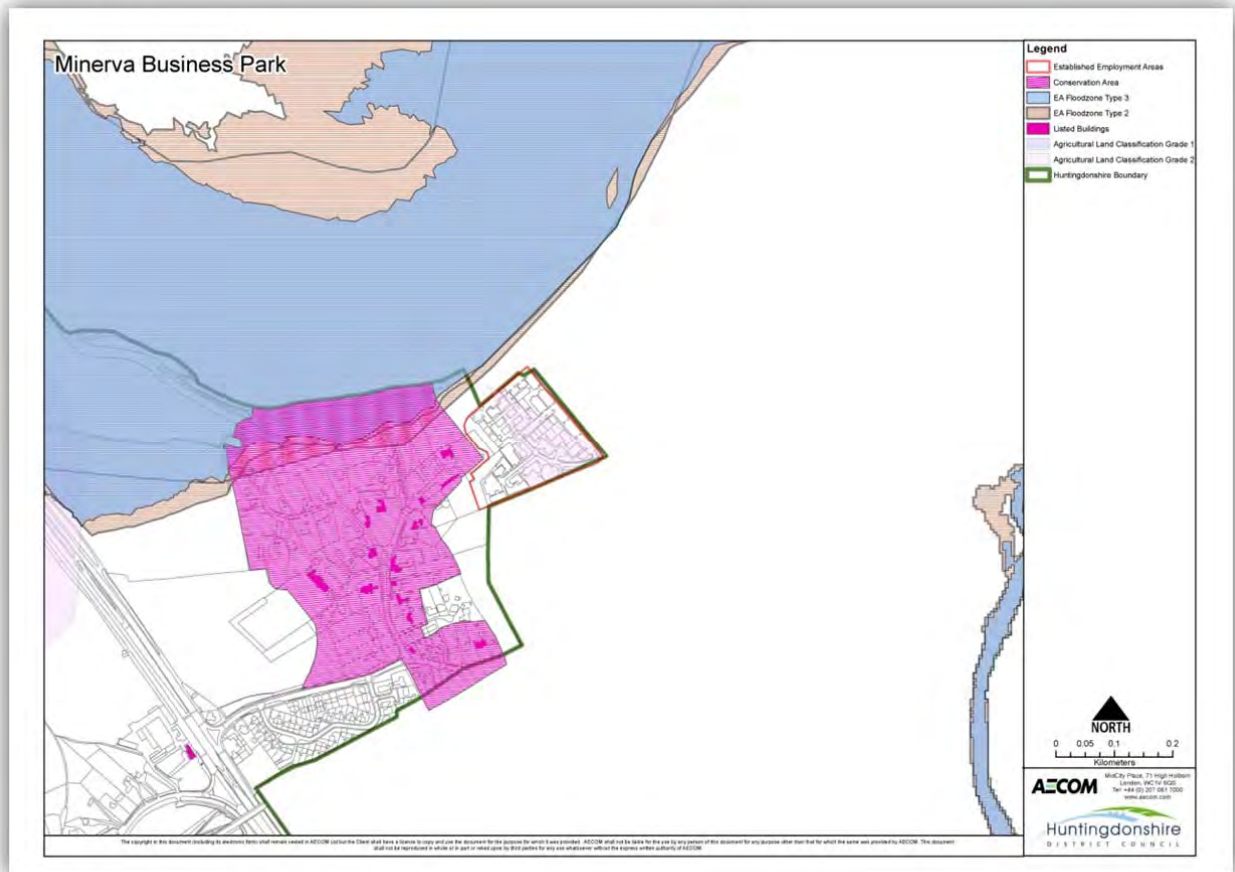
Alconbury Hill - Crossways Distribution Centre	
Description	High quality Warehouse and Distribution Park adjacent to the A1 and in close proximity to Alconbury Weald.
Occupiers (selection only)	Agrii, Westland Garden Health, Unwins, HKS, RGE (warehouse).
Vacant units	Three small vacancies (60-100sqm) and one larger moderate quality industrial vacancy 1,288sqm. Total vacant floorspace = 1,459sqm
Prominence	Adjacent to A14
Current Use (Use Classes)	B8 uses with office fronts. Warehouse and Distribution
Size, (ha)	10.2 ha
Building Age	Modern
Building Quality	High quality
Access Constraints	None
Distance to A1/A1(M)	Adjacent to the A1 (M), but not directly accessible.
Distance to A14	2 miles
Distance to Rail Station	8 miles (Huntingdon)
Within 500m of a bus stop?	Yes
Distance to Services	3 miles (Little Stukeley)
Car Parking	Yes
Constraints	None
Critical Mass	Yes
Opportunities for development	0.2ha south of Alconbury Hill
Other information	None

Recommendation
<p>Retain as an Established Employment Area</p> <p>Key reasons:</p> <ul style="list-style-type: none"> - Well occupied site with a critical mass of occupants - Good quality development in close proximity to A1

Alwalton Minerva Business Park



Site photo



Alwalton – Minerva Business Park	
Description	The site is part of a high quality and successful business parks area on the outskirts of Peterborough. Park maintenance is very good. Adjacent to Marriott Hotel and Peterborough Business Park, with an on-site nursery.
Occupiers (selection only)	Camrascan, Davis Langdon, Liberator Ltd
Vacant units	A modern development of 10, good quality units for up to 19 individual occupants is vacant. Sizes range from 42sqm to 743sqm, with the majority providing mid-range sizes of 200-300sqm. Total vacant floorspace = 7,150sqm
Prominence	Adjacent to, but not visible from A road.
Current Use (Use Classes)	B1(a)
Size, (ha)	3.2 ha
Building Age	Modern
Building Quality	High quality
Access Constraints	None
Distance to A1/A1(M)	Less than 1 mile
Distance to A14	14 miles
Distance to Rail Station	5 miles (Peterborough)
Within 500m of a bus stop?	Yes
Distance to Services	Potentially some services on site as part of the wider business area.
Car Parking	Good
Constraints	Conservation area to the west of the area
Critical Mass	Yes
Opportunities for development	None
Other information	None

Recommendation

Retain as an Established Employment Area

Key reasons:

- Well occupied site with a critical mass of occupants
- Close proximity to A1(M)
- Good quality development as part of a larger cluster of office space

Earith
Earith Business Park



Site photo



Earith - Earith Business Park	
Description	Old general industrial and business area. Well established estate to the north west of Earith. The location is suitable distance from residential uses.
Occupiers (selection only)	KLM Engineering, Newcom engineers.
Vacant units	A total of 10 moderate quality industrial vacancies. They comprise of nine units ranging between 65sqm and 380sqm, and one larger unit (790sqm) in a secure part of the site. Total vacant floorspace = 2,449sqm
Prominence	Not at all prominent.
Current Use (Use Classes)	B1c / B2
Size, (ha)	4.2 ha
Building Age	Post 1945/1960
Building Quality	Moderate
Access Constraints	No HGV access
Distance to A1/A1(M)	16 miles
Distance to A14	8 miles
Distance to Rail Station	11 miles (Huntingdon)
Within 500m of a bus stop?	No
Distance to Services	1 mile (Earith)
Car Parking	Ad-hoc, but mostly ample
Constraints	Within 100m of The Ouse Washes SSSI, SAC, SPA and RAMSAR and in close proximity to the County Wildlife Site north of Meadow Drove
Critical Mass	Yes
Opportunities for development	None
Other information	None

Recommendation

Retain as an Established Employment Area

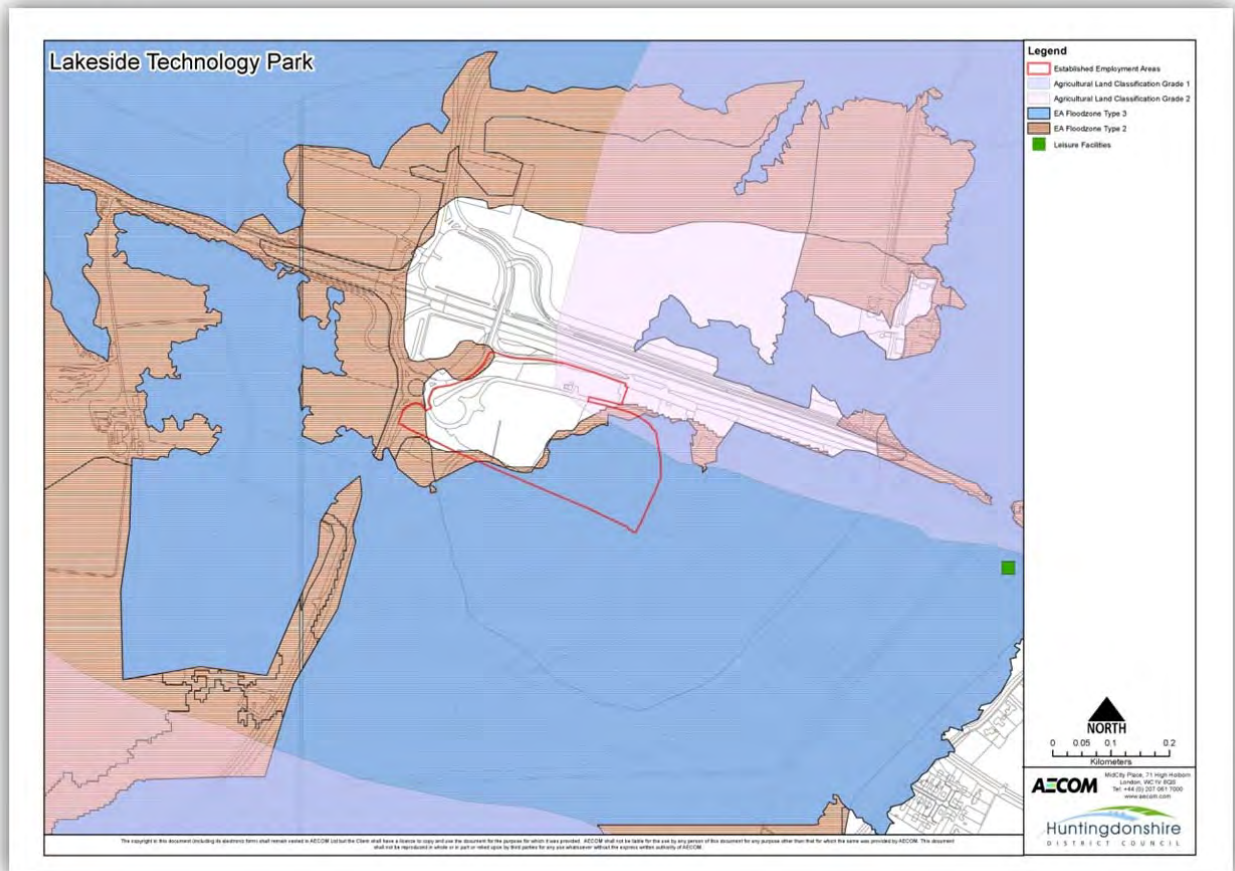
Key reasons:

- There are 10 vacant units and the site is not well located in relation to strategic roads
- However, the area adequately serves the local market and should be protected to help support the local economy.

Fenstanton Lakeside Technology Park



Site photo



Fenstanton - Lakeside Technology Park	
Description	The site is undeveloped and mostly greenfield, located in the countryside adjacent to a lake. There are existing B8 uses to the rear of the site, although outside the site boundary. An access road is in place. Planning permission for B1, B2 and B8 recently expired (0901202REM), despite its strategic location on the A14.
Occupiers (selection only)	Stagecoach bus depot
Vacant units	The area comprises predominantly unused land that has been subdivided into 11 plots for sale or to let. The total amount of potential development that is advertised is 53,620sqm.
Prominence	The area is fairly prominent to the A14 along the northern and western boundaries.
Current Use (Use Classes)	N/A
Size, (ha)	8.8ha
Building Age	N/A
Building Quality	N/A
Access Constraints	None
Distance to A1/A1(M)	8 miles
Distance to A14	Direct access
Distance to Rail Station	5 miles
Within 500m of a bus stop?	No
Distance to Services	Over 1 mile (Fenstanton, via A14)
Car Parking	N/A
Constraints	Part of the area is in Flood Zone 3a and Flood Zone 3b.
Critical Mass	N/A
Opportunities for development	Entire site is awaiting development (8.8ha).
Other information	None

Recommendation

Retain as an Established Employment Area

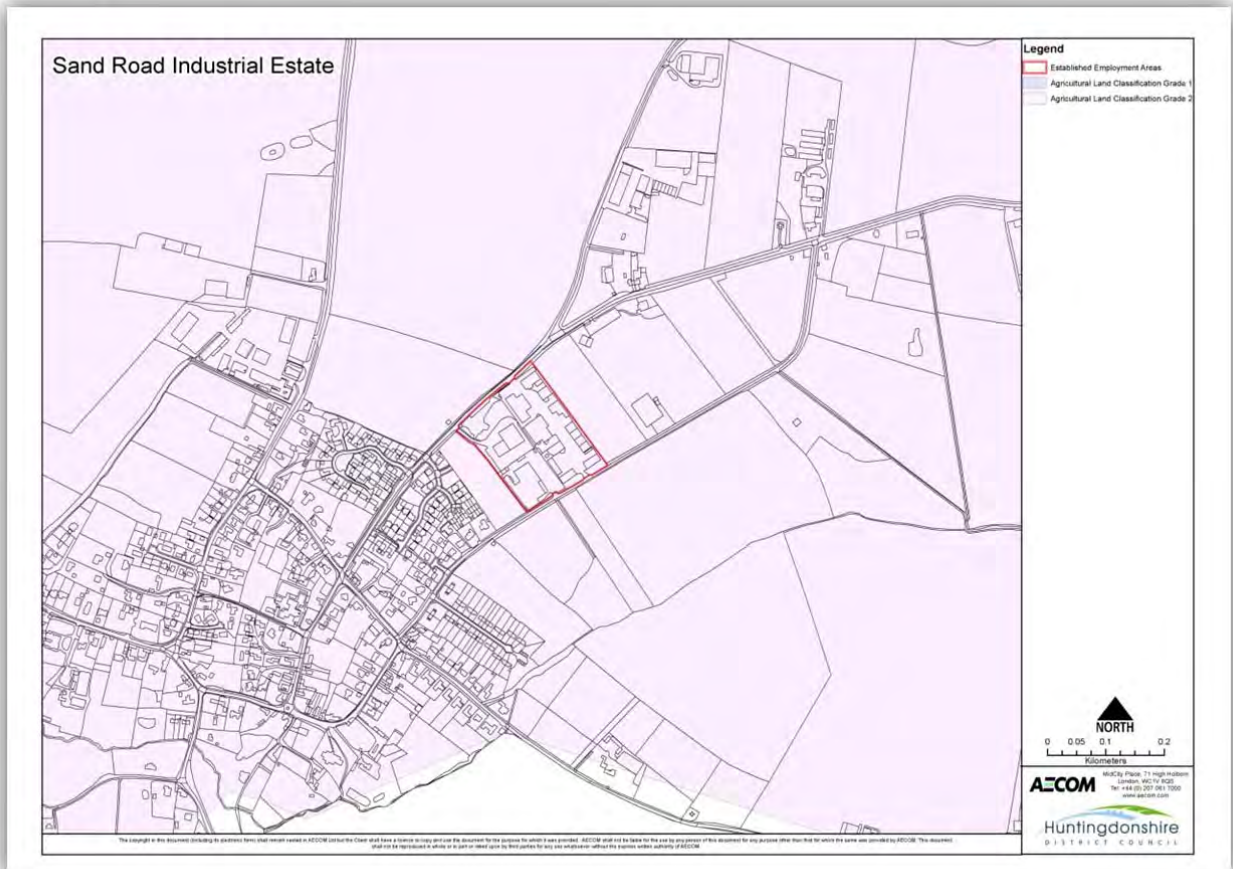
Key reasons:

- The site is directly accessible to the strategic road network and an access road is in place, which should encourage development here.
- However, the proposed expansion of other large sites in close proximity to the A14 will create new competition for this site, and therefore this site should be reviewed regularly to ensure that the designation remains appropriate.

Great Gransden Sand Road Industrial Estate



Site photo



Great Gransden - Sand Road Industrial Estate	
Description	Old general and industrial business area. The estate is reasonably well-occupied, including one large supplier (DC Norris) and other local industrial units. Located away from residential units and services.
Occupiers (selection only)	DC Norris (food processing), Azelis, Tracel Ltd, MCD Ltd (Access Equipment), Hallmask equipment services Ltd, Plascon Group
Vacant units	Two industrial vacancies, sized 195sqm and 398sqm.
Prominence	Site located in 'backlands'
Current Use (Use Classes)	B2, B1a (DC Norris) and B8.
Size, (ha)	3.3 ha
Building Age	Mostly post-1945
Building Quality	Low-moderate
Access Constraints	Use of local roads to access the site.
Distance to A1/A1(M)	8 miles
Distance to A14	11 miles
Distance to Rail Station	8 miles (St Neots)
Within 500m of a bus stop?	No
Distance to Services	1 mile (Great Gransden)
Car Parking	Moderate – poor (some ad hoc)
Constraints	Accessed via minor road
Critical Mass	Yes
Opportunities for development	0.5ha at southern extent of area
Other information	None

Recommendation

Retain as an Established Employment Area

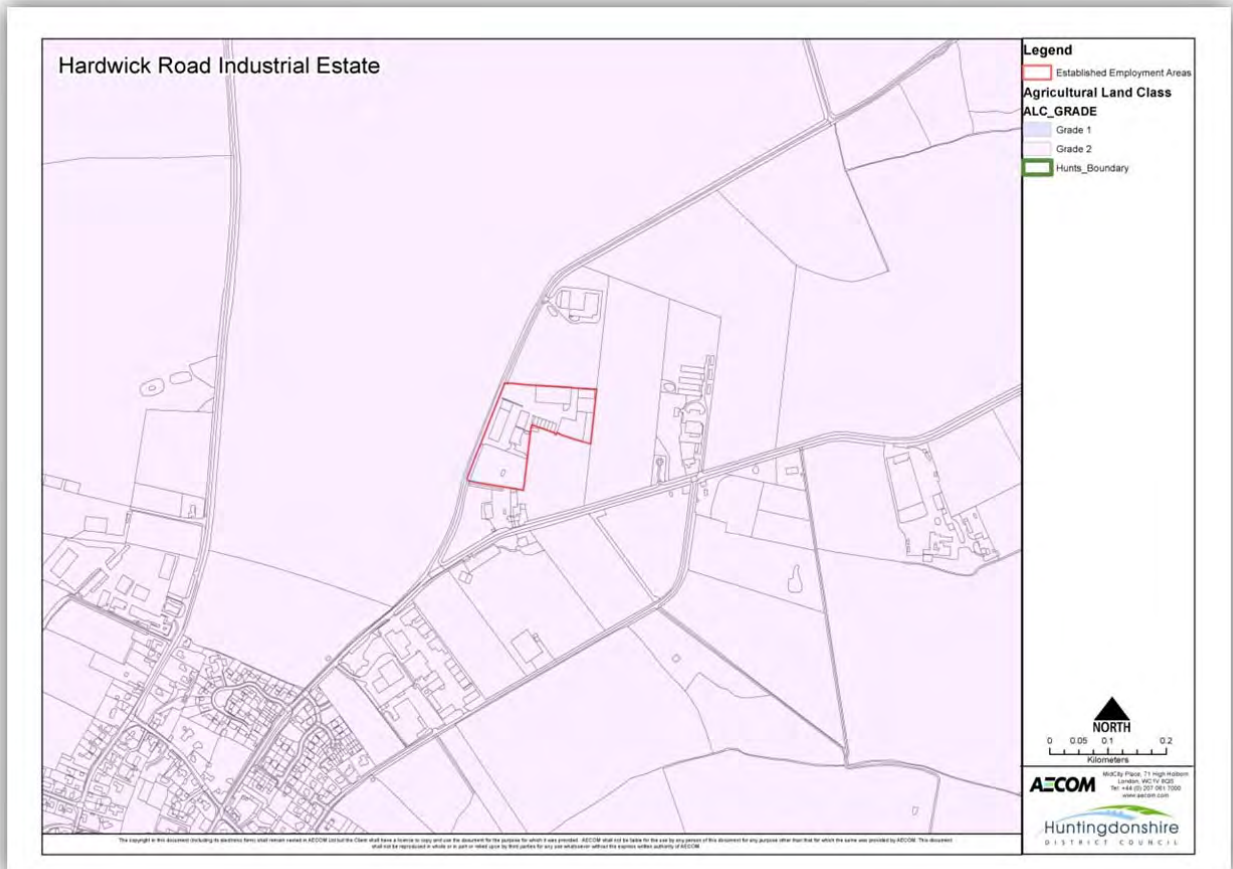
Key reasons:

- Well occupied site with a critical mass of occupants
- The area adequately serves the local market and should be protected to help support the local economy.

Great Gransden
Hardwick Road Industrial Estate



Site photo



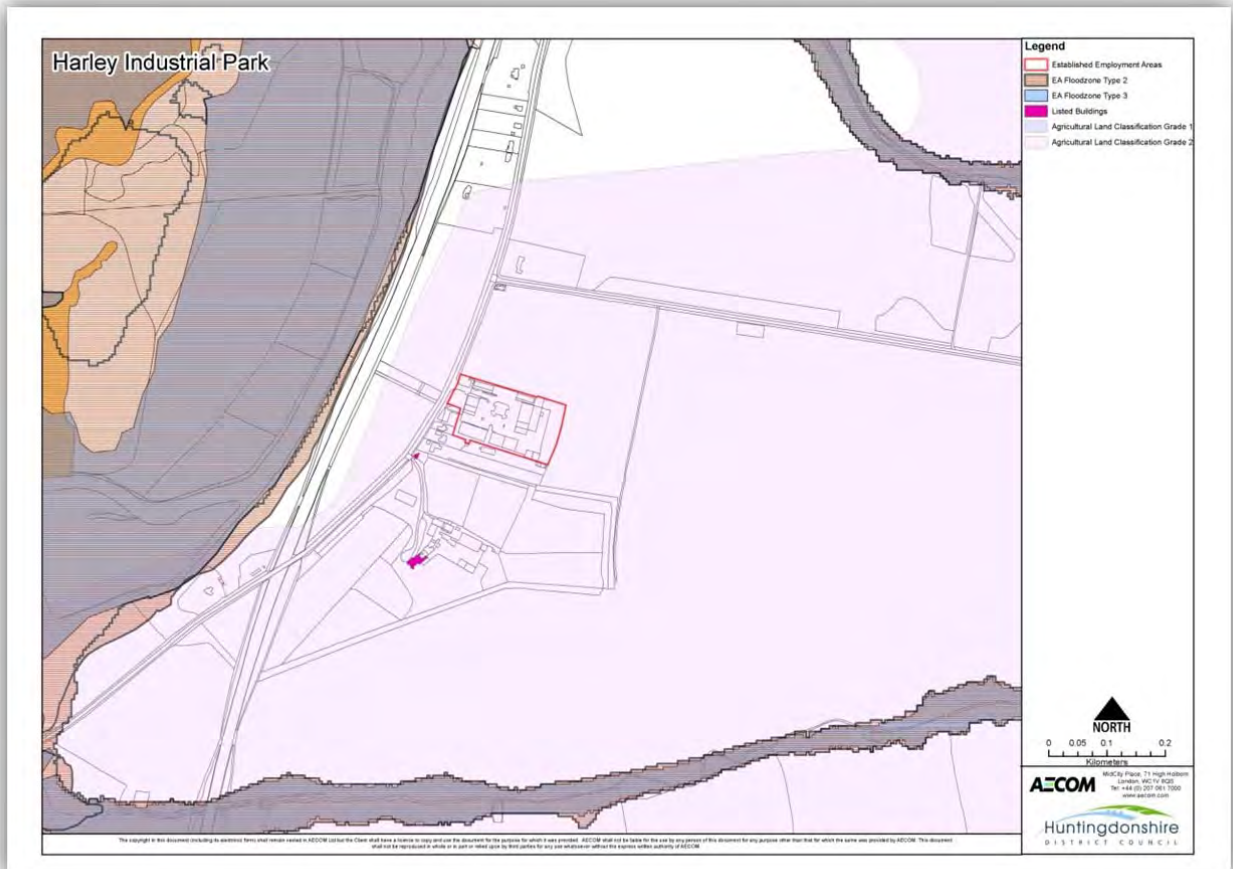
Great Gransden - Hardwick Road Industrial Estate	
Description	Old general and industrial business area. Located away from residential units and services.
Occupiers (selection only)	Limpet adhesive tapes, usedtyresales.com, U mole Ltd.
Vacant units	Two moderate quality industrial vacancies, sized 367sqm and 1,125sqm. Total vacant floorspace = 1,492sqm
Prominence	Site located in 'backlands'. Not at all prominent.
Current Use (Use Classes)	B1, B2, B8
Size, (ha)	2.2 ha
Building Age	Post 1945/60
Building Quality	Low-moderate
Access Constraints	Local Roads
Distance to A1/A1(M)	8 miles
Distance to A14	11 miles
Distance to Rail Station	8 miles (St Neots)
Within 500m of a bus stop?	No
Distance to Services	1 mile (Great Gransden)
Car Parking	Moderate-poor (some ad hoc).
Constraints	Accessed via minor road
Critical Mass	Yes
Opportunities for development	None
Other information	None

Recommendation
<p>Retain as an Established Employment Area</p> <p>Key reasons:</p> <ul style="list-style-type: none"> - Fairly well occupied site, despite two sizeable vacancies. - The area adequately serves the local market and should be protected to help support the local economy.

Great Paxton Harley Industrial Park



Site photo



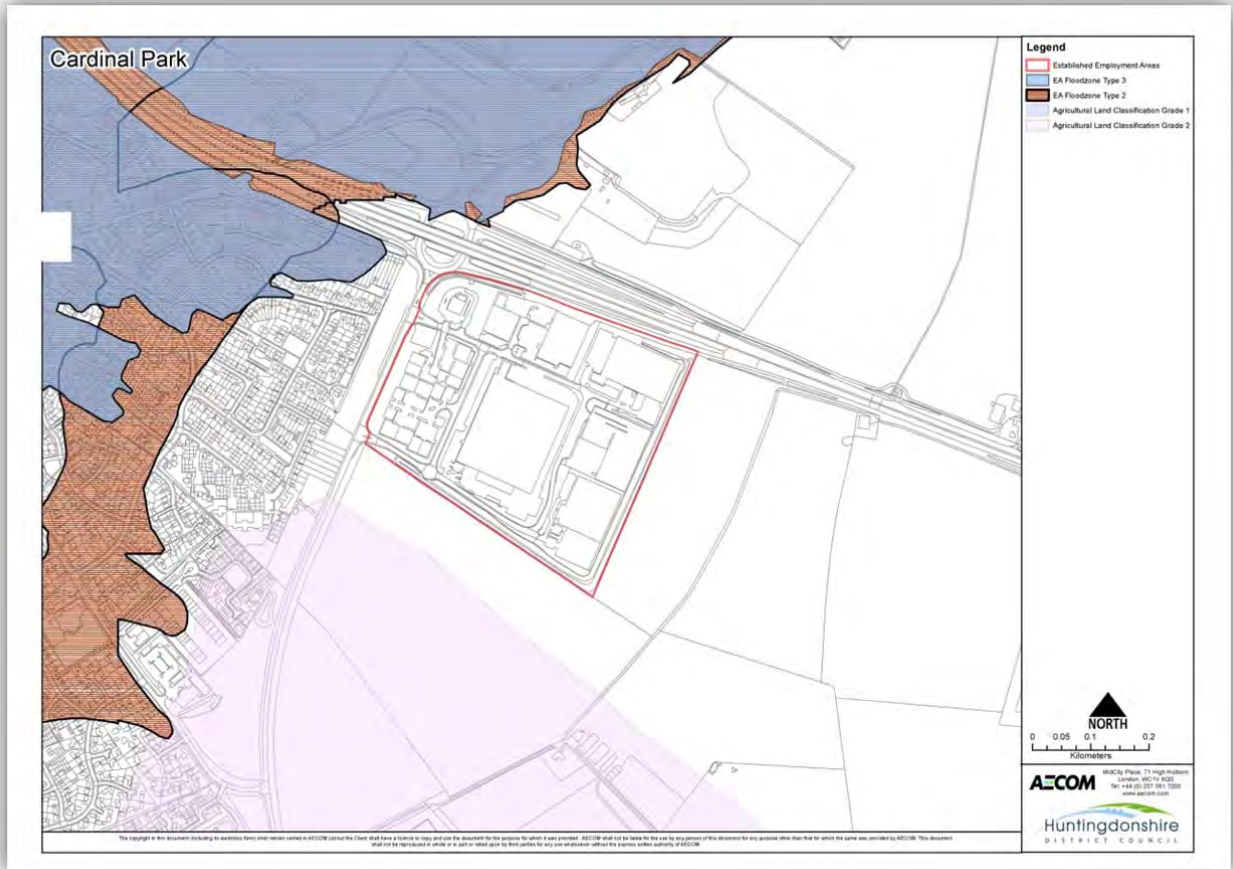
Great Paxton - Harley Industrial Park	
Description	Old general and industrial business area. Reasonably high quality; located outside of Great Paxton and St Neots.
Occupiers (selection only)	B+H print engineers, Formet Ltd, Titan Automotive Engineering, Oerlikon Textiles, Inspirations Bathrooms and Kitchens
Vacant units	Only one moderate quality industrial vacancy was noted (338sqm).
Prominence	Adjacent to and visible from B Road (B1043)
Current Use (Use Classes)	B1, B2
Size, (ha)	1.9 ha
Building Age	Post 1945/60s
Building Quality	Moderate - high
Access Constraints	None
Distance to A1/A1(M)	3 miles
Distance to A14	7 miles
Distance to Rail Station	2 miles (St Neots)
Within 500m of a bus stop?	No
Distance to Services	1 mile (Great Paxton)
Car Parking	Good
Constraints	None
Critical Mass	Yes
Opportunities for development	None
Other information	None

Recommendation
<p>Retain as an Established Employment Area</p> <p>Key reasons:</p> <ul style="list-style-type: none"> - Good quality, reasonably accessible and popular site that serves the local market

Godmanchester
Cardinal Park



Site photo



Godmanchester - Cardinal Park	
Description	Fairly new warehouse / distribution park located adjacent to the A14 and Bearscroft Farm, providing strategic logistics supply with large distribution centres (B8). Petrol Station on-site.
Occupiers (selection only)	DHL, Comtec, Co-op distribution, Smith and Nephew, Shell Petrol Station.
Vacant units	Two good quality warehouse units are vacant, 1,770 and 2,706sqm. Total vacant floorspace = 4,476sqm
Prominence	Adjacent to and visible from A Road (A14)
Current Use (Use Classes)	B8
Size, (ha)	18.6 ha
Building Age	Modern
Building Quality	Moderate - high
Access Constraints	None
Distance to A1/A1(M)	5 miles
Distance to A14	Adjacent
Distance to Rail Station	2 miles
Within 500m of a bus stop?	No
Distance to Services	1 mile (Godmanchester). Petrol Station on-site.
Car Parking	Good
Constraints	None
Critical Mass	Yes
Opportunities for development	None
Other information	None

Recommendation

Retain as an Established Employment Area

Key reasons:

- Despite two large vacancies, the site is generally popular and the development quality is high.
- Strategic location adjacent to A14.

Godmanchester Chord Business Park/ Roman Way Centre



Site photo



Godmanchester - Chord Business Park/ Roman Way Centre	
Description	Chord Business Park is a high quality business park. Roman Way is an old general industrial and business area. The sites are joined and located close to the centre of Godmanchester. A new housing estate is located to the rear of Roman Way, which is accessed via the industrial estate.
Occupiers (selection only)	College of Animal Welfare, Cedar, NJPC Ltd.
Vacant units	A total of seven moderate quality industrial units were vacant, each providing approximately 100-200sqm of floorspace. Total vacant floorspace = 1,030sqm
Prominence	Site adjacent to, but largely not visible from, A road (A1198)
Current Use (Use Classes)	B1 (Chord Business Park); B2 (Roman Way)
Size, (ha)	0.9 ha Chord Business Park; 1.4 ha Roman Way Centre
Building Age	Modern (Chord Business Park); Post 1960s (Roman Way)
Building Quality	Moderate - high (Chord Business Park); Moderate - low (Roman Way)
Access Constraints	Access is off a local road
Distance to A1/A1(M)	5 miles
Distance to A14	1 mile
Distance to Rail Station	2 miles
Within 500m of a bus stop?	Yes
Distance to Services	Less than 1 mile (Godmanchester)
Car Parking	Moderate (some overcrowding at Chord Business Park)
Constraints	None
Critical Mass	Yes.
Opportunities for development	None
Other information	None

Recommendation

Retain as an Established Employment Area

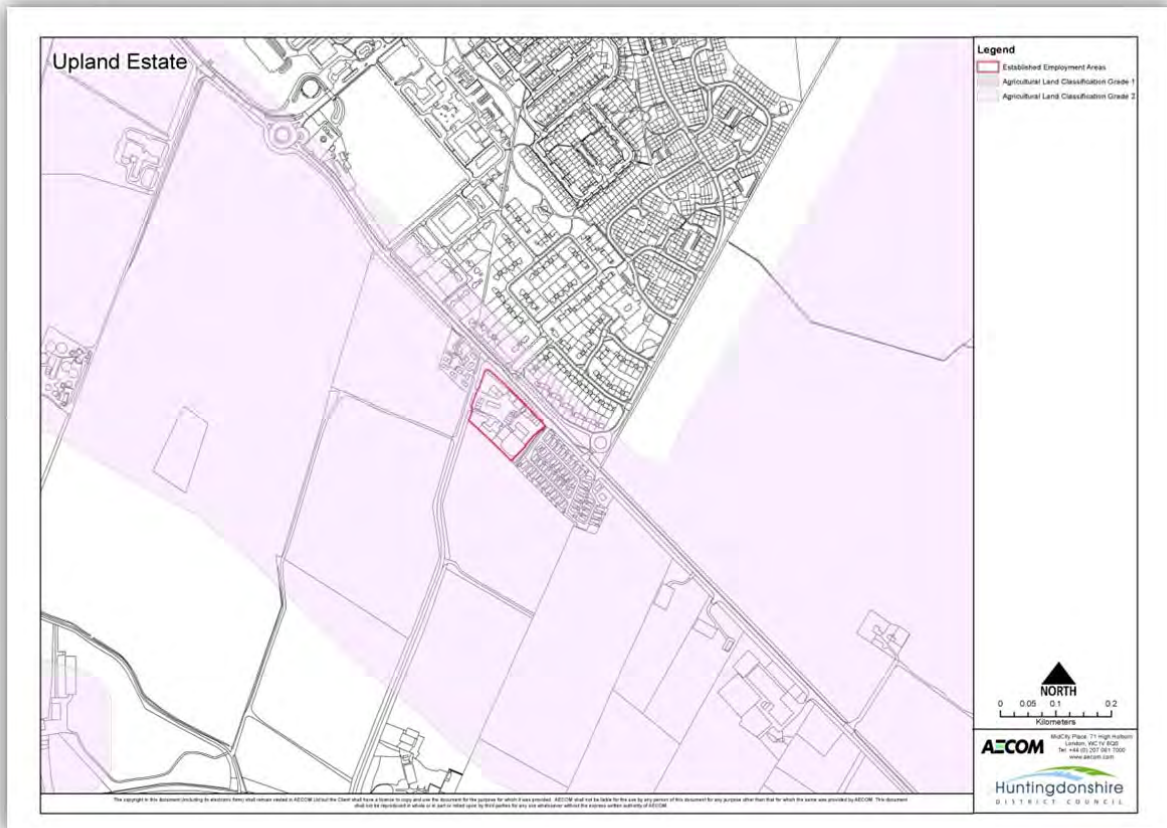
Key reasons:

- Despite a reasonable high number of vacancies on a small site, Roman Way Centre remains more than 50% occupied and has a critical mass of development.
- Strategic location in fairly close proximity to A14.
- Sustainable location within Godmanchester urban area.
- Chord Business Park is a popular site with no noted vacancies.

Houghton and Wyton Upland Industrial Estate



Site photo



Houghton and Wyton - Upland Industrial Estate	
Description	Old general industrial and business area, with some new units. Site includes Nissen huts dating back to the WWII period. The site is small and in close proximity to RAF Wyton.
Occupiers (selection only)	M.A. Autos, M+L Autos, Maxim Cars, BDi Security Solutions Ltd, Lilly's Brides.
Vacant units	The site appears to be fully occupied, although a sign was displayed identifying office and workshop space 'to let' on a private basis (e.g. independent of agents).
Prominence	Adjacent to B Road (B1090), but the site is not particularly visible from it.
Current Use (Use Classes)	B1(c), B2
Size, (ha)	1.2 ha
Building Age	Post 1945/60, Some modern units
Building Quality	Low quality and overcrowded (eastern section), Moderate – high (western section)
Access Constraints	None
Distance to A1/A1(M)	8 miles
Distance to A14	6 miles
Distance to Rail Station	4 miles (Huntingdon)
Within 500m of a bus stop?	Yes
Distance to Services	1 mile (Houghton and Wyton)
Car Parking	Moderate - poor
Constraints	None
Critical Mass	Yes
Opportunities for development	Minor infill off Mere Way (less than 0.1ha)
Other information	None

Recommendation

Retain as an Established Employment Area

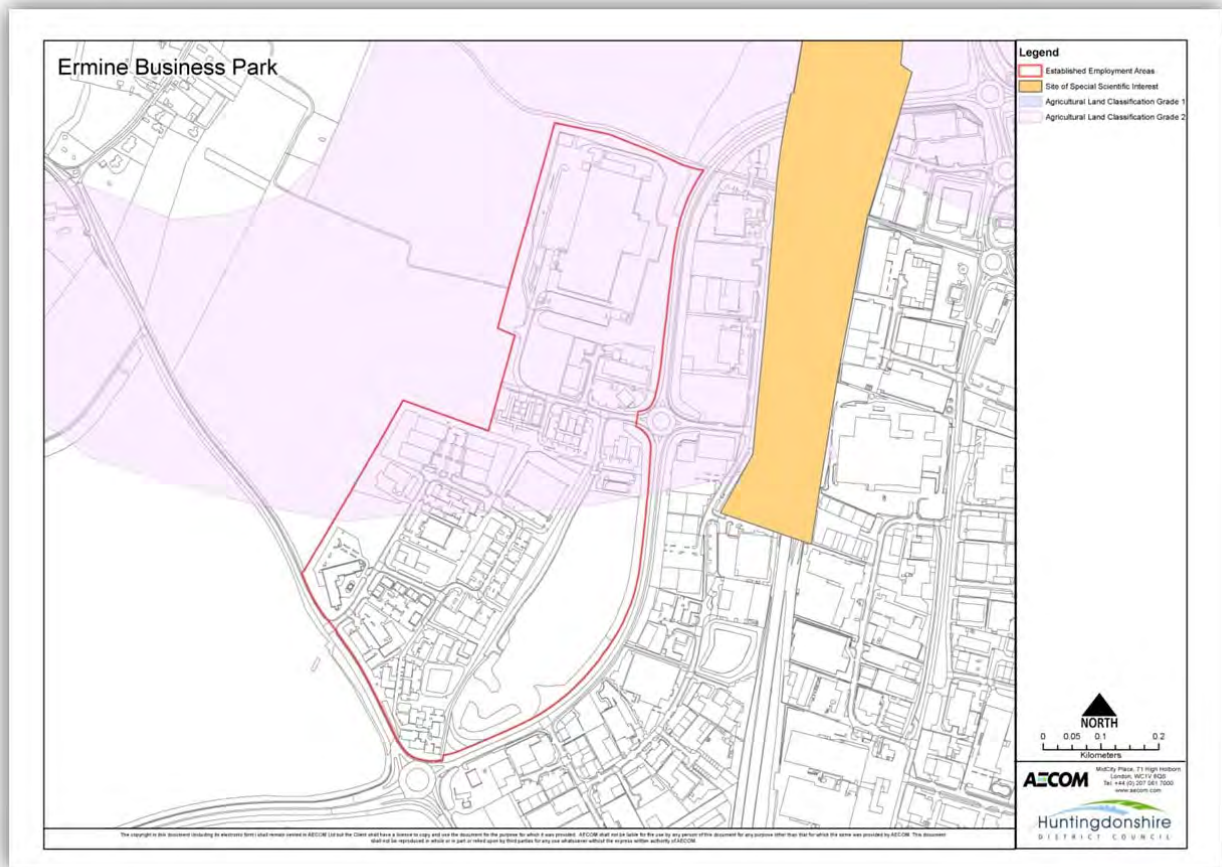
Key reasons:

- Site appears fully occupied, despite signage, with some high quality new units.
- The eastern portion of the site is notably poorer quality, but is occupied and meeting local need.

Huntingdon Ermine Business Park



Site photo



Huntingdon - Ermine Business Park	
Description	New general industrial and business area with high quality development. There is easy access to the A road. The site is in close proximity to the southern tip of Alconbury Weald.
Occupiers (selection only)	There are high tech offices and quality light industrial/warehouse premises on this site. The largest firm on this site is Nokia Telecommunications Ltd. Barclays Bank and PHS Washrooms also operate from this site.
Vacant units	Small offices and light industrial, 80sqm – 750sqm, focussed in/ near Sovereign Court. Further vacancies at new development (Vantage Park) under construction. Total vacant floorspace = 2,814sqm, plus new opportunities for Design and Build.
Prominence	Adjacent to, but not visible from 'A' Road (A141)
Current Use (Use Classes)	B1, B2 and B8
Size, (ha)	38.8 ha
Building Age	Post 1960, modern and new
Building Quality	Good
Access Constraints	None
Distance to A1/A1(M)	3 miles
Distance to A14	Less than 1 mile
Distance to Rail Station	2 miles
Within 500m of a bus stop?	Yes
Distance to Services	Approximately 1.5 miles (Central Huntingdon)
Car Parking	Good
Constraints	Within 100m of Great Stukeley Railway Cutting Site of Special Scientific Interest (SSSI)
Critical Mass	Yes
Opportunities for development	Lancaster Way: 0.9ha Percy Road: 5ha

Other information	Audi showroom / offices under construction. Vantage Park now under construction.
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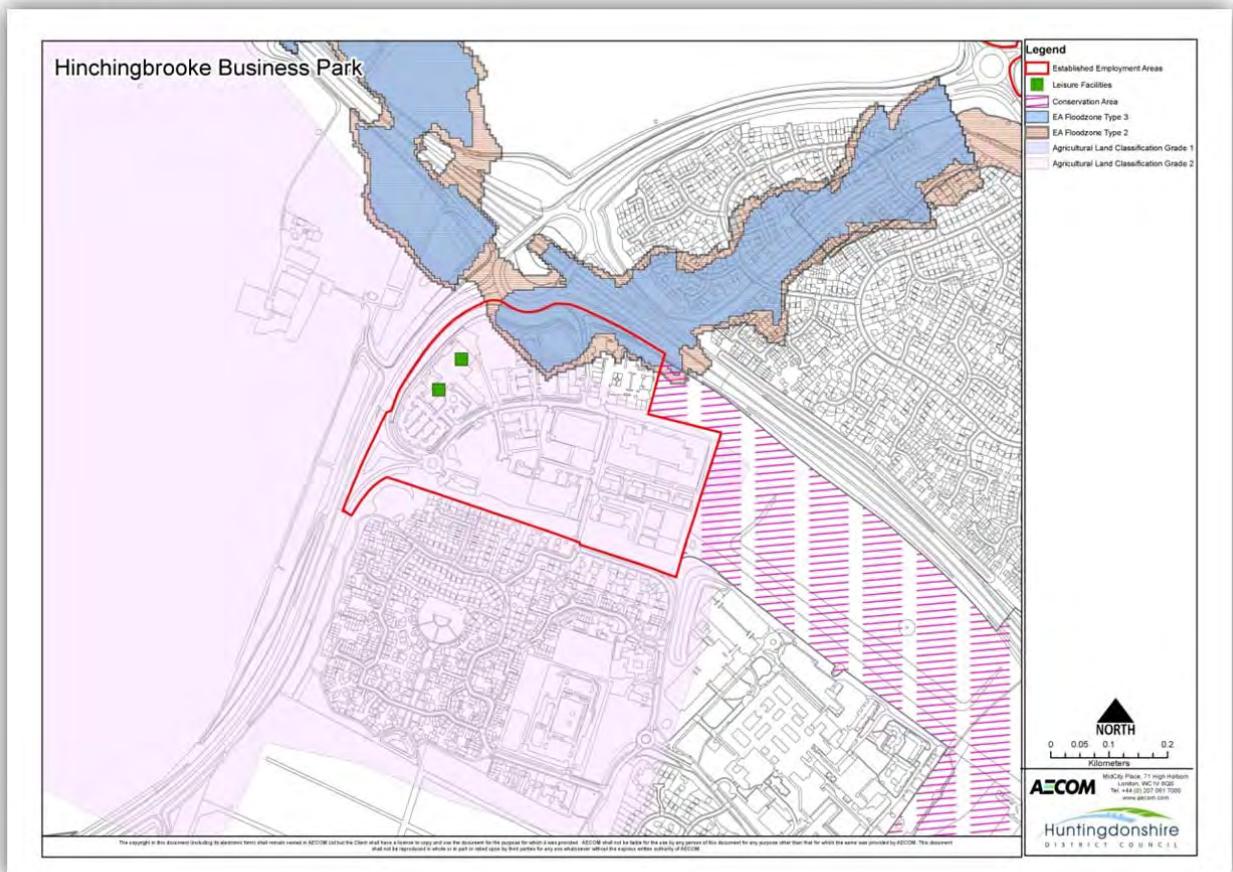
Recommendation
<p>Retain as an Established Employment Area</p> <p>Key reasons:</p> <ul style="list-style-type: none">- The site has a number of vacancies for small and medium sized units, which will help to provide choice and flexibility in the local area.- The site remains well occupied, with high quality development and is occupied by multi-national companies.- Any additional development potential identified in the area will be in close proximity to Huntingdon and the strategic road network.

Huntingdon

Hinchingbrooke Business Park



Site photo



Huntingdon - Hinchingsbrooke Business Park	
Description	High quality business park with mixed uses, directly accessible from the A14. Land uses include offices, research and development, light industry as well as a restaurant, hotel and nursery. Includes newer and smaller offices, some of which are vacant. Whilst the site is in good condition, there is a high vacancy rate here.
Occupiers (selection only)	Established companies include Kitchen Range Foods Ltd, Anglian the Huntingdon Marriott (a four star, 150 room hotel), Rapleys, Serco and a nursery.
Vacant units	A significant number of office vacancies across the site (7), ranging from below 100sqm, up to approximately 800sqm, and 1,500sqm (Cygnet House). Total vacant floorspace = 3,317sqm
Prominence	Adjacent to and visible from 'A' Road (A14)
Current Use (Use Classes)	B1, B2
Size, (ha)	17.9 ha
Building Age	Modern (post 1990).
Building Quality	Generally high quality
Access Constraints	Single point of access from the A14.
Distance to A1/A1(M)	2 miles
Distance to A14	Direct access
Distance to Rail Station	2 miles
Within 500m of a bus stop?	Yes, but no services at present.
Distance to Services	Approximately 1.5 miles (Central Huntingdon)
Car Parking	Good
Constraints	Proximity to A14 Spittals flyover; Air pollution (from A14); Flood risk (proportion in Zone 3); Conservation Area to eastern boundary
Critical Mass	Yes
Opportunities for development	Falcon Way: 0.8ha. North of Kingfisher Way: 0.5ha

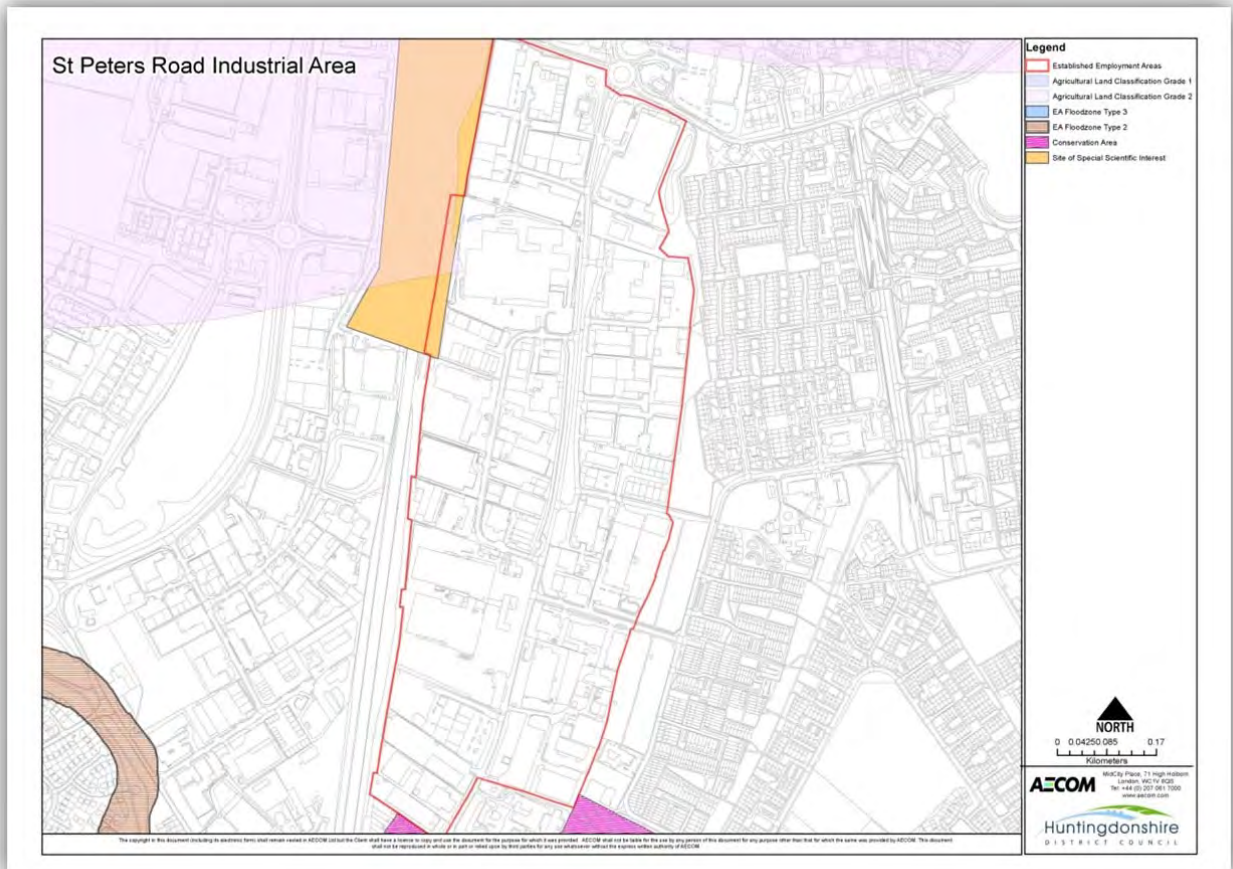
Other information	None
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Recommendation
<p>Retain as an Established Employment Area</p> <p>Key reasons:</p> <ul style="list-style-type: none">- Strategic location in close proximity to A14 and accompanied by good support services (hotel, nursery).- Whilst it is noted that there are a significant number of vacancies (across small, medium and large units) and poor public transport, this is not considered sufficient basis to remove the designation as the building stock is good quality and the site retains a critical mass.

Huntingdon St Peter's Road Industrial Area



Site photo



Huntingdon - St Peter's Road Industrial Area	
Description	<p>Old general industrial and business area with low vacancy rates. The site is well established with some larger uses, such as distribution centres and factories. Arranged as a series of contained areas off a central spine road.</p> <p>Over the past few years there have been a number of developments which have changed the profile of the general area. Many of these developments have been retail in nature. Typical of these developments are Tesco and the non food retail park at the northern end of St Peter's Road; Tower Field Leisure Park, which adjoins Tesco; Fix (St Peters Road Trade Centre, which is home to a number of retail and trade companies; Jewsons on the former British Telecom site; Kwik-Fit and Wickes.</p>
Occupiers (selection only)	Horatio Myer & Co. Ltd (beds), GPS (PE Pipe system) and Insulpak, Solo Europe, Hotel Chocolat and a number of retail occupiers as noted above.
Vacant units	There are two large vacant units in this area: former Lola Cars headquarters (6,0037qm) and a large vacant unit on Windover Road (5,000sqm). There is also a 604sqm unit on Glebe Road, and three smaller units in Windover Court. Total vacant floorspace = 7,464sqm
Prominence	Area has local prominence, within a well established industrial area.
Current Use (Use Classes)	B1, B2 and B8
Size, (ha)	50.5 ha
Building Age	Post war – some modern
Building Quality	Moderate quality, some low.
Access Constraints	None
Distance to A1/A1(M)	5 miles
Distance to A14	2 miles
Distance to Rail Station	2 miles (Huntingdon)
Within 500m of a bus stop?	Yes
Distance to Services	Approximately 0.5 mile (Central Huntingdon)
Car Parking	Moderate (low in places)

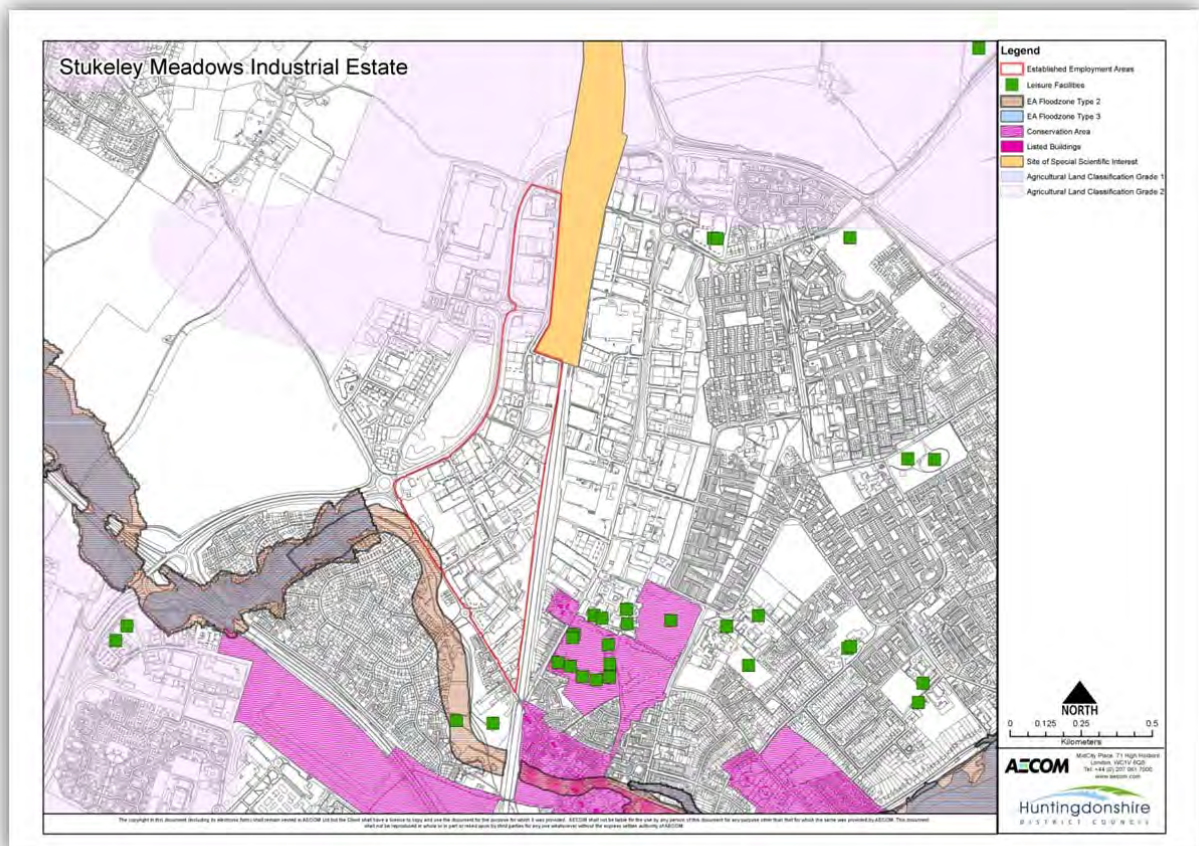
Constraints	Within 100m of Great Stukeley Railway Cutting Site of Special Scientific Interest (SSSI); Huntingdon Conservation Area to southern boundary
Critical Mass	Yes
Opportunities for development	Land at 6 Windover Road: 0.6ha Land at 36 St Peter's Road: 1.1ha
Other information	None

Recommendation
<p>Retain as an Established Employment Area and review southern boundary.</p> <p>Key reasons:</p> <ul style="list-style-type: none">- Development at the southern end of the site (generally comprising land south of Redwings Way) has gradually changed to a retail dominated space and there is no reasonable prospect that B-class employment will return to this location within the Local Plan period.- The remainder of the site retains a critical mass that supports the retained designation, aided by the combination of large and small industrial units.- The site is also accessible by public transport and in a sustainable location.

Huntingdon Stukeley Meadows Industrial Estate



Site photo



Huntingdon - Stukeley Meadows Industrial Estate	
Description	<p>Old general industrial and business area located in a significant industrial location with good accessibility to the A road. There are fairly high occupancy rates, with larger uses and more development opportunities at the northern section of the area.</p> <p>To the southern end of the area, retail park development has changed the character of the area.</p>
Occupiers (selection only)	<p>Approximately 100 firms, including Bright Instrumental Company (scientific and industrial instruments) and TT Plastics (injection moulders).</p> <p>The site contains a range of small and medium sized light industrial/warehouse units. Hilton Food Ltd is one of the largest companies located at this site.</p>
Vacant units	<p>Very large industrial/warehouse vacancies on Latham Road (1,711 sqm) and Blackstone Road (6,621sqm). Approximately 18 small/medium vacancies focussed around St Margaret's Way and Halcyon Court. Total vacant floorspace =11,456sqm</p>
Prominence	Adjacent to and visible from 'A' road (A141)
Current Use (Use Classes)	B1, B2, B8, A1
Size, (ha)	41.3 ha
Building Age	Post 1960 (generally)
Building Quality	Moderate
Access Constraints	None
Distance to A1/A1(M)	3 miles
Distance to A14	Less than 1 mile
Distance to Rail Station	2 miles (Huntingdon)
Within 500m of a bus stop?	Yes
Distance to Services	Reasonable access to services
Car Parking	Moderate
Constraints	Huntingdon Conservation Area nearby; Great Stukeley Railway Cutting SSSI adjacent.

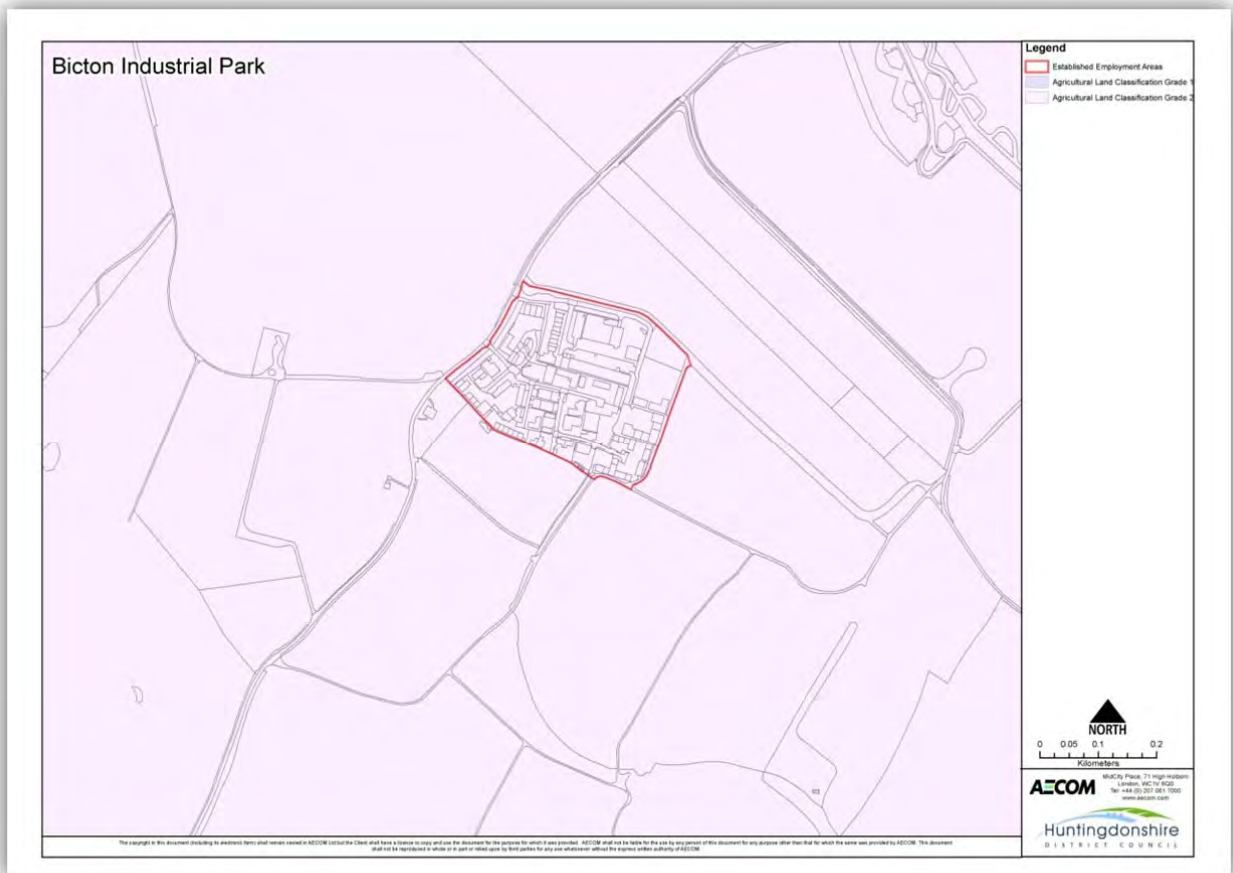
Critical Mass	Yes
Opportunities for development	North of Stukeley Road: 0.8ha. Stukeley Road: 0.3ha. Latham Road (south): 0.8ha. Latham Road (north): 0.7ha.
Other information	None

Recommendation
<p>Retain as an Established Employment Area and review western boundary.</p> <p>Key reasons:</p> <ul style="list-style-type: none">- Stukeley Retail Park provides a major retail offer on Stukeley Road and it is considered that there is no reasonable prospect that B-class employment will return to this location within the Local Plan period.- The remainder of the site retains a critical mass that supports the retained designation, aided by the combination of large and small industrial units.- The site is also accessible by public transport and in a sustainable location.- The large vacancies towards the north of the site do not significantly undermine the critical mass of this part of the EEA, and therefore the designation and identified expansion opportunities are considered appropriate.

Kimbolton
Bicton Industrial Park/ Harvard Industrial Estate



Site photo



Kimbolton - Bicton Industrial Park/ Harvard Industrial Estate	
Description	Bicton Industrial Park and Harvard Industrial Estate is a new and high quality general industrial and business area north of Kimbolton. The area is a former airfield. Surrounding uses are agriculture and open countryside.
Occupiers (selection only)	House of Flags, Avid, Red Dog, TDF (Tour De-Force), Elise parts, Delta Fabrications, Hopwells, Chondalkin, Young Living (essential oils).
Vacant units	The employment area is reasonably well-occupied. A total of 13 office and industrial vacancies were noted, ranging from approximately 100sqm to 700sqm. Three of the vacancies related to a new development of six units. Total vacant floorspace = 2,802sqm
Prominence	The land is located in 'backlands' but has a reasonable critical mass.
Current Use (Use Classes)	B1, B2, B8
Size, (ha)	8.9 ha
Building Age	Modern
Building Quality	Moderate - high
Access Constraints	Access via local road
Distance to A1/A1(M)	8 miles
Distance to A14	3 miles
Distance to Rail Station	10 miles (St Neots)
Within 500m of a bus stop?	No
Distance to Services	1.5 miles (Kimbolton)
Car Parking	Moderate - good
Constraints	Close to several County Wildlife Sites
Critical Mass	Yes
Opportunities for development	Harvard Industrial Estate: 0.6ha.
Other information	The area is prominent in relation to the local and wider countryside, including the nearby county wildlife site.

Recommendation

Retain as an Established Employment Area.

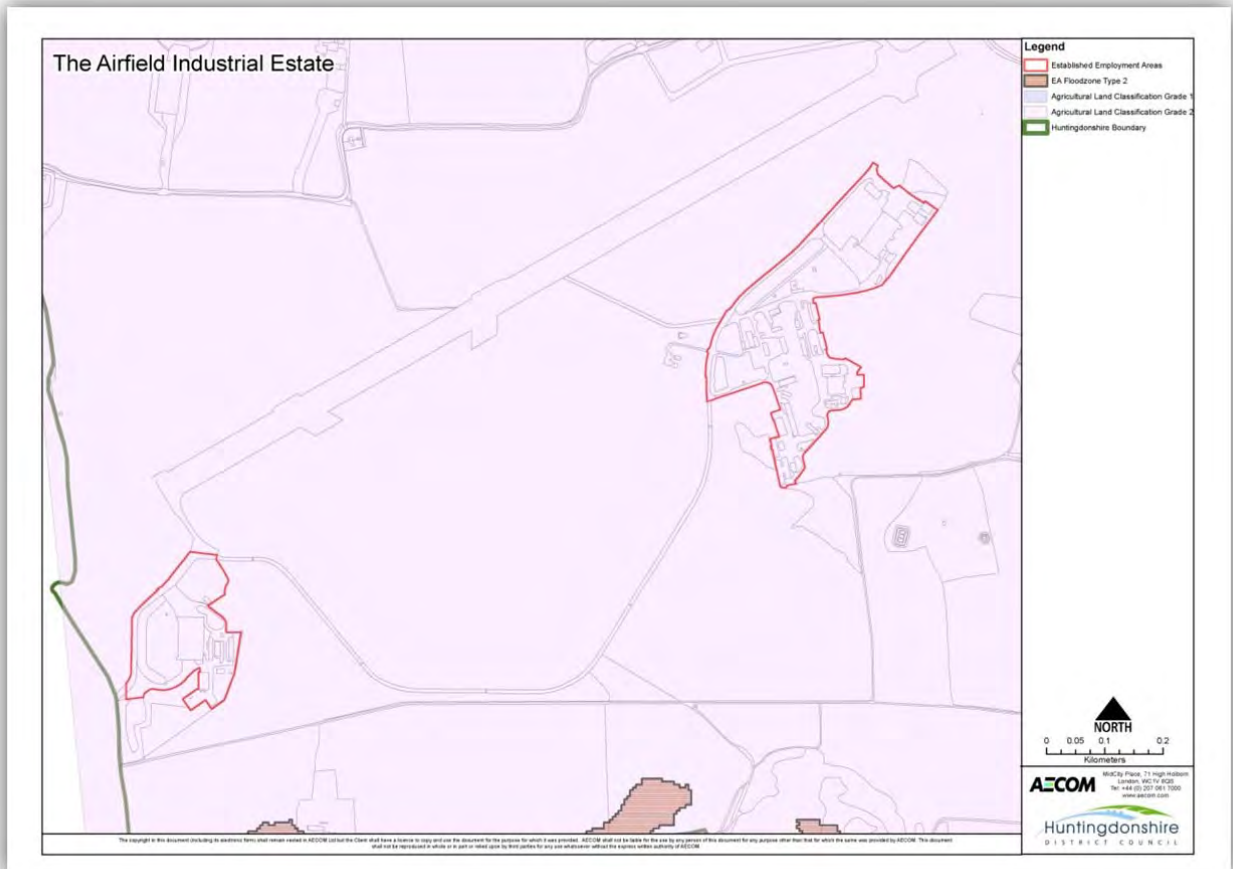
Key reasons:

- A critical mass of occupants, despite a number of vacancies.
- The area adequately serves the local market and should be protected to help support the local economy.
- Inclusion of the expansion opportunity in the EEA provides the flexibility for growth in the less urban areas of the district.

Little Staughton The Airfield Industrial Estate



Site photo



Little Staughton - The Airfield Industrial Estate	
Description	<p>Little Staughton Industrial Estate is located in open countryside to the south-west of the District on the Cambridgeshire / Bedfordshire County boundary. The estate mainly utilises former military buildings for industrial and storage purposes including two large hangars and a number of Nissen huts.</p> <p>The industrial estate excludes the airfield, which is still used for light aircraft and aircraft maintenance. The area predominantly contains buildings of World War II origin with newer infill development. Surrounding land uses are agriculture and a civil private aerodrome with aircraft storage and maintenance facilities.</p> <p>The site is isolated and in poor condition, although appears to be reasonably well occupied.</p>
Occupiers (selection only)	Bedfordshire Bathroom Distributors, Leelac Saab Specialists, Arriba Cooltech, Clements Engineering, Brogan Group (scaffolding).
Vacant units	There were no clear advertisements for vacant units on the site and no major agents are actively marketing the site at present. Whilst it was unclear, due to the dilapidated nature of the site, a small number of units appeared vacant.
Prominence	Area located in 'backlands'. The site is flat and exposed to some long distance views
Current Use (Use Classes)	B2, B8
Size, (ha)	11.6 ha
Building Age	Many buildings are of WWII origin
Building Quality	Some buildings are made from corrugated steel and some are in poor condition
Access Constraints	Access via narrow local roads
Distance to A1/A1(M)	6 miles
Distance to A14	10 miles
Distance to Rail Station	7 miles (St Neots)
Within 500m of a bus stop?	No
Distance to Services	6 miles (St Neots)
Car Parking	Ad hoc and poor

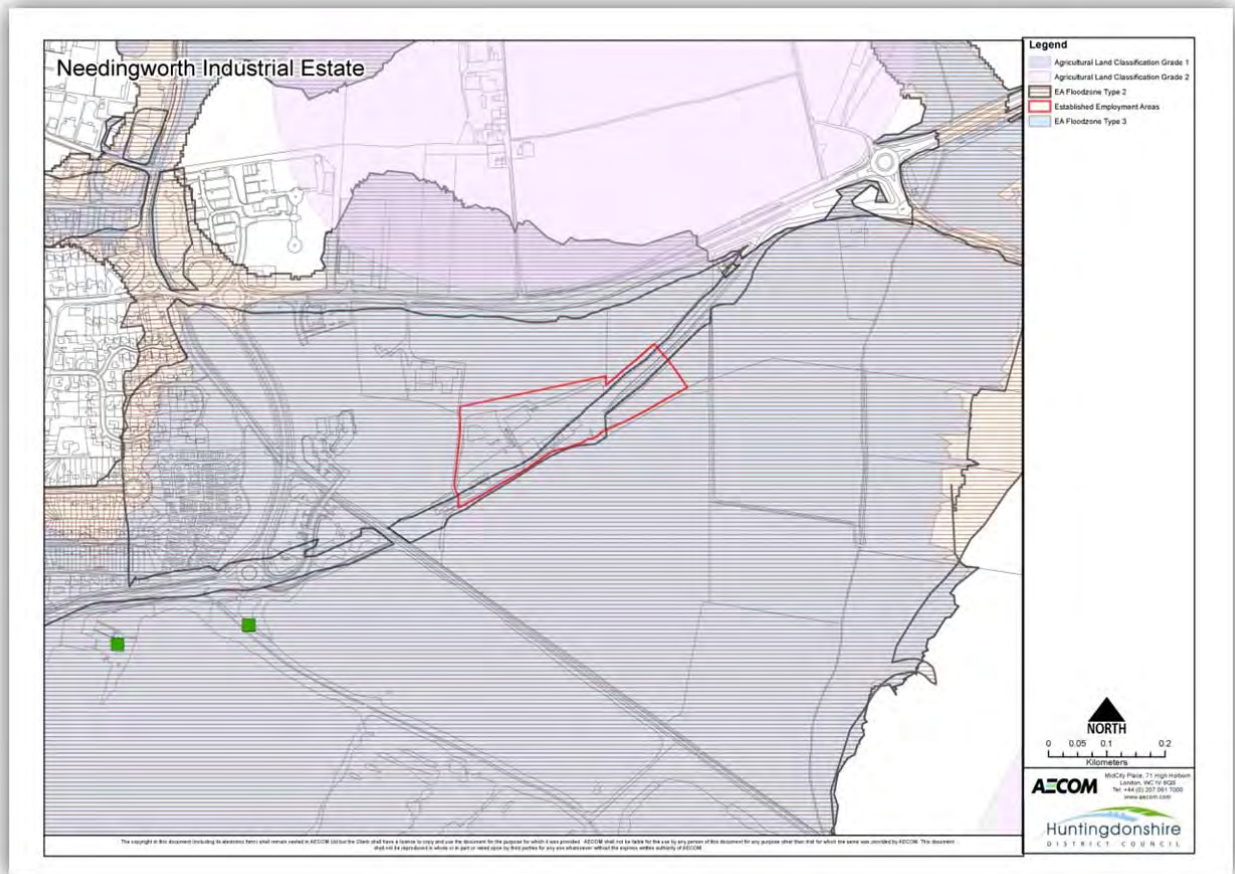
Constraints	The poor road infrastructure in the vicinity of the site means that significant further development would be unacceptable in terms of traffic impact as would its use for storage and distribution involving large lorries. The Control Tower is Grade II Listed and is a building at risk (Category 2). Southern Wolds Landscape Character Area. Waste water treatment capacity, no local foul sewerage system is available
Critical Mass	Yes, although it is spread over a large area.
Opportunities for development	Opportunity for densification (maximum 5% of existing total floorspace; 18,520sqm).
Other information	<p>The listed Control Tower has been identified as a building at risk (category 2) and in need of significant repair to ensure its preservation. Planning permission for conversion to residential use has been granted to facilitate its long term maintenance.</p> <p>The airfield is still in use for light aircraft and aviation servicing facilities are available within the site.</p>

Recommendation
<p>Retain as an Established Employment Area.</p> <p>Key reasons:</p> <ul style="list-style-type: none">- Occupancy rates appear to be high, indicating that the site is serving a need and supporting the local economy.

Needlingworth Needlingworth Industrial Estate



Site photo



Needingworth - Needingworth Industrial Estate	
Description	Old general industrial area. The site is underdeveloped and appears neglected. Access is via a long and partly unmade road and the internal layout of the site appears ad-hoc, with large storage containers in place. The site is notably poor quality.
Occupiers (selection only)	Peterborough Tyre and Battery, St Ives Volkswagon Centre, Arena Structures
Vacant units	The site appears to be reasonably well occupied, although a sign was displayed identifying self-storage and office space to let on a private basis (e.g. independent of agents).
Prominence	The area is in a 'backlands' location.
Current Use (Use Classes)	B2 and B8
Size, (ha)	4.3 ha
Building Age	Post war / 1960s
Building Quality	Low
Access Constraints	None
Distance to A1/A1(M)	12 miles
Distance to A14	4 miles
Distance to Rail Station	7 miles (Huntingdon)
Within 500m of a bus stop?	No
Distance to Services	1 mile (Needingworth)
Car Parking	Ad hoc, but plenty of spaces.
Constraints	Flood Zone 2
Critical Mass	No
Opportunities for development	None
Other information	None

Recommendation

Retain as an Established Employment Area and **review** western boundary.

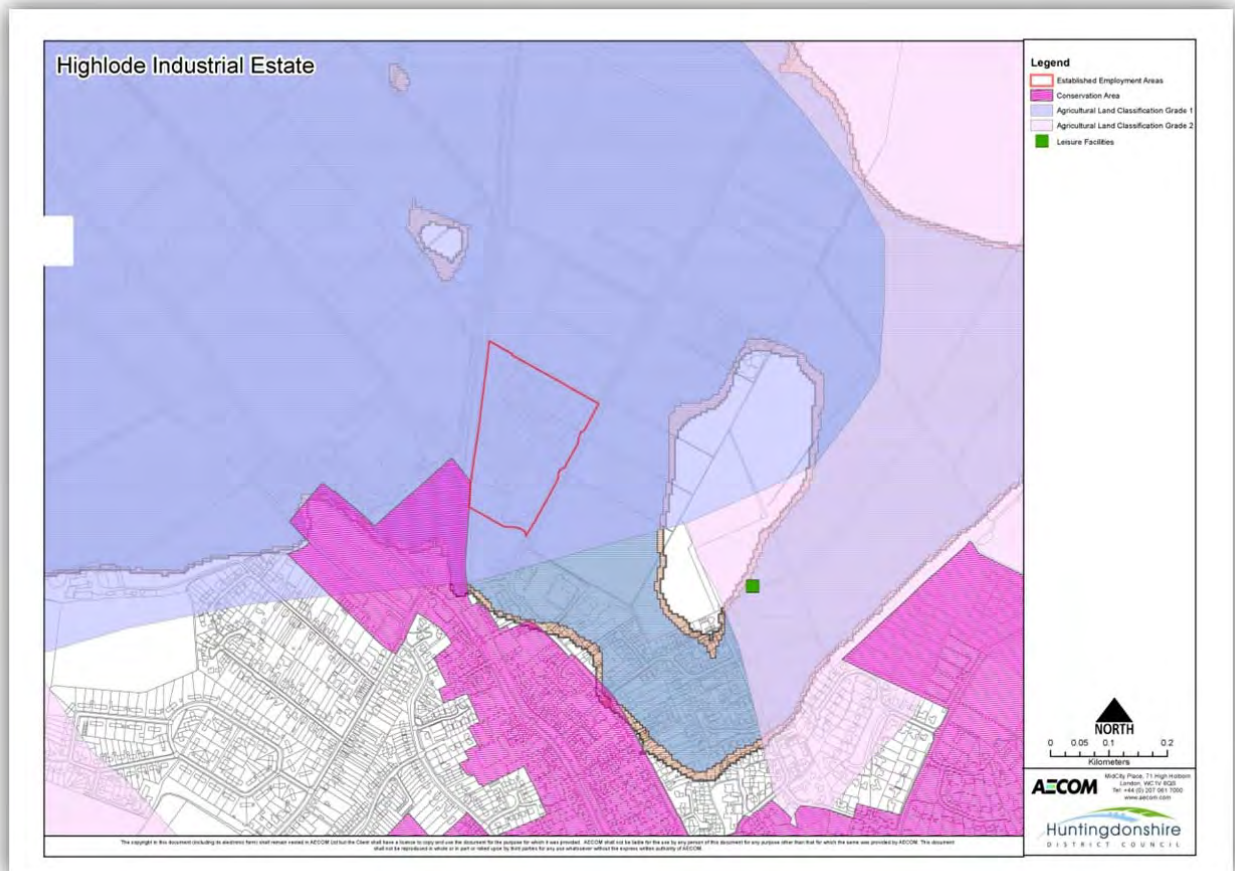
Key reasons:

- Occupancy rates appear to be high, indicating that the site is serving a need and supporting the local economy.
- The western extent of the site appears to be in residential use and is unrelated to the industrial estate.

Ramsey
Highlode Industrial Estate



Site photo



Ramsey - Highlode Industrial Estate	
Description	Old general industrial and business area. The site is located on the northern edge of Ramsey and comprises a number of small workshops and industrial units. There has been significant growth in the surrounding area including, a community centre and supermarket.
Occupiers (selection only)	Abacus Tubular Product Ltd, TC Installations Ltd, Thacker Autocare, Cromwell Foods.
Vacant units	Two industrial vacancies were noted on-site - moderate quality – 130sqm and 311sqm. Total vacant floorspace = 441sqm
Prominence	Site has local prominence on the urban fringe.
Current Use (Use Classes)	B1c, B2
Size, (ha)	4.3 ha
Building Age	Post war / 1960s
Building Quality	Moderate
Access Constraints	Access from local road
Distance to A1/A1(M)	12 miles
Distance to A14	11 miles
Distance to Rail Station	9 miles (Whittlesea)
Within 500m of a bus stop?	Yes
Distance to Services	Less than 1 mile (Ramsey)
Car Parking	Moderate – poor (on-street)
Constraints	Adjacent to Conservation Area on the western boundary; within 400m of waste water treatment works
Critical Mass	Yes
Opportunities for development	Stocking Fen Road: 0.7ha.
Other information	The western boundary of the site is defined by the High Lode waterway. The area is fairly open and development is prominent to the open countryside.

Recommendation

Retain as an Established Employment Area.

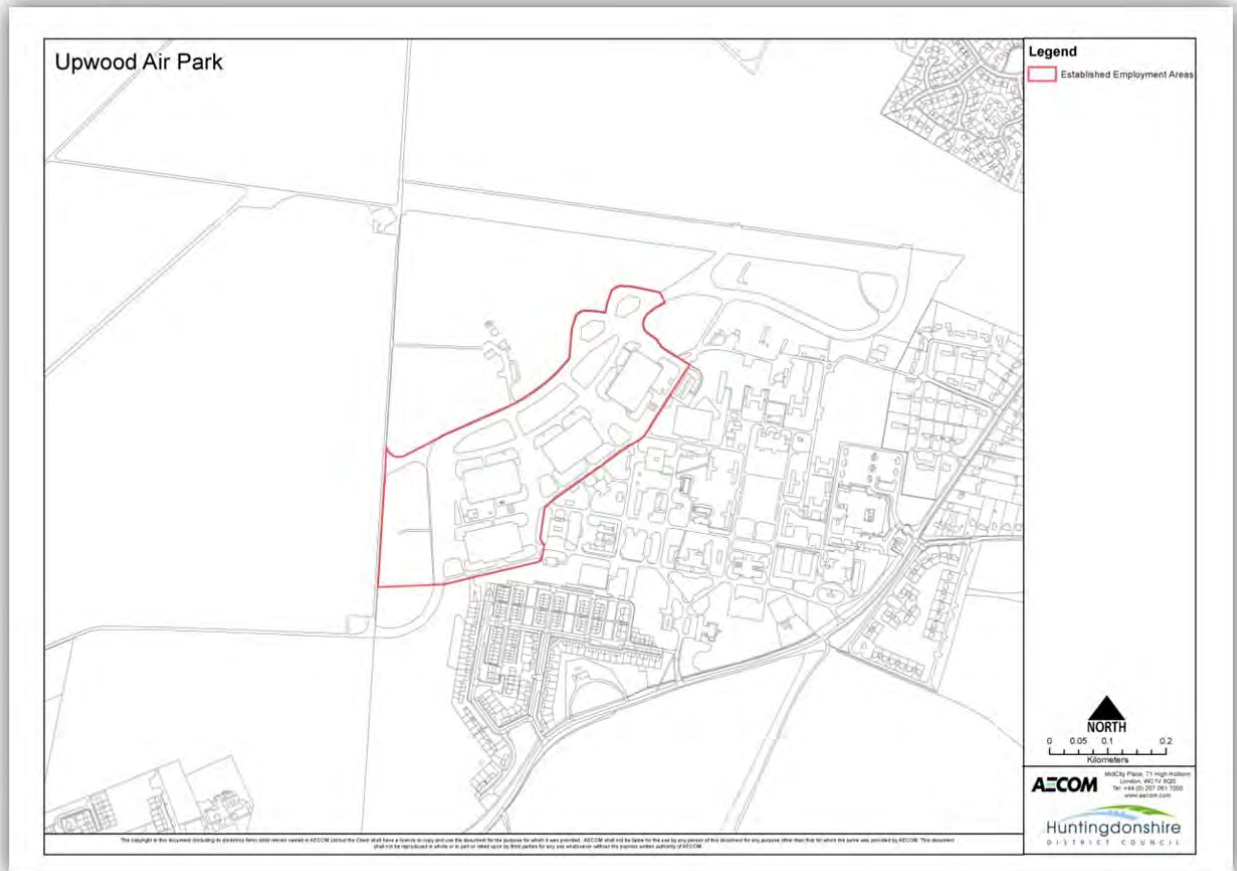
Key reasons:

- Well occupied, reasonable quality site with a critical mass of occupants
- The site is serving a need and supporting the local economy.
- The identified expansion area should be included in the boundary to maximise the opportunity for further local B-class employment in this sustainable location.

Ramsey
Upwood Air Park



Site photo



Ramsey - Upwood Air Park	
Description	Old general industrial area located in large, former RAF Hangers accessed via a large, vandalised, derelict site. Contains some occupants (B2) and appears to be meeting a demand for large uses. Turbine Motor Works currently use a large part of the site to overhaul jet engines.
Occupiers (selection only)	Turbine Motor Works (TMW), NLC Wood Products
Vacant units	This site is well occupied, although one of the former hangers appears to be vacant.
Prominence	Area located in 'backlands'
Current Use (Use Classes)	B2
Size, (ha)	12.4 ha
Building Age	World War II origin
Building Quality	Low - moderate
Access Constraints	Accessed via an extensive derelict site (RAF Upwood)
Distance to A1/A1(M)	10 miles
Distance to A14	10 miles
Distance to Rail Station	11 miles (Huntingdon)
Within 500m of a bus stop?	No
Distance to Services	1.5 miles (Ramsey)
Car Parking	Good
Constraints	None
Critical Mass	No, but the individual uses are large.
Opportunities for development	None
Other information	None

Recommendation

Retain as an Established Employment Area.

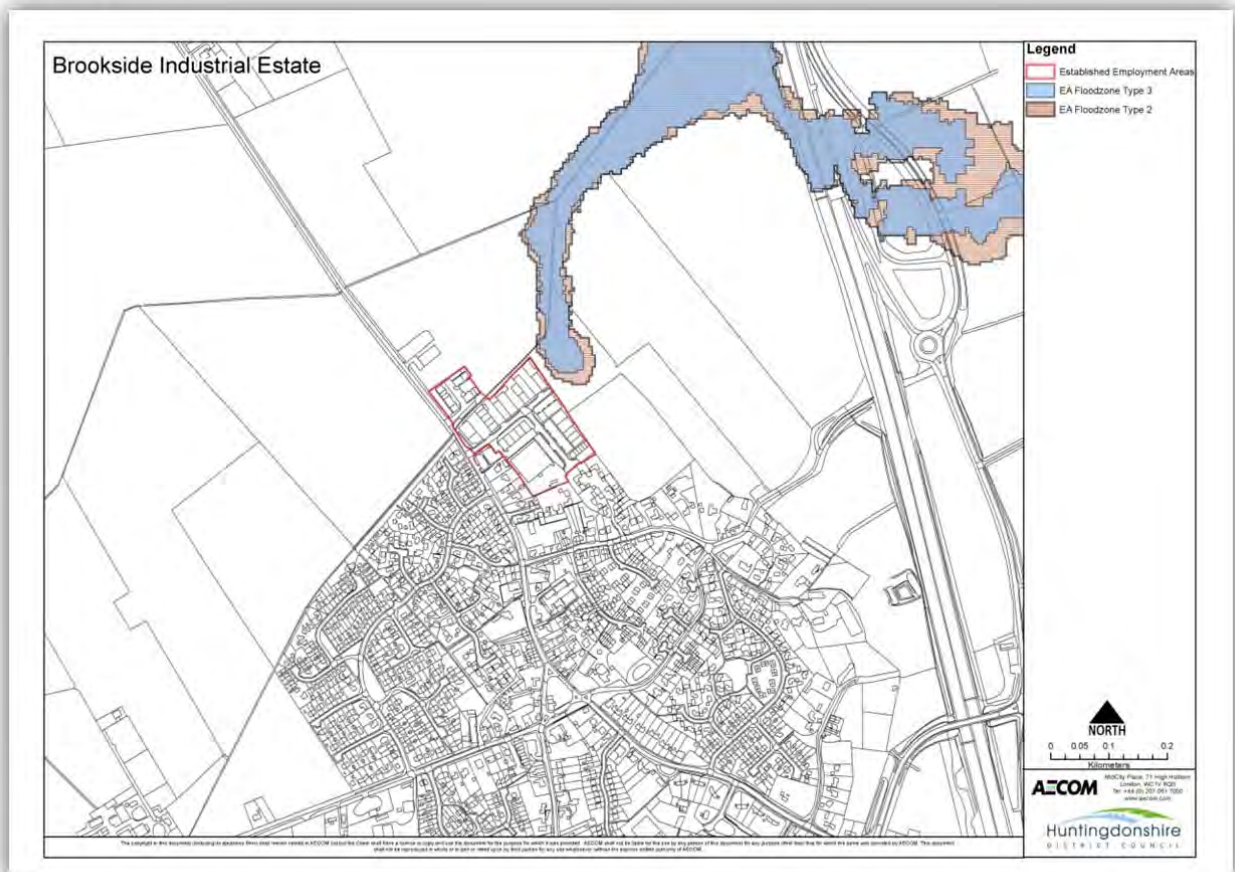
Key reasons:

- Reasonably well occupied site, providing a unique type of unit within the EEAs. It is therefore considered that there is therefore a reasonable prospect that B-class employment uses will occupy this site throughout the Local Plan period.

Sawtry
Brookside Industrial Estate



Site photo



Sawtry - Brookside Industrial Estate	
Description	Old general and industrial business area located on the urban fringe of Sawtry. Reasonably well maintained and well occupied (B1(c), B2), offering services to the local population.
Occupiers (selection only)	ACE Technology, Biogas Technology, Chem-Dry Central, Spiro Tech, SRD Group Ltd, SDJ Sports.
Vacant units	Four fairly low quality light industrial premises are vacant, ranging between 56sqm and 256sqm. Total vacant floorspace = 550sqm
Prominence	Site has some minor local prominence.
Current Use (Use Classes)	B1(b) and B2
Size, (ha)	3.3 ha
Building Age	Post 1945/1960
Building Quality	Moderate
Access Constraints	Access via local road
Distance to A1/A1(M)	2 miles
Distance to A14	9 miles
Distance to Rail Station	12 miles
Within 500m of a bus stop?	Yes
Distance to Services	Less than 0.5 mile (Sawtry). Co-op foodstore located adjacent.
Car Parking	Moderate. Some on-street.
Constraints	None
Critical Mass	Yes
Opportunities for development	None
Other information	None

Recommendation

Retain as an Established Employment Area.

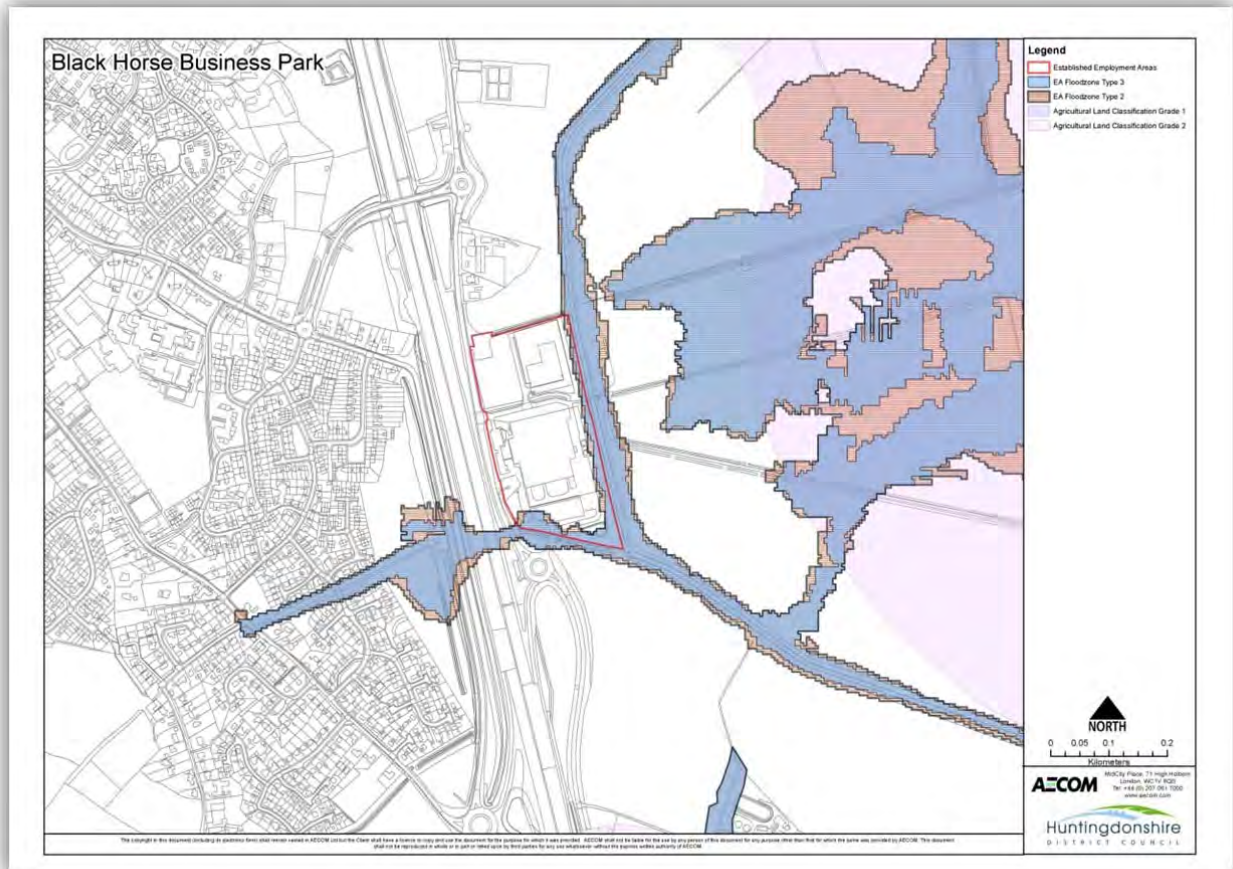
Key reasons:

- Well occupied site with a critical mass of occupants.
- The site is supporting the local economy.
- Sustainable location on the urban edge of Sawtry and in fairly close proximity to the A1.

Sawtry
Black Horse Business Park



Site photo



Sawtry - Black Horse Business Park	
Description	New large engineering and warehousing area. One of the major units is vacant. The area has recently been developed to the east of Sawtry with substantial access routes. The site is dominated by the A1(M) which lies almost immediately adjacent to the west with the Old Great North Road lying between the two. Surrounding use is agriculture and the motorway (B2, B8).
Occupiers (selection only)	East Anglia Galvanizing Ltd.
Vacant units	There is a large industrial vacancy on-site (16,723sqm)
Prominence	Adjacent to the A1(M).
Current Use (Use Classes)	B2, B8
Size, (ha)	6.5 ha
Building Age	Modern
Building Quality	High
Access Constraints	None
Distance to A1/A1(M)	Adjacent.
Distance to A14	5 miles
Distance to Rail Station	10 miles (Huntingdon)
Within 500m of a bus stop?	No
Distance to Services	1 mile, crossing over the motorway (Sawtry)
Car Parking	Good
Constraints	Some noise and air quality issues associated with the proximity to the A1(M). Close to Aversley Wood SSSI. To the north of the site is part of Black Horse drain and extensive agricultural land.
Critical Mass	No, but very large units
Opportunities for development	Old Great North Road: 0.8ha
Other information	None

Recommendation

Retain as an Established Employment Area.

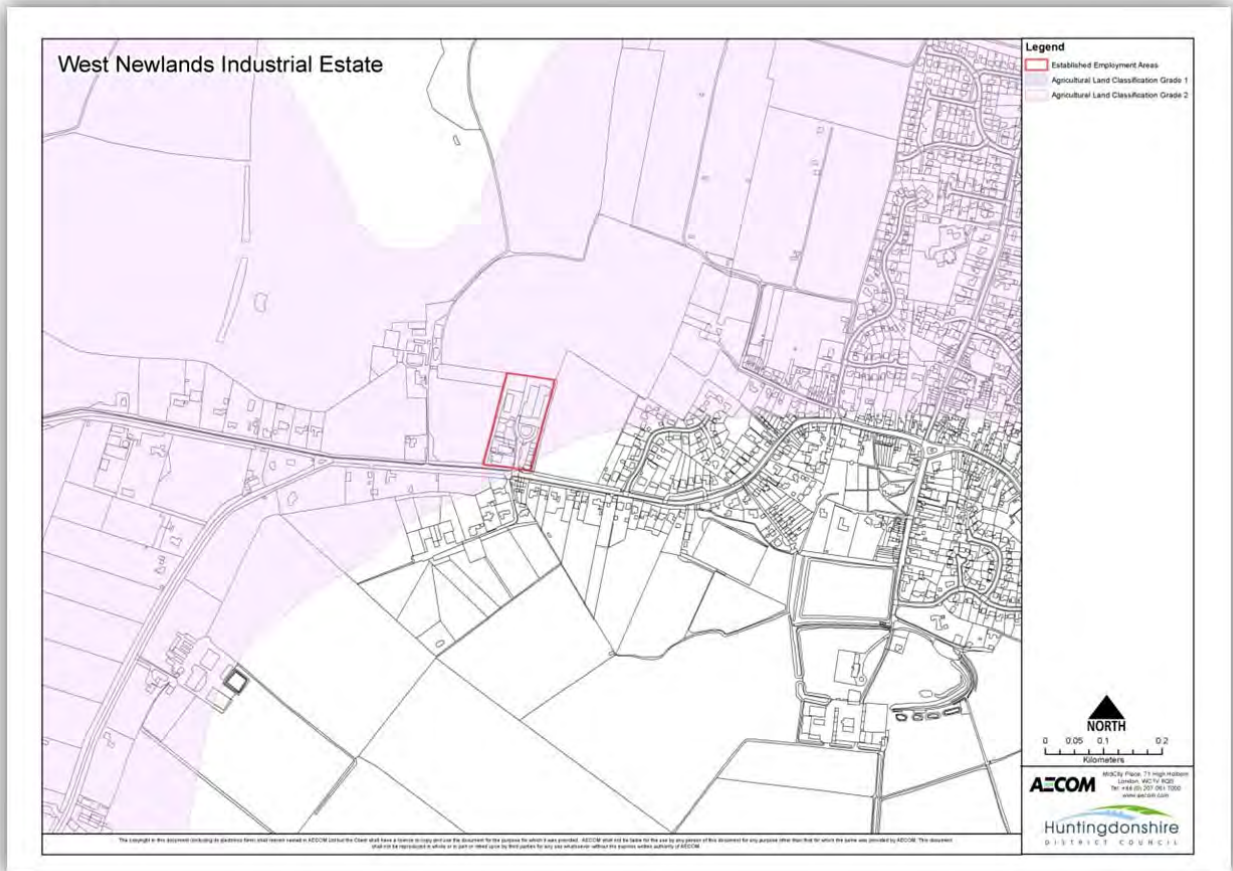
Key reasons:

- The site has a small number of occupants and so the departure of one occupant from a large building makes the area appear under-used. However, the site has very good access to the strategic road network and the units are high quality.

Somersham West Newlands Industrial Estate



Site photo



Somersham - West Newlands Industrial Estate	
Description	Old general industrial and business area located to the west of Somersham.
Occupiers (selection only)	Phoenix Door Panels and Kloeber (doors and windows). Surrounding uses are agriculture and residential.
Vacant units	No vacancies were noted.
Prominence	Adjacent to and visible from 'B' road (B1086)
Current Use (Use Classes)	B1c, B2
Size, (ha)	1.3 ha
Building Age	Post 1960s
Building Quality	Moderate - high
Access Constraints	None
Distance to A1/A1(M)	15 miles
Distance to A14	7 miles
Distance to Rail Station	9 miles (Huntingdon)
Within 500m of a bus stop?	No
Distance to Services	0.5 mile (Somersham)
Car Parking	Moderate - poor. Both on-street and off-street parking.
Constraints	None
Critical Mass	Yes.
Opportunities for development	None
Other information	None

Recommendation

Retain as an Established Employment Area.

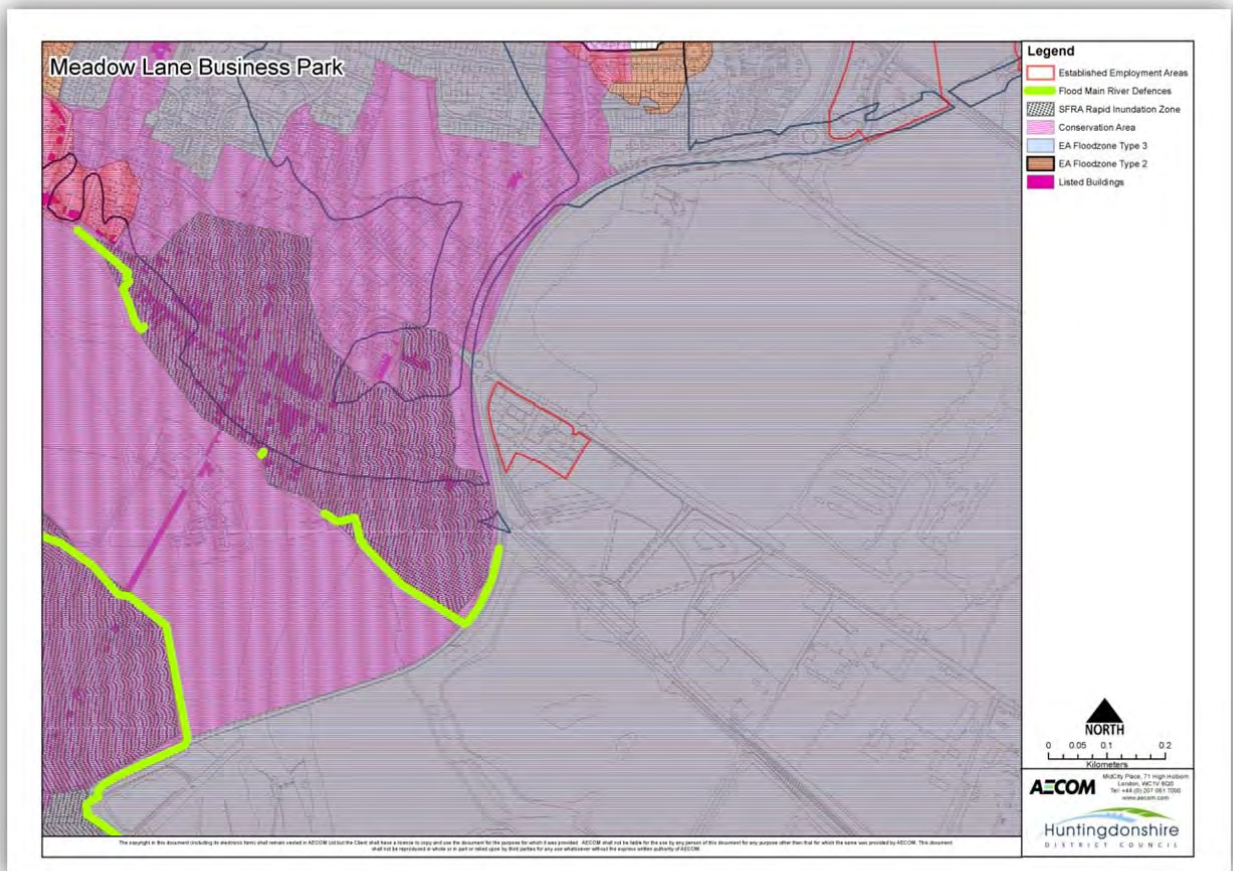
Key reasons:

- This is a successful, fully occupied site in close proximity to an urban settlement that is supporting the local economy.

St Ives Meadow Lane Business Park



Site photo



St Ives - Meadow Lane Business Park	
Description	High quality business park, with some vacancies, in close proximity to the Guided Busway, and Park and Ride.
Occupiers (selection only)	Azko Nobel Ltd, Connexions. RPS, 42 Technology Ltd, West Anglia Crossroads (social work), Lancaster Insurance
Vacant units	Significant vacancies (8 in total) including two larger office units, each providing up to 430sqm floorspace. Multiple vacancies in small units (14sqm) and a vacant 116sqm unit. Total vacant floorspace = 1,018sqm
Prominence	Adjacent to and visible from 'A' Road (A1096)
Current Use (Use Classes)	B1(a)
Size, (ha)	1.5 ha
Building Age	Modern
Building Quality	High
Access Constraints	None
Distance to A1/A1(M)	10 miles
Distance to A14	2 miles
Distance to Rail Station	8 miles (Huntingdon)
Within 500m of a bus stop?	Yes
Distance to Services	0.5 mile (St. Ives)
Car Parking	Good
Constraints	Proximity to conservation area
Critical Mass	Yes
Opportunities for development	None
Other information	None

Recommendation

Retain as an Established Employment Area.

Key reasons:

- The site is in a sustainable location adjacent to the Cambridge Guided Busway and on the urban edge of St Ives.
- Despite some vacancies, the site retains a critical mass and the units are reasonable quality.

St Ives - Marley Road Industrial Area	
Description	This site has only two occupiers at present and is one of the only developments on the northern side of Marley Road. The area has potential for growth, with the nearby sewage works limiting opportunities for non-employment growth. The site is part of a wider industrial area of St Ives (B2, B8).
Occupiers (selection only)	David Smith (timber engineering specialists) and Penny Banks (furniture hire).
Vacant units	No vacancies were noted.
Prominence	Site has local prominence as part of a wider industrial area.
Current Use (Use Classes)	B8, with B1.
Size, (ha)	6.1 ha
Building Age	Modern
Building Quality	Good - moderate
Access Constraints	Access from local ring road
Distance to A1/A1(M)	10 miles
Distance to A14	4 miles
Distance to Rail Station	7 miles (Huntingdon)
Within 500m of a bus stop?	Yes
Distance to Services	2 miles (central St Ives)
Car Parking	Good
Constraints	Electricity substation close by. Proximity to Sewage Works. Proximity to residential. Waste water treatment capacity.
Critical Mass	No. Dual occupant site.
Opportunities for development	Bank Road: 1.2ha.
Other information	<p>Odour, nuisance, noise, and visual impact are associated with the Sewage Treatment Works.</p> <p>The area is not prominently viewed from the residential properties across Marley Rd due to the established landscaping and adjacent employment uses. However it is visible to the north across agricultural fields. The impact may be significant to the north but there are limited viewing opportunities.</p>

Recommendation

Retain as an Established Employment Area.

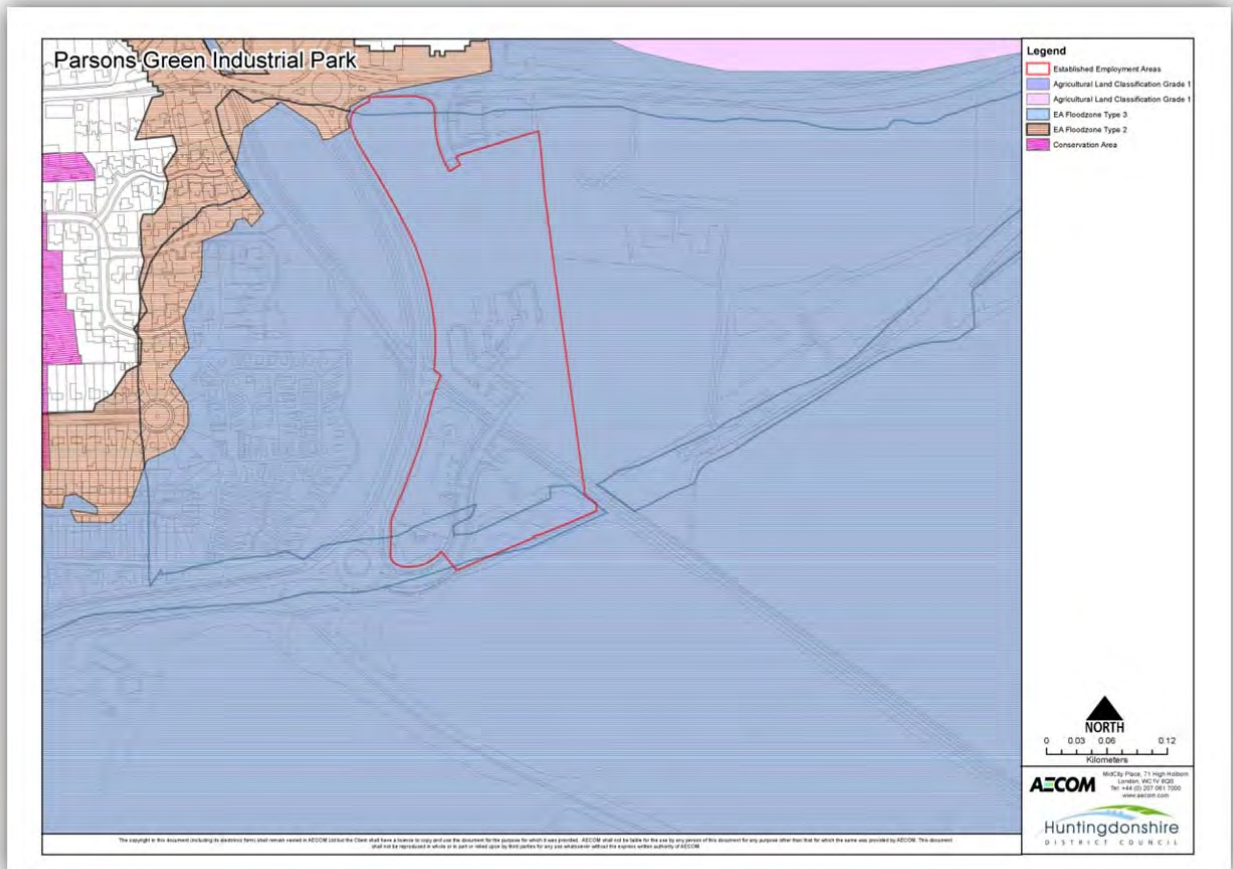
Key reasons:

- Whilst recognising that the site has few occupants, it is fully occupied and easily accessible from the local ring road.
- Expansion within the EEA boundary is considered plausible within the Local Plan period and should help to establish a critical mass north of Marley Road.
- The site is in a sustainable location on the urban edge of St Ives.

St Ives
Parsons Green Business Park



Site photo



St Ives - Parsons Green Business Park	
Description	New high quality and attractive business park on the outer edge of St Ives. Buildings are modern office suites situated in a pleasant lakeside setting. The site is currently undergoing a phased development (B1a).
Occupiers (selection only)	Fonestarz Media, Kaldewei ISC Software, Transart, Move With Us, Road to Health.
Vacant units	Significant vacancies across phases one and two of this development. Phase 2 comprises two new large office buildings that are vacant (1,678sqm and 1984sqm). Phase 1 comprises four office buildings, with a total of 1,968sqm of vacant floorspace. Most units are capable of subdivision. Total vacant floorspace = 5,629sqm
Prominence	Adjacent to and visible from 'A' Road (A1096).
Current Use (Use Classes)	B1(a)
Size, (ha)	6.4 ha
Building Age	Modern
Building Quality	High
Access Constraints	None
Distance to A1/A1(M)	11 miles
Distance to A14	2 miles
Distance to Rail Station	7 miles (Huntingdon)
Within 500m of a bus stop?	No
Distance to Services	1 mile (central St Ives)
Car Parking	Good
Constraints	Biodiversity and ecology. Waste water treatment capacity. Tree Preservation Orders.
Critical Mass	Yes
Opportunities for development	None
Other information	None

Recommendation

Retain as an Established Employment Area and **review** northern boundary.

Key reasons:

- The site is in a sustainable location in fairly close proximity to the Cambridge Guided Busway and on the urban edge of St Ives.
- The site has a critical mass as an employment area.
- However, despite being a high quality development the site is suffering from significant under-occupancy across both the first and second phases of its development.
- Therefore it is recommended that the northern boundary is reviewed and could be realigned to the extent of existing development.
- Given the current vacancies on this and other nearby business parks, in addition to the demand projections set out in the main report, it is not considered necessary to protect the remainder of the site for B-class employment.

St Ives - Somersham Road Industrial Area	
Description	Old general industrial and business area. Large, well established site with good occupancy rates and some large employers. Quality is medium and fit for purpose (B1, B2, B8).
Occupiers (selection only)	A well established area with over 100 firms, the largest employers being Acushnet Europe Ltd (golf equipment), and Beamglow (producers and designers of packaging). Units range from 93m ² to 577m ² with small plots available for development.
Vacant units	Significant industrial vacancies across the site (15 in total), ranging from 95sqm up to 1,327sqm and 4,854sqm. The majority of the vacancies are moderate quality and sized between 250sqm and 600sqm. There are also four small start-up vacancies in the St Ives Enterprise Centre. Total vacant floorspace = 10,391sqm
Prominence	Adjacent to and visible from 'B' Road (B1040) and has significant local prominence.
Current Use (Use Classes)	B1, B2, B8
Size, (ha)	32.3 ha
Building Age	Post 1945 and post 1960
Building Quality	Moderate
Access Constraints	None
Distance to A1/A1(M)	10 miles
Distance to A14	3 miles
Distance to Rail Station	6 miles (Huntingdon)
Within 500m of a bus stop?	Yes
Distance to Services	1 mile (central St Ives)
Car Parking	Good
Constraints	Part of the site is within flood zone 3.
Critical Mass	Yes, major site

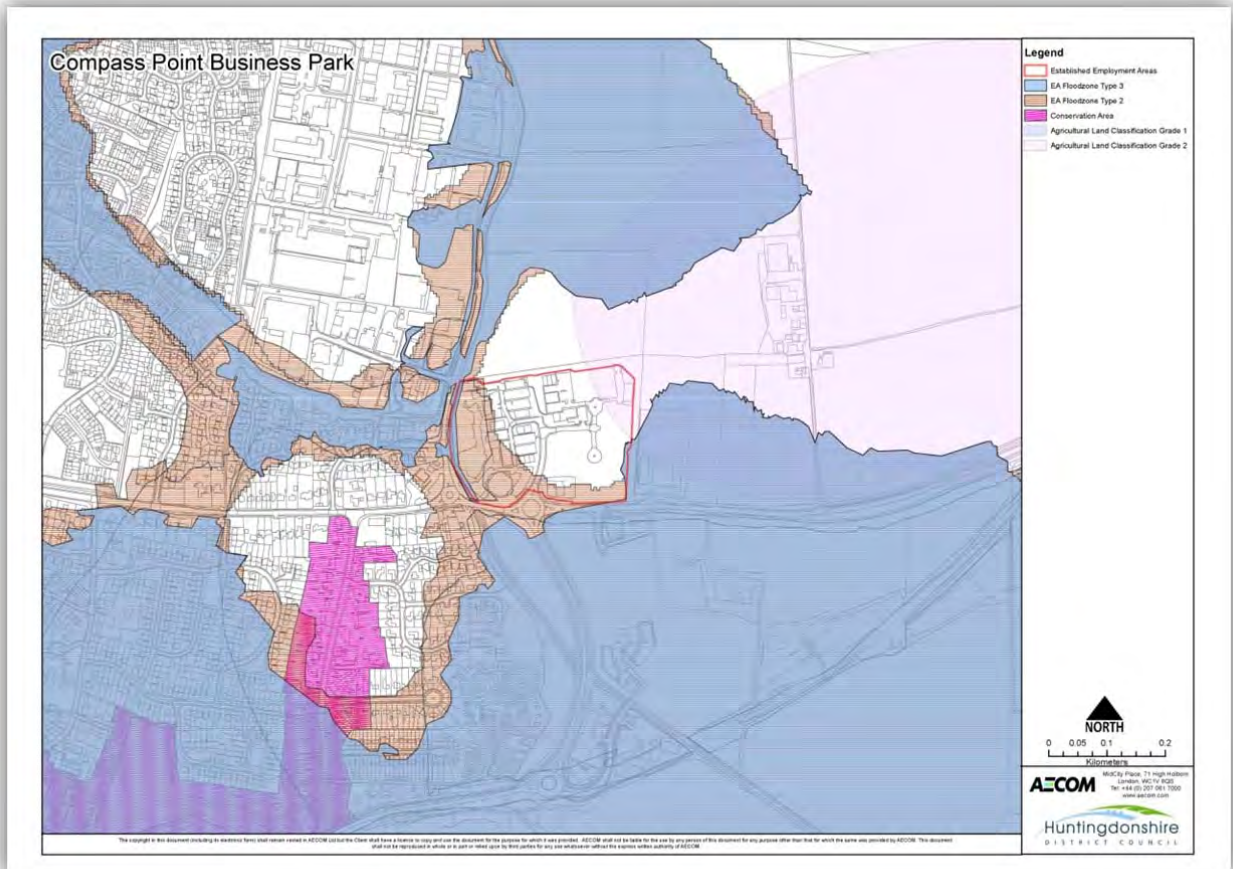
Opportunities for development	Caxton Road: 0.9ha Land at junction of Burrel Road and Nuffield Road: 0.3ha
Other information	None

Recommendation
<p>Retain as an Established Employment Area.</p> <p>Key reasons:</p> <ul style="list-style-type: none">- The site is also accessible by public transport and in a sustainable location.- The site has a critical mass as an employment area and provides an important industrial function.- The major vacancies do not significantly undermine the critical mass of this large area, and therefore the designation and identified expansion opportunities are considered appropriate.

St Ives
Compass Point Business Park



Site photo



St Ives – Compass Point Business Park	
Description	High quality business park with high tech occupiers and an attractive feature lake. This site is close to the well established Somersham Road Estate. Compass Point Business Park is characterised by contemporary two storey office buildings.
Occupiers (selection only)	The site has smart modern offices, and is currently home to Silvaco Technology Centre, Andros UK, Gunite, and Cambridgeshire County Council.
Vacant units	A high number of office vacancies, 19 in total, ranging from three small serviced units (13sqm), to large units of approximately 800sqm, 1,000sqm, 2,000sqm and 2,500sqm. There are also significant vacancies in the 80sqm – 500sqm range. Total vacant floorspace = 7,150sqm
Prominence	Adjacent to and visible from 'A' Road (A1123).
Current Use (Use Classes)	B1
Size, (ha)	6.5 ha
Building Age	Modern
Building Quality	High quality
Access Constraints	None
Distance to A1/A1(M)	11 miles
Distance to A14	3 miles
Distance to Rail Station	6 miles (Huntingdon)
Within 500m of a bus stop?	Yes
Distance to Services	1 mile (central St Ives)
Car Parking	Good – moderate (some overcrowding)
Constraints	There are protected trees in parts of the area. There is potential for protected species in parts of the area. Part of the area is within flood zone 3. Waste water treatment capacity.
Critical Mass	Yes
Opportunities for development	Compass Point: 2.4ha (planning permission granted).
Other information	None

Recommendation

Retain as an Established Employment Area.

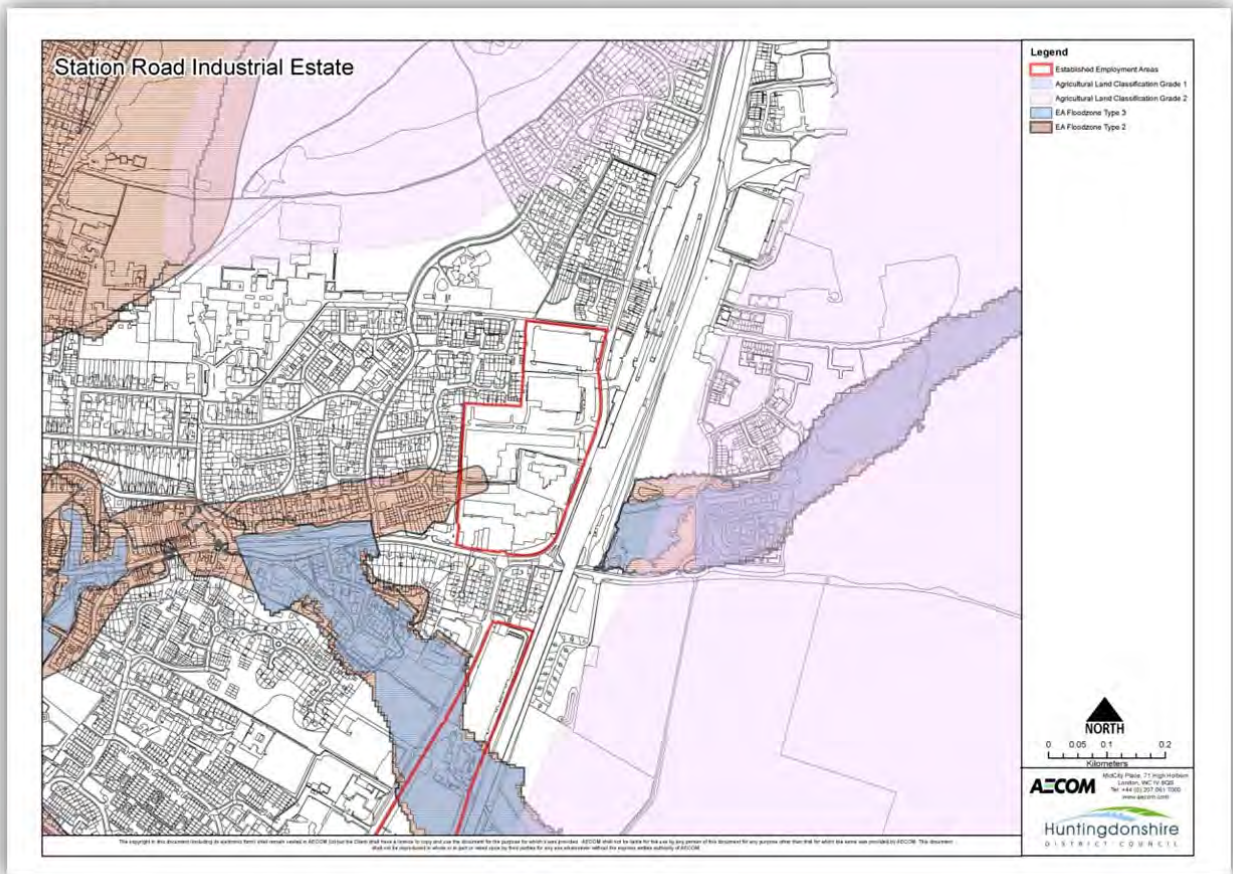
Key reasons:

- The site has a critical mass as an employment area and is a high quality development.
- Similarly to Parsons Green Business Park, the site is suffering from significant under-occupancy.
- However, the vacant site has its road access in place and retention of this site will allow for the potential expansion of office space within the Local Plan period, in accordance with the current planning permission. It is considered appropriate to provide for additional office space in St Ives to complement the offer at Cambridge and maximise opportunities for development in Huntingdonshire, given the relatively high price of office rents in the city.

St Neots Station Road Industrial Area



Site photo



St Neots - Station Road Industrial Area	
Description	Old general and industrial business area comprising very large units. Located adjacent to the station as part of the wider industrial area (B1, B2, B8). The site is in close proximity to Cromwell Road EEA and offers a similar, but complementary, function.
Occupiers (selection only)	Lely, Anglo Interiors, Reco, Miers and Co Ltd
Vacant units	Two large, moderate quality, industrial vacancies (1,996sqm each). Total vacant floorspace = 3,991sqm
Prominence	Adjacent to and visible from 'B' Road (B1428).
Current Use (Use Classes)	B1, B2, B8
Size, (ha)	6.9 ha
Building Age	Post 1960s
Building Quality	Moderate – high
Access Constraints	None
Distance to A1/A1(M)	3 miles
Distance to A14	9 miles
Distance to Rail Station	Adjacent
Within 500m of a bus stop?	Yes
Distance to Services	Less than 1 mile (central St Neots)
Car Parking	Good
Constraints	Flood Zone 3 in parts of area.
Critical Mass	Yes
Opportunities for development	None
Other information	None

Recommendation

Retain as an Established Employment Area.

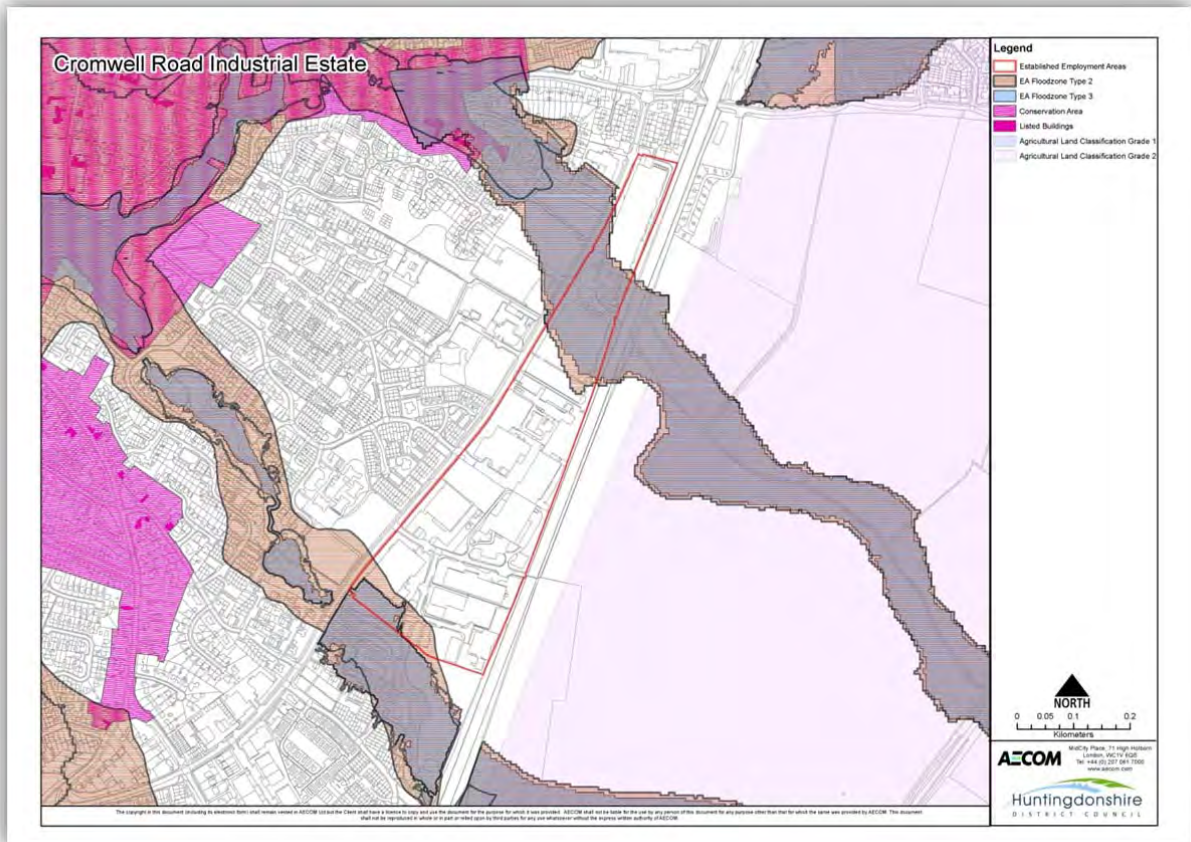
Key reasons:

- Well occupied site with a critical mass of occupants, despite two large vacancies.
- Sustainable location in St Neots and in close proximity to the railway station.
- Retention of the designation will help to ensure that St Neots retains a strong presence in terms of industrial activity.

St Neots Cromwell Road Industrial Estate



Site photo



St Neots - Cromwell Road Industrial Estate	
Description	Well occupied old general and industrial business area. Well established area containing large units in an urban setting and one of Huntingdonshire's biggest employers (Cryovac). Some waste management facilities are located at the southern end (B2).
Occupiers (selection only)	Cryovac (Sealed Air), Rexroth Bosch Group, St Neots Packaging Ltd, St Neots Recycling Centre, St Neots Waste Transfer, Danex Container, Products, and Anglian Interiors
Vacant units	No vacancies were noted.
Prominence	Site has local prominence as a large, distinct and industrial part of town.
Current Use (Use Classes)	B2
Size, (ha)	14.9 ha
Building Age	Post 1945/1960s
Building Quality	Moderate
Access Constraints	Accessed via a local road.
Distance to A1/A1(M)	3 miles
Distance to A14	9 miles
Distance to Rail Station	Less than 0.5 mile (St Neots)
Within 500m of a bus stop?	Yes
Distance to Services	Less than 1 mile (central St Neots).
Car Parking	Good
Constraints	Flood Zone 3 in parts of area.
Critical Mass	Yes
Opportunities for development	Cromwell Road west: 1.2ha. Cromwell Road east: 0.4ha.
Other information	None

Recommendation

Retain as an Established Employment Area.

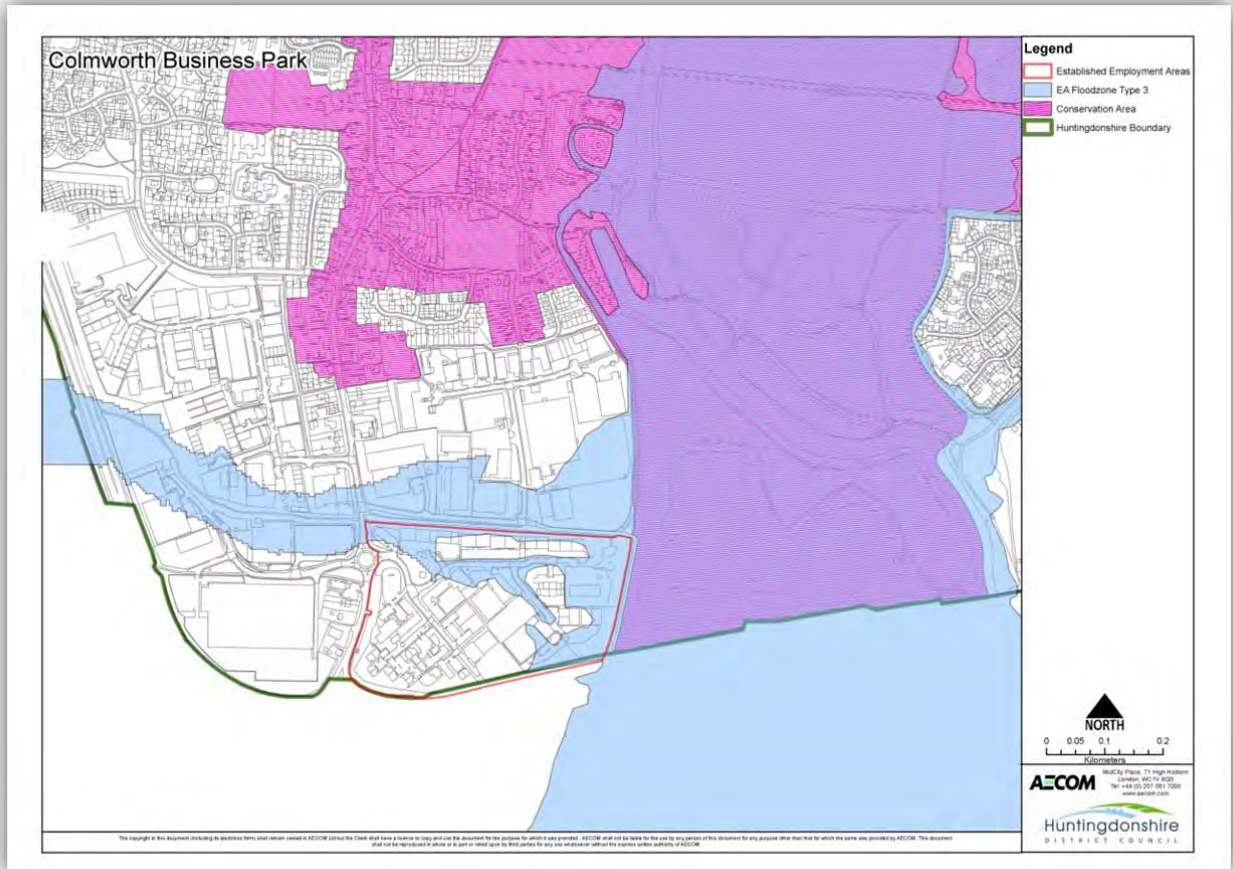
Key reasons:

- Fully occupied site with a critical mass of occupants and major employers.
- Sustainable location in St Neots and in close proximity to the railway station.
- Retention of the designation will help to ensure that St Neots retains a strong presence in terms of industrial activity.

St Neots
Colmworth Business Park



Site photo



St Neots - Colmworth Business Park	
Description	New and well-occupied general industrial and business area. A large site on the southern edge of St Neots, located close to the A1. The site has mixed uses and a range of accommodation to suit small and medium companies.
Occupiers (selection only)	Union Four Electronics, Nightfreight GB Ltd, Pico Technology, Freshdirect, CIS Tools, Carrino Access Flooring.
Vacant units	A total of nine vacancies, including five moderate and good quality office units (77sqm – 743sqm) and four moderate quality industrial units (230sqm – 870sqm). Total vacant floorspace = 3,551sqm
Prominence	Adjacent to and visible from 'A' Road (A428).
Current Use (Use Classes)	B1, B2, B8. Some non B-class uses.
Size, (ha)	11.4 ha
Building Age	Modern
Building Quality	High
Access Constraints	None
Distance to A1/A1(M)	Adjacent
Distance to A14	11 miles
Distance to Rail Station	3 miles
Within 500m of a bus stop?	Yes
Distance to Services	1 mile (supermarket). 2 miles (central St Neots).
Car Parking	Good
Constraints	Part of area in Flood Zone 3.
Critical Mass	Yes
Opportunities for development	None
Other information	None

Recommendation

Retain as an Established Employment Area.

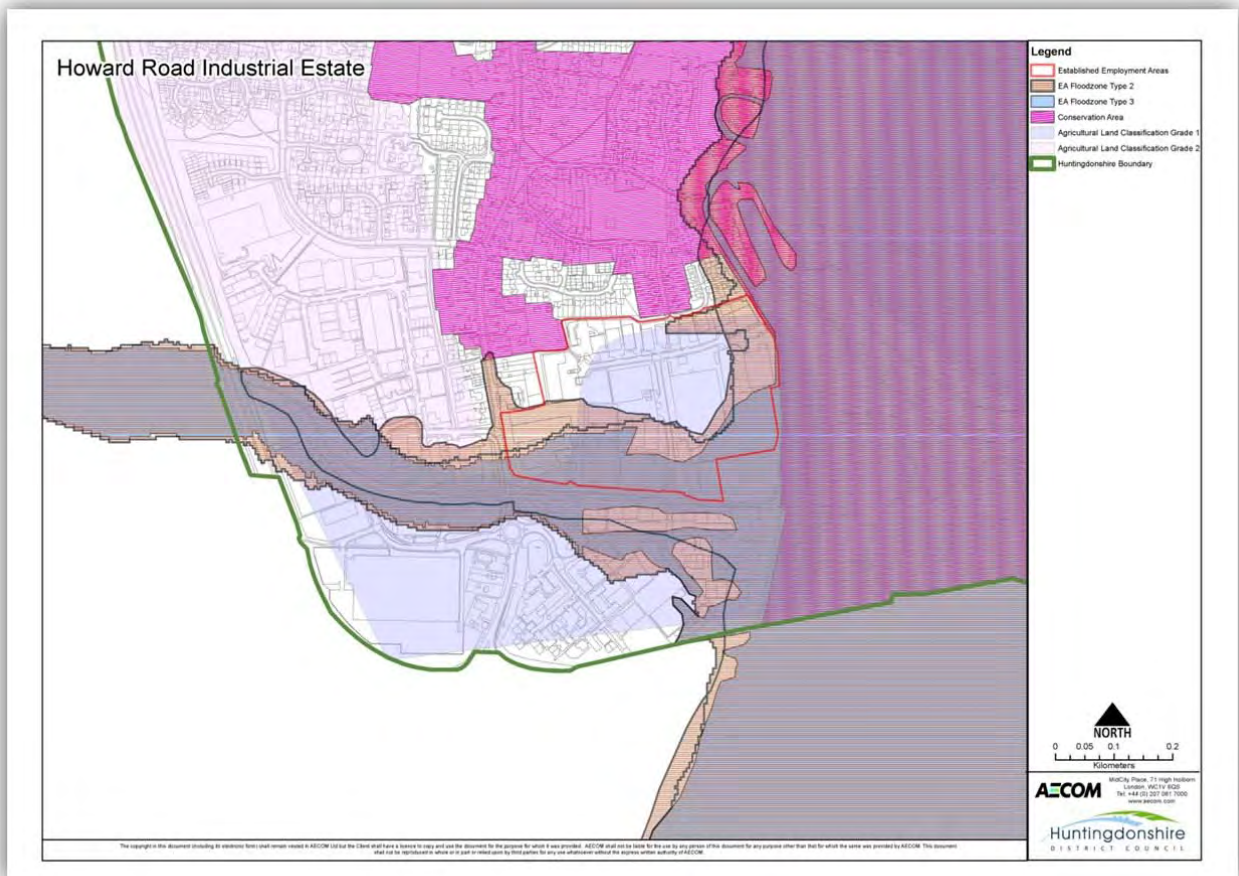
Key reasons:

- Well occupied site offering a range of B-class employment uses.
- Development is high quality and close to the strategic road network.
- The site is in a sustainable location on the urban edge of St Neots.

St Neots
Howard Road Industrial Estate



Site photo



St Neots - Howard Road Industrial Estate	
Description	Old general and industrial business location, which is part of a wider industrial area. Some large occupiers of high quality.
Occupiers (selection only)	ABB Kent-Taylor (instruments & scientific engineering), one of the town's main employers, is located at this site, also Tillomed Laboratories Ltd (pharmaceutical manufacturers and suppliers) and E-frame.co.uk.
Vacant units	Two large, moderate quality industrial units (2,005sqm and 3,448sqm). Total vacant floorspace = 5,453sqm
Prominence	Adjacent to and visible from 'B' Road (B1428).
Current Use (Use Classes)	(B1, B2, B8)
Size, (ha)	11.8 ha
Building Age	Post 1960s / Modern
Building Quality	Moderate (some high quality).
Access Constraints	None
Distance to A1/A1(M)	Adjacent
Distance to A14	11 miles
Distance to Rail Station	3 miles
Within 500m of a bus stop?	Yes
Distance to Services	1 mile (supermarket). 2 miles (central St Neots). Some on-site facilities.
Car Parking	Good
Constraints	Part of area in Flood Zone 3. Proximity to Conservation Area.
Critical Mass	Yes
Opportunities for development	None
Other information	None

Recommendation

Retain as an Established Employment Area.

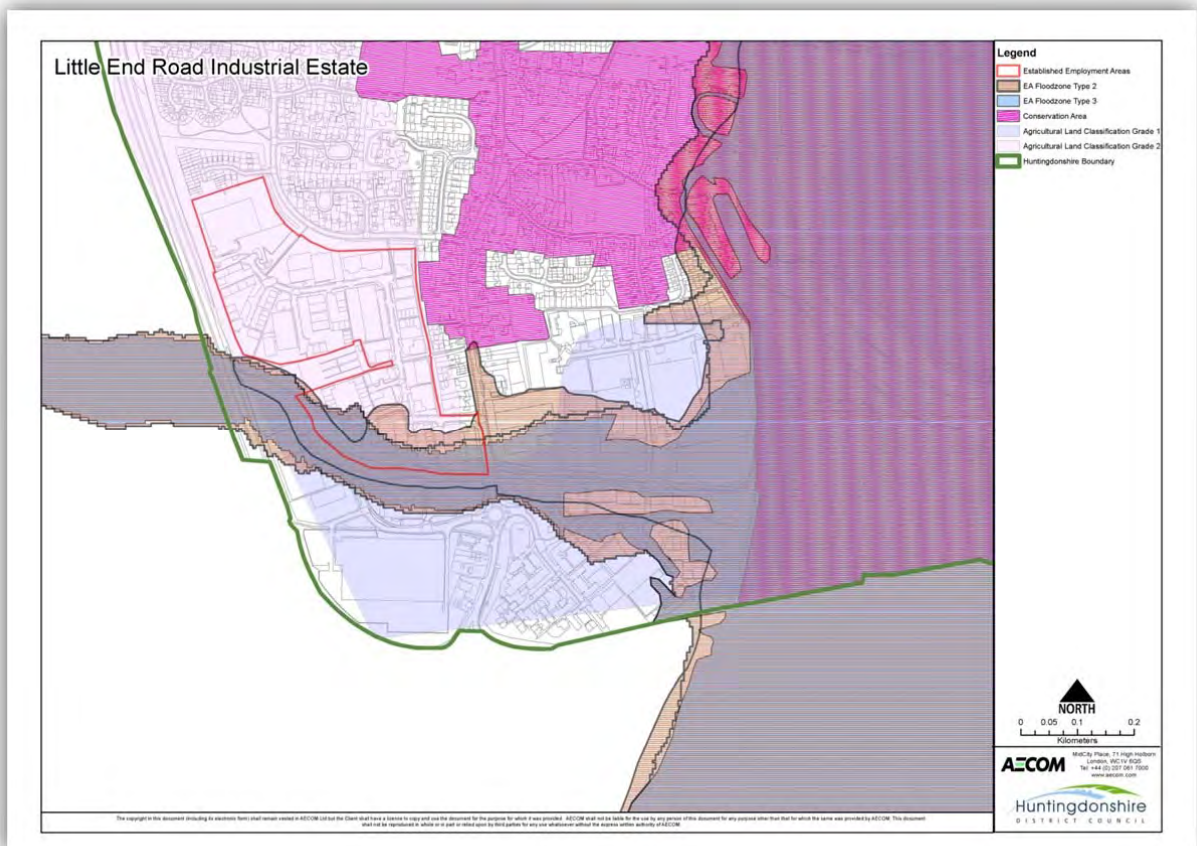
Key reasons:

- Well occupied site offering a range of B-class employment uses.
- The site retains a critical mass that supports the retained designation, aided by the combination of large and small industrial units.
- Development is reasonable quality and close to the strategic road network.
- The site is in a sustainable location on the urban edge of St Neots.

St Neots
Little End Road Industrial Estate



Site photo



St Neots - Little End Road Industrial Estate	
Description	Old general industrial and business area. Some significant vacancies, but critical mass remains high helping to retain a market appeal.
Occupiers (selection only)	Anest Iwata, Paxton Sheet Metal, SPG Ltd, Howden's Joinery.
Vacant units	Eight vacancies, ranging from approximately 100sqm to 2,000sqm. Three of the units are large (726sqm, 994sqm and 1,952sqm). Total vacant floorspace = 4,866sqm
Prominence	Adjacent to and visible from 'B' Road (B1428). Local prominence (industrial area).
Current Use (Use Classes)	B1(c), B2, B8
Size, (ha)	12.7 ha
Building Age	Post 1945 / 60
Building Quality	Moderate
Access Constraints	None
Distance to A1/A1(M)	Adjacent
Distance to A14	11 miles
Distance to Rail Station	3 miles
Within 500m of a bus stop?	Yes
Distance to Services	1 mile (supermarket). 2 miles (central St Neots)
Car Parking	Moderate
Constraints	Part of area in Flood Zone 3. Proximity to Conservation Area. Noise from A1
Critical Mass	Yes
Opportunities for development	None
Other information	None

Recommendation

Retain as an Established Employment Area.

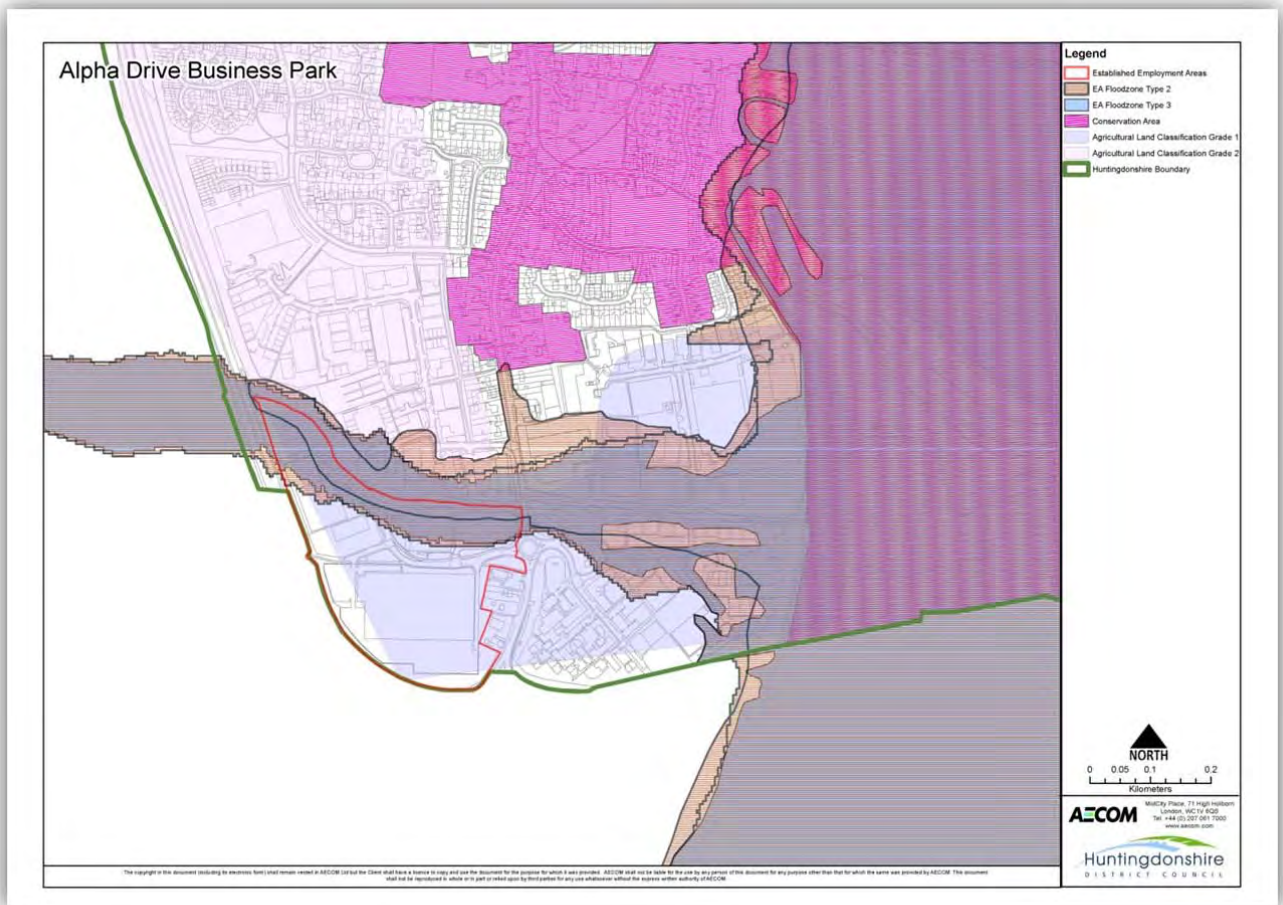
Key reasons:

- Site offers a range of B-class employment uses, despite some significant vacancies.
- The site retains a critical mass that supports the retained designation, aided by the combination of large and small industrial units.
- Development is reasonable quality and close to the strategic road network.
- The site is in a sustainable location on the urban edge of St Neots.

St Neots
Alpha Drive Business Park



Site photo



St Neots - Alpha Drive Business Park	
Description	Warehouse/ Distribution Park. The site contains some non b-class uses including fast food takeaways, and a B+Q. There are also factory-style outlets with shop fronts and vacancies.
Occupiers (selection only)	Hotel Chocolat, Cath Kidston, Gates, Jewson, B&Q
Vacant units	No vacancies were noted on site.
Prominence	Adjacent to and visible from A1.
Current Use (Use Classes)	A1, B1, B8
Size, (ha)	10 ha
Building Age	Modern
Building Quality	High
Access Constraints	None
Distance to A1/A1(M)	Adjacent
Distance to A14	11 miles
Distance to Rail Station	3 miles
Within 500m of a bus stop?	Yes
Distance to Services	1 mile (supermarket). 2 miles (central St Neots). Out-of-town facilities adjacent (Costa, KFC).
Car Parking	Good
Constraints	Part of area in Flood Zone 3. Proximity to Conservation Area. Noise from A1.
Critical Mass	Yes
Opportunities for development	Alpha Drive: 0.7ha (planning permission granted)
Other information	None

Recommendation

Retain as an Established Employment Area and **review** boundary.

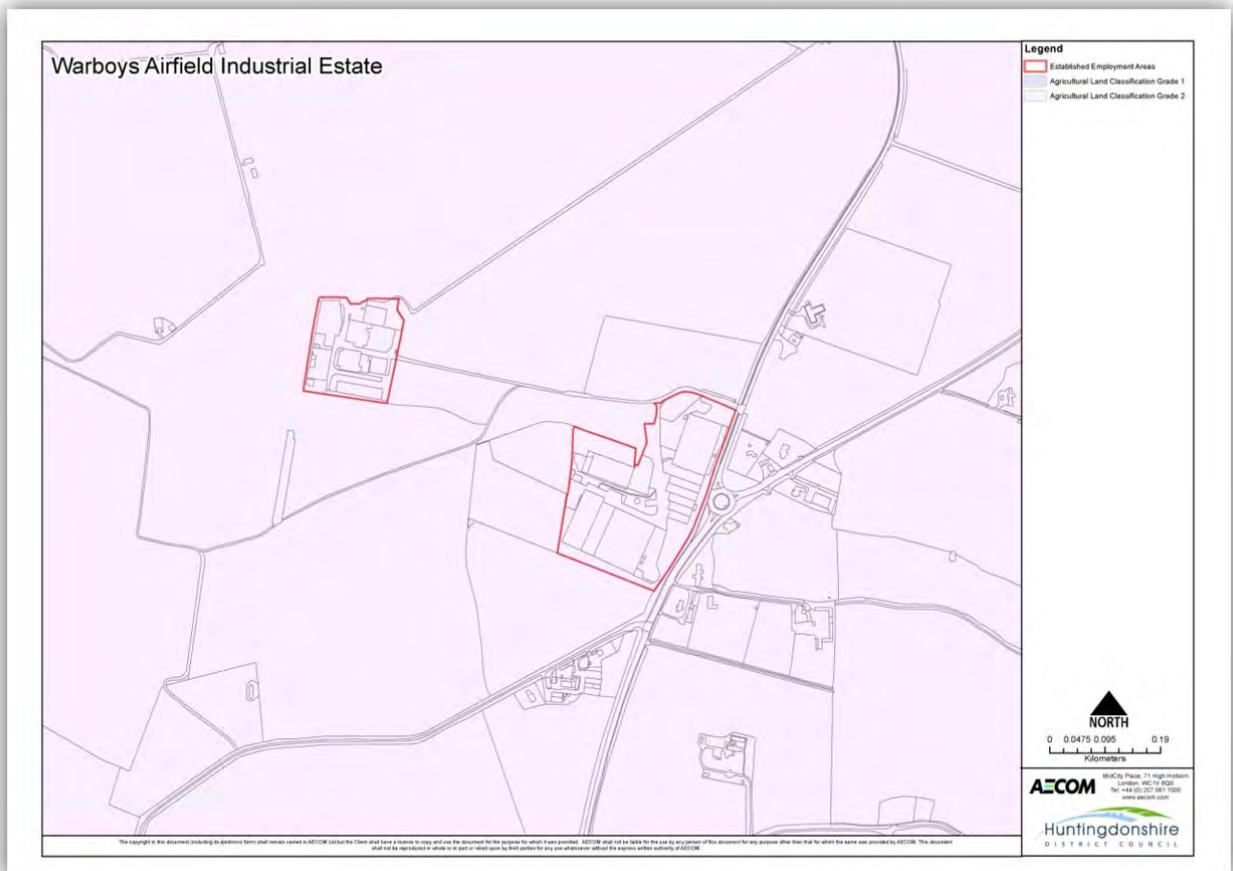
Key reasons:

- The area has few units and they include B&Q and Jewsons, who both have large retail outlets on the site.
- The remaining units occupied by Hotel Chocolat, Cath Kidston and Gates are important warehousing/ industrial units to the local economy and should be designated as an EEA accordingly. These units are high quality, close to the strategic road network and in a sustainable location on the urban edge of St Neots.
- However, there is no reasonable prospect that B-class employment will return to the sites of B&Q and Jewsons within the Local Plan period. It is therefore recommended that these sites are removed from the designation.
- In practical terms due to their location, the unit occupied by Gates and the adjacent vacant site could become part of the adjacent Little End Established Employment Area.

Warboys Warboys Airfield Industrial Estate



Site photo



Warboys - Warboys Airfield Industrial Estate	
Description	Old general industrial area that is well occupied with sizable businesses. It is south of the Warboys urban area and has a feeling of isolation and a back-land location.
Occupiers (selection only)	Dyers and sons (patio centre), Swanells Transport, Reclaimed Appliances (UK) Ltd, TMK Tiles, Doosen Group (forklifts).
Vacant units	Only one vacancy was noted on site, although it was a large, moderate quality industrial unit (5,500sqm). The site is otherwise well occupied.
Prominence	Adjacent to the 'A' road, but located in the open countryside. Visible location, requiring careful screening on the new site (existing site is well screened).
Current Use (Use Classes)	B2, B8
Size, (ha)	8.7 ha
Building Age	Post 1945 / 1960
Building Quality	Moderate
Access Constraints	None
Distance to A1/A1(M)	12 miles
Distance to A14	8 miles
Distance to Rail Station	7 miles (Huntingdon)
Within 500m of a bus stop?	Yes
Distance to Services	1 mile (Warboys)
Car Parking	Parking is ad-hoc but mostly ample.
Constraints	Waste water treatment capacity
Critical Mass	Yes
Opportunities for development	Land at site entrance: 0.8ha (planning permission granted)
Other information	Warboys Industrial Estate identified in the adopted Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document (DPD) as an Area of Search for allocation for waste management use and in the Minerals and Waste Site Specific Proposals DPD as a site for waste management uses.

Recommendation

Retain as an Established Employment Area

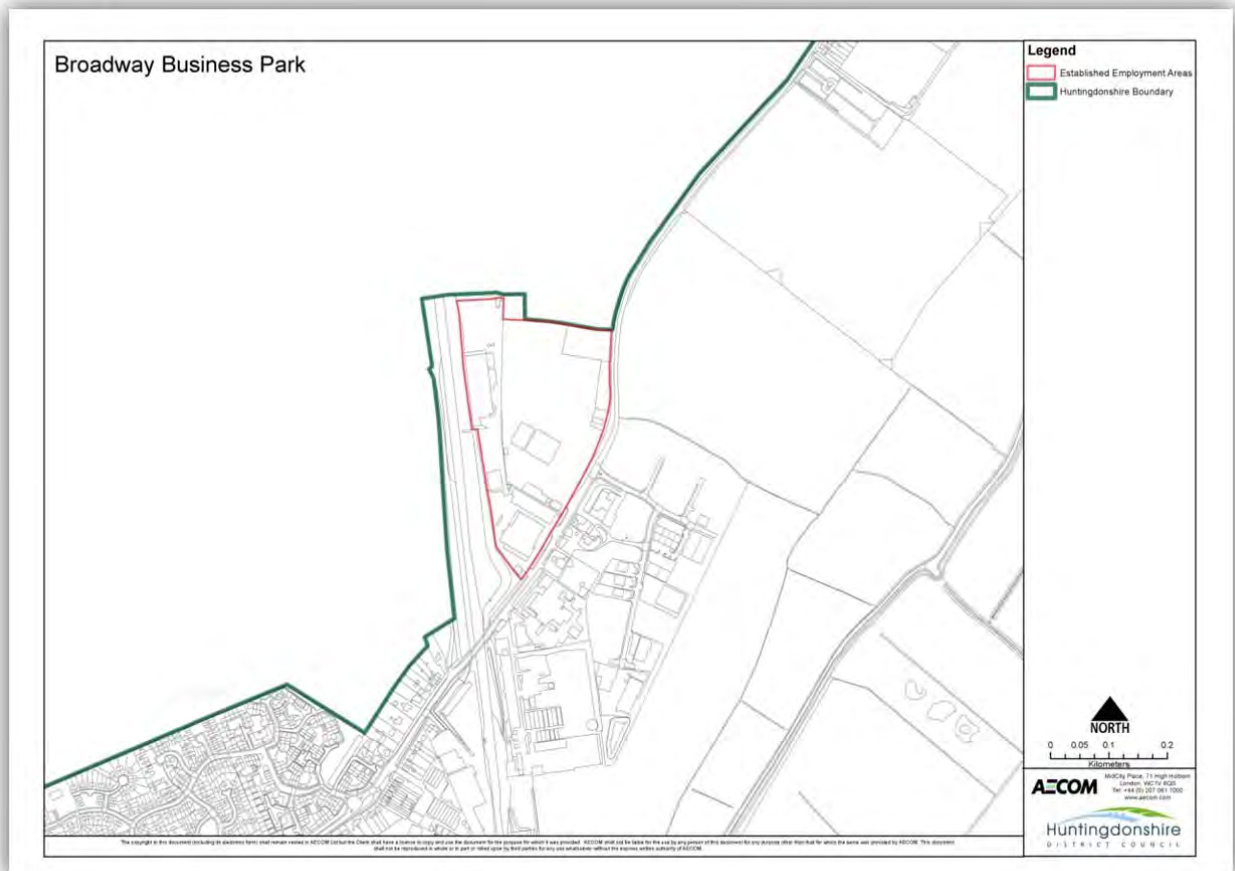
Key reasons:

- Well occupied site with a critical mass of occupants
- The site is supporting the local economy.

Yaxley
Broadway Business Park



Site photo



Yaxley - Broadway Business Park	
Description	The site is adjacent to the Eagle Business Park. The park has a high level of occupancy. Area feels low quality and sparse, due to large areas of open lorry storage and unmade roads.
Occupiers (selection only)	Solstor, ATK Fencing contractors, Mercedes Truck and Van Showroom, Merit Skills
Vacant units	Two warehouses are vacant, each comprising 916sqm floorspace. Total vacant floorspace = 1,832sqm
Prominence	Adjacent to and visible from 'B' Road (B1091).
Current Use (Use Classes)	B2, B8
Size, (ha)	8 ha
Building Age	Post 1945
Building Quality	Moderate
Access Constraints	None
Distance to A1/A1(M)	3 miles
Distance to A14	13 miles
Distance to Rail Station	6 miles (Peterborough)
Within 500m of a bus stop?	Yes
Distance to Services	1 mile (Yaxley)
Car Parking	Parking is ad-hoc but mostly ample.
Constraints	None
Critical Mass	Yes
Opportunities for development	None
Other information	None

Recommendation

Retain as an Established Employment Area

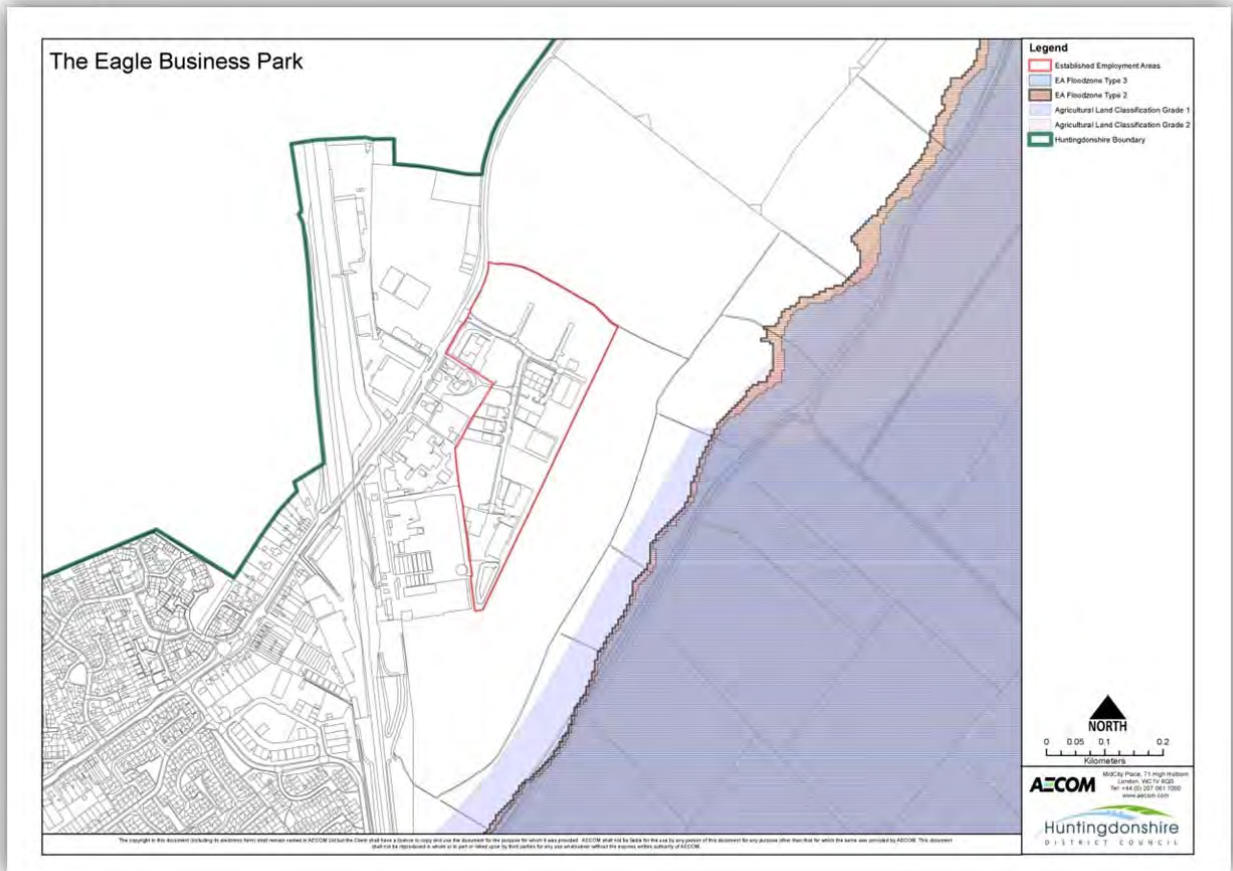
Key reasons:

- Well occupied site with a critical mass of occupants
- The site is supporting the local economy.

Yaxley
Eagle Business Park



Site photo



Yaxley - Eagle Business Park	
Description	New, high quality business park (opened June 2010), where sites remain under construction. Large occupiers include car repairs, warehousing and light industry are on site. The area is in close proximity to Peterborough and is successful. Surrounding land uses are industry and agriculture.
Occupiers (selection only)	Quality Fruit and Veg, Illig Thermoforming Packaging, Junction 17 (car showroom and repairs), Easy Clean, Avid Autos
Vacant units	A number of buildings were under construction, although the only completed buildings that appeared vacant were small industrial units in Talon Court (14 – 110sqm). Total vacant floorspace = 366sqm
Prominence	Adjacent to and visible from 'B' Road (B1091)
Current Use (Use Classes)	B1(c), B2, B8
Size, (ha)	8.7 ha
Building Age	New (2010 or later)
Building Quality	High
Access Constraints	None
Distance to A1/A1(M)	3 miles
Distance to A14	15 miles
Distance to Rail Station	6 miles (Peterborough)
Within 500m of a bus stop?	Yes
Distance to Services	1 mile (Yaxley)
Car Parking	Good
Constraints	None
Critical Mass	Yes
Opportunities for development	0.7ha of land remaining to be developed.
Other information	None

Recommendation

Retain as an Established Employment Area.

Key reasons:

- Particularly well occupied, high quality site with a critical mass of occupants.
- The area adequately serves the local market and should be protected to help support the local economy.

Appendix 4 - Company Survey Questionnaire

Huntingdonshire District Business Survey **AECOM**SM

Ask for the person that would make the decision on the company premises - MD, Operations Director, Facilities Manager

Good morning/afternoon, my name is xx from England Marketing, we are conducting a survey amongst businesses in Huntingdonshire in order to understand the current and future employment needs in the area.

The findings will inform a wider peice of work being undertaken by AECOM that is known as the Employment land review which will make recommendations to HDC on the employment needs over the next 20 years. Do you have time to take part in the survey now or is there a more convenient time to call you back?

YOUR BUSINESS DETAILS

Q1	Company name	<input type="text"/>
Q2	Contact name	<input type="text"/>
Q3	Position	<input type="text"/>
Q4	Address	<input type="text"/>
Q5	Email address	<input type="text"/>
Q6	Telephone	<input type="text"/>
Q7	Business activity	<input type="text"/>

EMPLOYEES

How many full and part time staff do you employ?

Q8	Full time	<input type="text"/>
Q9	Part-time	<input type="text"/>
Q10	Company size	
	0 - 5	<input type="checkbox"/>
	6 - 10	<input type="checkbox"/>
	11 - 20.....	<input type="checkbox"/>
	21 - 50	<input type="checkbox"/>
	51 - 100	<input type="checkbox"/>
	101 - 200	<input type="checkbox"/>
	200+.....	<input type="checkbox"/>
	Not given/N/A..	<input type="checkbox"/>
Q11	Did your business start up in Huntingdonshire?	
	Yes.....	<input type="checkbox"/>
	No.....	<input type="checkbox"/>
	Don't know	<input type="checkbox"/>

Q12 In what year was the business registered?

Q13 In what year did you relocate to Huntingdonshire district?

Q14 Where were you previously located?

Elsewhere within Huntingdonshire district ... <input type="checkbox"/>	Elsewhere within the UK..... <input type="checkbox"/>
Elsewhere within Cambridgeshire <input type="checkbox"/>	From overseas..... <input type="checkbox"/>
Elsewhere within the East of England..... <input type="checkbox"/>	

Q15 How do you expect your business to grow within the next 5 years? Read options

Remain the same..... <input type="checkbox"/>	Reduced operation <input type="checkbox"/>
Moderate growth..... <input type="checkbox"/>	Closure <input type="checkbox"/>
Significant growth..... <input type="checkbox"/>	Don't know <input type="checkbox"/>

CURRENT ACCOMMODATION

Q16 Is the property in which your business is currently located owned or rented?

Owned Rented..... Don't know.....

Q17 What type of property is it? Tick one option only
Looking for primary type e.g. the property may be a large warehouse with relatively small offices - the answer in this case would be 'Warehouse'

Office.....	<input type="checkbox"/>
Serviced office	<input type="checkbox"/>
Warehouse	<input type="checkbox"/>
Industrial	<input type="checkbox"/>
High-tech / Laboratory	<input type="checkbox"/>
Barn conversion / Farm location	<input type="checkbox"/>
Site	<input type="checkbox"/>

Q18 Approximately, how big is the unit?

0-100..... <input type="checkbox"/>	1,001-2,000..... <input type="checkbox"/>
101-200	2,001-5,000
201-500	Larger
501-1,000	Don't know

How big is the unit?

Q19 How big is the site? (acres or hectares)

Q20 Overall, how satisfied are you with your current accommodation? Read options

Very satisfied

Satisfied

Neutral

Unsatisfied

Very unsatisfied

What aspect of the accommodation are you not satisfied with?

FUTURE ACCOMMODATION PLANS

Q21 Are you seriously considering moving or taking additional premises within the next..

	Yes moving to alternative premises	Yes - taking on additional premises	No
12 months	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 to 3 years	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Q22 What type of accommodation will you be looking for?

Office (one occupier)

Serviced office (Multiple occupiers)

Warehouse

Industrial (within a manufacturing or engineering plant)

High-tech / Laboratory

Barn conversion / Farm location

Site (Undeveloped land)

Not sure yet

Q23 Required size (sqm)

0-100 <input type="checkbox"/>	1,001-2,000 <input type="checkbox"/>
101-200 <input type="checkbox"/>	2,001-5,000 <input type="checkbox"/>
201-500 <input type="checkbox"/>	Larger <input type="checkbox"/>
501-1,000 <input type="checkbox"/>	Don't know <input type="checkbox"/>

What size?

Q24 What size site will you be looking for? (acres or hectares)

Q25 Will you be looking for a freehold or leasehold property?

Freehold Leasehold No preference Don't know

Q26 What quality of premises will you be looking for? Read options

Prestigious/New Basic/Budget Don't know

Moderate No preference

Close proximity to your suppliers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Low staff turnover	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Availability of alternative premises	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Q32 Now, for the same factors, could you tell me how well does your current site perform against them
Read response options

	Very poor	Poor	OK	Good	Excellent	NR
Good access to major roads	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fast and reliable broadband connection	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Reliable power supply	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Suitable local skill base	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local education / training facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Affordable land prices	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Affordable premises	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Access to finance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good public transport links	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Close to amenities i.e. shops, food outlets	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Close proximity to your suppliers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Low staff turnover	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Availability of alternative premises	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Q33 Do you consider that any of these or other issues are affecting your ability to grow or would cause you to stay in or leave Huntingdonshire? Select all that apply

- Influence us to remain in Huntingdon
- Influence us to leave Huntingdon.....
- Provide barriers to company growth
- None of the above.....

Influence remaining

Influence leaving

Barriers to growth

Reliable power supply

INFORMATION ON GOVERNMENT / LOCAL PROGRAMMES AND EVENTS

Q34 Government is focused on helping company's to grow. would you like to receive further information on government backed programmes relating to any other following?

- Manufacturing
- Apprenticeships
- Staff training and development
- Innovation
- Business coaching
- Access to finance.....
- Exporting
- R&D services
- Business mentoring
- No

Q35 Do you have any other comments you want to make about your choice of premises or growth prospects.

FOR OFFICE PURPOSES

Q36 Business type Tick one option only

- Industrial / engineering Warehousing Offices

Q37 Business size Tick one option only

- Less than 50 workers 50 - 100 workers..... 100+ workers.....

Q38 Business location

- Huntingdon area
- St Ives area.....
- St Neots area
- Ramsey area.....