

South Cambridgeshire District Council  
Call for Sites Consultation  
Planning Policy Team  
South Cambridgeshire District Council  
Cambourne Business Park  
Cambourne  
Cambridge  
CB23 6EA

**By Email**

Our Ref: 27673/A3/GW/SO  
25 March 2019

Dear Sir/Madam,

**GREATER CAMBRIDGE LOCAL PLAN:  
STRATEGIC HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT – CALL FOR  
SITES AND BROAD LOCATIONS:  
RESPONSE ON BEHALF OF MR & MRS M BISHOP RE: LAND TO THE NORTH OF HINXTON  
GRANGE, HINXTON**

On behalf of our client, [REDACTED], we have pleasure in presenting a Site in Hinxtion for inclusion within the emerging Greater Cambridge Local Plan. Please find attached the completed Response Form and a Site Location Plan.

**Site location and context**

As shown on the enclosed Location Plan, the Site is located to the north of Hinxtion Grange. It lies between the A1301 (to the west) and the A11 (to the east), with the A505 linking these two roads to the north. To the north of the A505 lies the settlement of Pampisford, beyond which is Sawston and Babraham. The village of Hinxtion lies to the south of the Site, while Great and Little Abington are to the north-east.

**Wider area of innovation and scientific excellence**

Strategically, the Site is well located in terms of accessibility, with connections into Cambridge, the Addenbrookes Biomedical Campus and close to the M11 Corridor. It is located in close proximity to Whittlesford Parkway railway station, which connects with regular services to Cambridge and London Liverpool Street, and numerous stops along the route.

At a more local scale, the Site lies within a key area of scientific research and development activity in South Cambridgeshire: this strategic arc includes the Genome Campus (located south of Hinxtion), the Chesterford Research Park (in Great Chesterford to the south), the Babraham Campus (in Babraham to the north) and Granta Park (in Abington to the north east). This cluster hosts a number of international research and development companies and is a nationally important area



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requiring an educated and skilled workforce.

Land at Hinxtton Grange, immediately adjacent to the south of the Site is being proposed by SmithsonHill for the development of a new 'AgriTech' park. AgriTech is defined as the enabling sector between agriculture and food production. Research in this innovative area is considered key to increasing agricultural productivity whilst also taking account of the combined global challenges of climate change, urbanisation and environmental issues. An outline planning application was submitted by SmithsonHill in 2017 (Application Ref. S/4099/17/OL) and is currently awaiting consideration at appeal.

It should also be noted that the Wellcome Trust has submitted a planning application to South Cambridgeshire District Council for up to 150,000sqm of gross external area of flexible employment uses to include research and development, office and workspace and associated uses, along with 1,500 dwellings and supporting infrastructure (Application Ref. S/4329/18/OL) at the Genome Campus. This application is currently awaiting determination. Its submission demonstrates the great demand for such facilities in the area, as well as the need for supporting housing and ancillary facilities such as a nursery school and retail space to create sustainable communities.

### **Site development opportunity**

The Site has historically been used for agricultural purposes but is considered viable as a standalone parcel of land, and would therefore remain undeveloped. It lies outside of the designated Hinxtton village framework. However, as set out above, the Site is located within an arc of strategically-significant life science research institutions, spin-off companies and related innovation industries, and is directly adjacent to the SmithsonHill application site.

The relationship with the SmithsonHill site is also important for the proposed site going forward and there are a number of scenarios to consider.

Firstly, the application is due to be heard at appeal in June 2019. If successful, this will place great pressure on housing in the immediate area in order to support the new employment facility, which itself will be of national significance. The Site therefore provides the opportunity for housing or further employment in the immediate vicinity and would assist in building a sustainable community.

Secondly, SmithsonHill will be promoting the site through this same Call for Sites exercise given the timelines between this consultation and the appeal Inquiry. Our client's Site should be allocated as part of a wider allocation for employment or residential uses. Even if the appeal were dismissed, there is a strong opportunity for the AgriTech Park to come forward through the plan-led system.

Thirdly, the research sector in South Cambridgeshire is a key growth area for not only the District, but nationally. This area of South Cambridgeshire lies outside of the greenbelt and is in close proximity to the A505 and M11. The area can therefore be defined as a sustainable location for new employment and residential development that can contribute to the necessary upgrades to the strategic road and public transport network alongside the Wellcome Trust and North Uttlesford Garden Village proposals.

Our client requests that their land be allocated to form part of a comprehensive allocation for a mix of employment and residential uses to consolidate existing and proposed uses in the area. This also provides a more viable use for the land, which is not viable as a standalone agricultural parcel.

### **Summary**

Well-located in relation to both existing and proposed research and development activity within this area of South Cambridgeshire, the Site is being presented through the Call for Sites for allocation in the Greater Cambridge Local Plan. Available and deliverable, the mixed use residential and employment development of the Site is envisaged during the early part of the forthcoming plan period as part of a wider allocation for strategically-important research.

The Site has the potential to facilitate collaboration and knowledge-led growth in the Hinxton area which will also enhance Cambridge's reputation for scientific and technological innovation.

If we can assist you with any further information, in addition to the completed forms and site location plans, then please do not hesitate to contact me. We look forward to engaging with you further during the local plan preparation.

Yours sincerely,

**GARETH WILSON**

Partner

Encs                      Completed Call for Site and Broad Locations Response Form 2019  
Site Location Plan