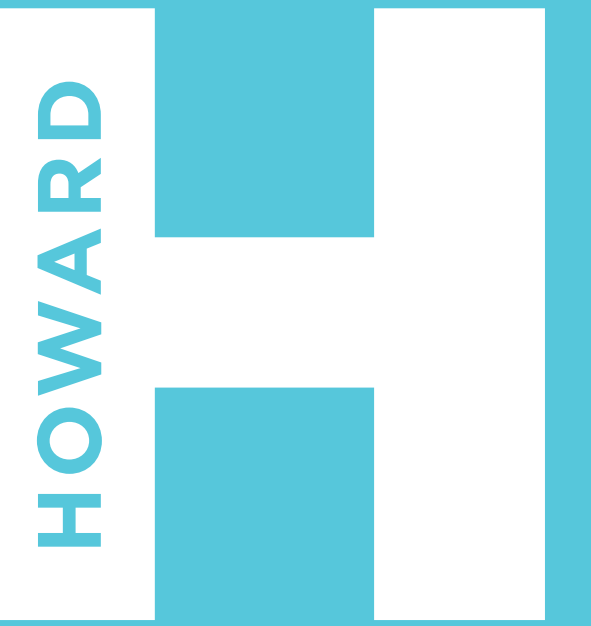


# Introduction



Welcome to the public exhibition about Howard Group's proposals for Sawston Trade Park.

Howard Group own both Sawston Trade Park and adjacent vacant land, as well as the adjoining Iconix Park. The site is located at the southern end of Sawston.

This exhibition aims to provide you with information about our proposals for a new, high quality business park which will create jobs and deliver local investment. Our working title for the development is "Sawston Campus".

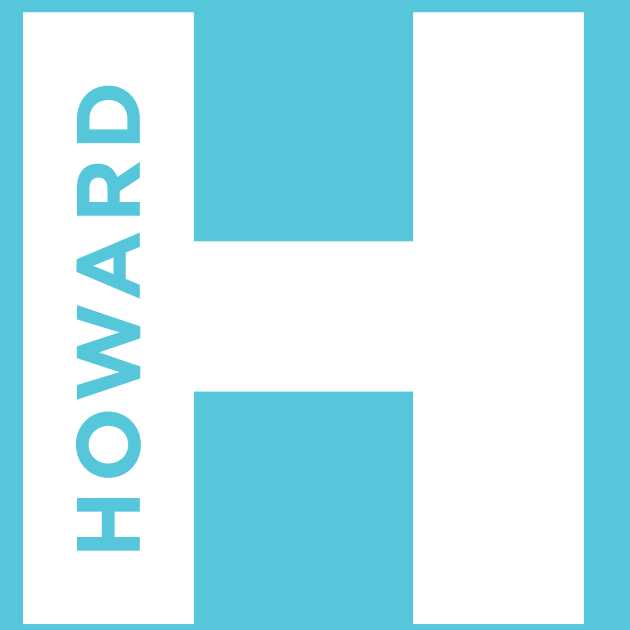
We would like to hear your comments before we submit a planning application this spring.

Howard Group's ownership is highlighted on the image opposite.





# About Howard Group



Howard Group is a Cambridge based, family owned property company which has been in business for 85 years.

We are long-term investors in the Cambridge area and one of the East of England's leading developers.

We have owned Sawston Trade Park since 2009 and Iconix Park since 2013.

Howard Group intend to retain ownership of the development. We are therefore committed to delivering a high quality scheme.

“Founded on family values, focused on the future”

loyalty stewardship  
honesty  
respect & integrity  
& dignity sacrificial service  
quality



# Our proposals

HOWARD



Many of the units at Sawston Trade Park are nearing the end of their useful life. As a result, we are developing a holistic masterplan which will guide the development of Howard Group's ownership over the coming years.

We are proposing to invest between £50 and £70 million to create a modern business park which will provide accommodation in an attractive location for a wide range of businesses. The new business park will generate investment and jobs across all levels of qualifications and in a variety of sectors.

We will work with current Sawston Trade Park tenants to explore options for relocation. The development can be phased in such a way as to ensure that disruption to existing occupiers is minimised and that tenants' businesses can continue to operate for the duration of their existing tenancies.



Initial layout concept



# Masterplan

HOWARD





# Landscaping

Our proposals include substantial high quality landscaping and boundary treatments which will help to bring a sense of cohesion and quality to the site.

The proposed central square will provide a green focus and fresh air amenity space for occupiers.

There will also be comprehensive tree planting across the site and planting around the boundaries to soften the edges and to create a visual transition to nearby countryside.



Indicative view across the central square



# Access and Traffic

HOWARD



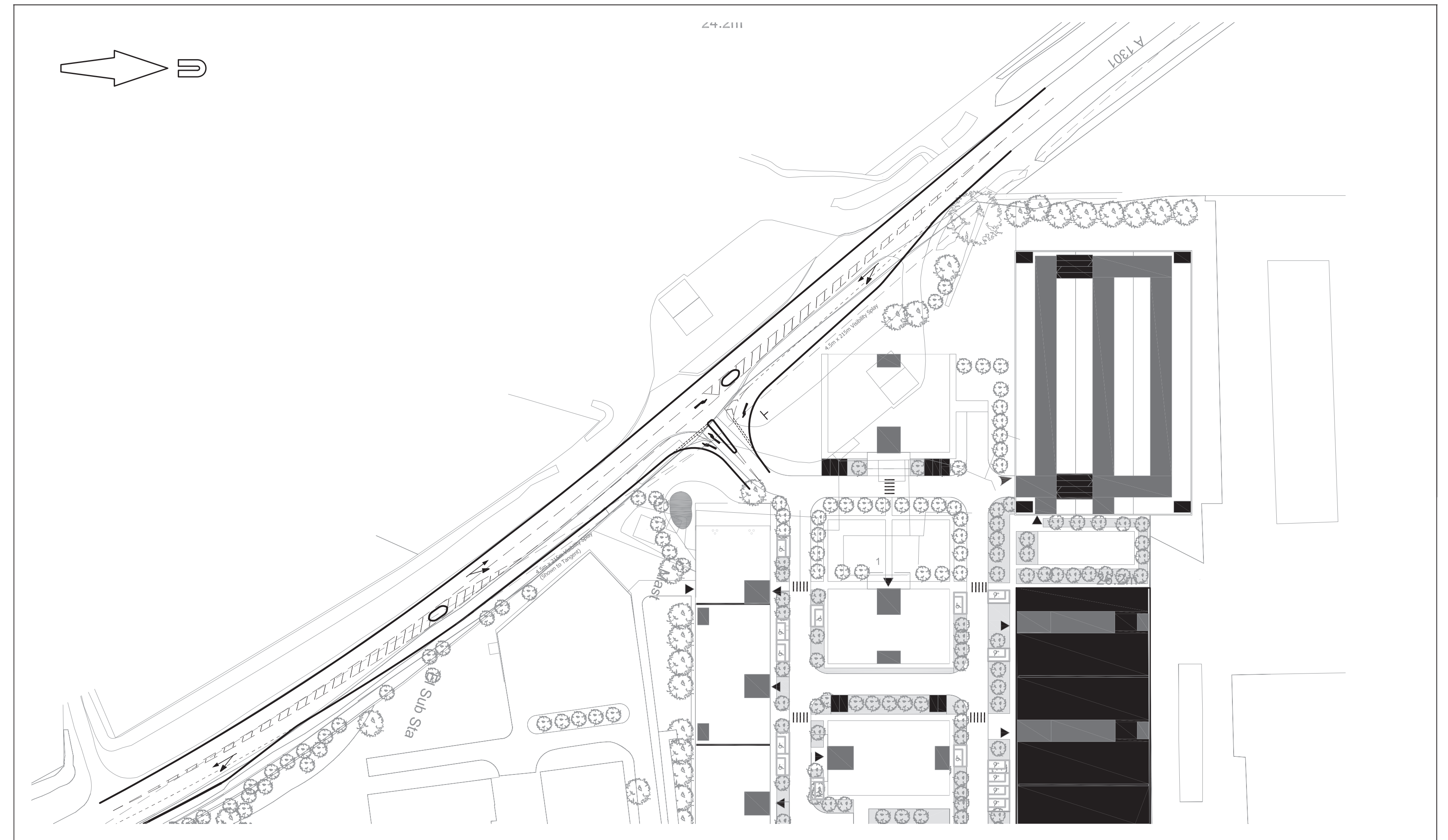
The main access to the new business park would be via a new junction off the A1301, focusing traffic on the main road network and relieving pressure on London Road.

The junction would be completed as part of the first phase of the development to minimise the impact on London Road and to existing trade park occupiers.

The road from the new access would lead directly to a decked car park - limiting traffic flow and creating a largely car-free environment within the site.

Substantial provision will be made for cyclists on the site. The main cycle and pedestrian access will be from London Road, separating out vehicle and cycle traffic.

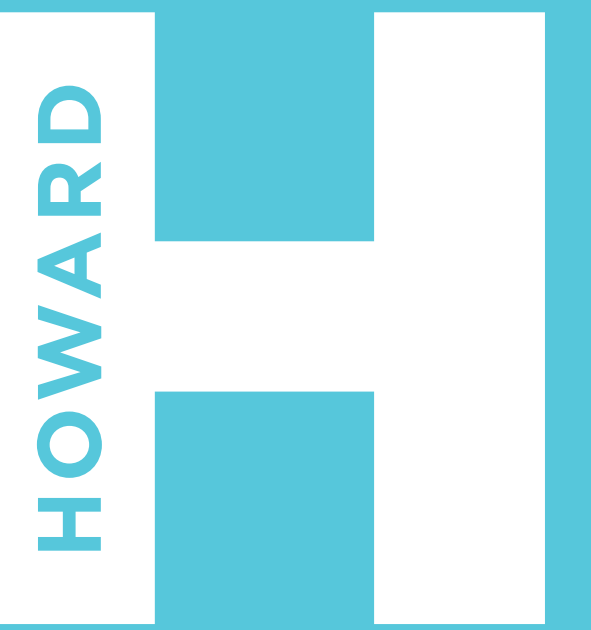
We are also carrying out a Transport Assessment to assess the effect on traffic of our proposals and other committed developments. Where necessary, we will develop measures for highway improvements.



Proposed main access



# Next steps



The opportunity for input from the local community is an important part of the planning process and your views will be considered by Howard Group before we finalise our proposals.

A report known as a Statement of Community Involvement (SCI) will be prepared and submitted as part of our planning application, summarising the consultation undertaken and how this has informed the development of the proposals.

The scheme will be progressed under a hybrid outline/full planning application with all matters reserved apart from highways. This will give the flexibility for subsequent reserved matters application to respond to specific occupier requirements across the site but allow the refurbishment/repurposing of the largest unit, Unit H, and its associated car parking to be progressed under a full application.

If planning permission is granted by South Cambridgeshire District Council then detailed designs would be drawn up and site preparation work would be expected to start in 2018.

During the construction stage Howard Group is fully committed to building responsibly and considerately so that the work has as little impact as possible on nearby residents and businesses. Contractors will be required to adhere to strict construction management plans prepared in consultation with the local authority.



Indicative view from A1301