

Alternative Sites Chart

Between 2007 and 2012 Welch's Group Holdings carried out an assessment of suitable sites in the Cambridgeshire, Hertfordshire and Essex area for relocation to enable future growth for the company. The suitability of a given site was assessed on the basis of the following:

- * **Minimum area of site;** Welch's currently occupy approx 5acres of land surrounded by Residential property over 3 sites in Great Shelford and Stapleford. To ensure any new site was sufficiently sized for Welch's growing needs and in order to ensure that the site is efficient in it's layout the minimum size of the site would need to be 7acres
- * **Distance from Client Base** Welch transport frequently serviced client base stretches from as far north as Peterborough and as far south a Bishops Stortford along the A14/A505/A11 and M11. For this reason and because of the number of trips required to these clients it is important that the site is centrally located to the client base and not far from the A14/M11. (Please refer to Appendix 10 of the Transport Assessment for locations of client base)
- * **Distance from Employees;** It is important that the relocation site is close to the existing employees. Welch's employ approximately 75 staff at there existing sites. These staff are drawn from the local area, with approximately half of staff living in Sawston / Duxford and a cluster at Haverhill (see Transport Assessment).
- * **Distance from A505/A11/A** The existing client base for Welch is based close to the A11/A14/M11 and importantly a significant amount of the transshipping for clients will be reliant upon access to these roads
- * **Access to the site;** Access should provide easy access for the Vehicles that Welch's Group use
- * **Planning Status;** Welch's Group required commitment from any owner/developer that Planning was possible and could be funded by the developer/owner.
- * **Financial Viability;** As with all commercial financial deals it was imperative that Welch's could purchase the completed site at a market value site
- * **Deliverability in timescales;** Commitment was sort from owners/developers to hit a delivery date of 2014

Site Description	Location	Area (ha)	Area (acres)	Source	Minimum area of site	Distance from Client Base	Distance from Employees	Distance from A14/M11	Access to site	Planning Status	Financial Viability	Deliverability in timescales required	Why discounted?
Favoured Site, Land off A505	Whittlesford	3.65	9.0	Wrenbridge	✓	✓	✓	✓	✓	?	✓	✓	Preferred site
Sawton Business Park	Sawston	5.03	12.4	Wrenbridge	✓	✓	✓	✓	X	✓	✓	✓	The site access is compromised by the train track with the level crossing shut for a significant part of every hour. The site is significantly more expensive and requires demolition of existing buildings.
Spicers Land	Sawston	16.8	41.5	Spicers	✓	✓	✓	✓	X	?	?	X	The site access is compromised by the train track with the level crossing shut for a significant part of every hour. We understand that the existing buildings are subject to a sale and leaseback and will not be available for 5years.
Cambridge South	Sawston	2.63	6.5	Savills	X	✓	✓	✓	X	✓	?	?	Does not reach minimum site criteria
Buckingway Business Park	Swavesey	1.21	3.0	Bidwells	X	✓	X	✓	X	✓	?	✓	Does not reach minimum site criteria
Papworth Business Park - Link 428	Papworth	2.02	5.0	Wrenbridge	X	X	X	X	✓	✓	✓	✓	Does not reach minimum site criteria
North of Hattons Road up to the proposed bypass	Longstanton	6.7	16.5	Site Specific Policies DPD - January 2010	✓	✓	X	X	✓	✓	✓	✓	Distance from clients and employee to great
West of Eastern Counties Leather, London Road (residue)	Pampisford	1	2.5	Site Specific Policies DPD - January 2010	X	✓	✓	✓	✓	?	?	?	Does not reach minimum site criteria
Norman Way (residue)	Over	1.7	4.2	Site Specific Policies DPD - January 2010	X	✓	✓	X	X	✓	✓	✓	Does not reach minimum site criteria
Ermine Street South (residue)	Papworth	2.5	6.2	Site Specific Policies DPD - January 2010	X	X	X	X	✓	✓	?	?	Does not reach minimum site criteria
Fielding Industrial Estate	Fulbourn	2.26	5.6	LDF Employment Land Review (July 2008)	X	X	X	X	✓	✓	?	?	Does not reach minimum site criteria
Grip Industrial Estate	Linton	2.89	7.1	LDF Employment Land Review (July 2008)	X	X	X	X	✓	✓	?	?	Does not reach minimum site criteria
Cambridge Road	Linton	4.02	9.9	LDF Employment Land Review (July 2008)	✓	X	X	X	✓	✓	?	?	Distance from clients and employee to great
Langford Arch and London Road Industrial Estates	Pampisford	7.45	18.4	LDF Employment Land Review (July 2008)	✓	✓	✓	✓	?	✓	?	X	Planning uncertainty and owner not able to fund/back planning application
Dales Manor Business Park	Sawston	16.5	40.7	LDF Employment Land Review (July 2008)	✓	✓	✓	✓	X	✓	?	?	Access/agress to site poor
Marshalls of Cambridge (North Works)	Cambridge	17.1	42.2	LDF Employment Land Review (July 2008)	✓	✓	✓	✓	?	✓	?	X	Planning uncertainty and owner not able to fund/back planning application
CIBA	Duxford	24.4	60.2	LDF Employment Land Review (July 2008)	✓	✓	✓	✓	✓	✓	?	X	Planning uncertainty and owner not able to fund/back planning application
Daleshead Foods Limited	Linton	3.39	8.4	LDF Employment Land Review (July 2008)	✓	X	X	X	✓	✓	?	?	Distance from clients and employee to great

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