
Greater Cambridge Local Plan

Regulation 18: Issues and Options 2020
Response on behalf of Mr & Mrs M Bishop

February 2020

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Appendix 1: Site Location Plan

1.0 INTRODUCTION

- 1.1 These representations have been prepared by Barton Willmore LLP on behalf of Mr & Mrs M Bishop in respect of the Greater Cambridge Local Plan Issues and Options document. They are made pursuant to their land interest on land North of Hinxton Grange, Hinxton.
- 1.2 The representations should be read in conjunction with the Call for Sites information submitted to the Greater Cambridge Authority in March 2019. These representations seek to assist the Authority in understanding where new development, particularly residential, should be located in order to ensure sustainable development benefits through the proposed plan period.
- 1.3 A site plan of the land, as submitted through the Call for Sites exercise, is available within Appendix 1 of these representations.

2.0 THE SITE

- 2.1 The Site is located to the North of Hinxton Grange, and forms 8 hectares on land currently laid to grass for equestrian use. It is located between the A1301 to the west and the A11 to the east, with the A505 linking these two roads to the north. Further north is the village of Pampisford. The village of Hinxton lies to the south of the Site, with Great and Little Abington located to the northeast.
- 2.2 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.
- 2.3 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 Hinxton), 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 requiring an educated and skilled workforce.
- 2.4 Land at Hinxton 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. Should this appeal be successful, it will further strengthen the research and development activity within the science belt and will bring with it significant demand for housing.
- 2.5 The Wellcome Trust now has a resolution to grant planning permission 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. 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.

- 2.6 The Site will therefore provide additional available land to bring forward future housing or employment development to support the development corridor and in particular the SmithsonHill site given its proximity. In the event the SmithsonHill appeal is dismissed, the site still provides the opportunity to supplement the critical growth within this identified development corridor. It is available, deliverable and viable for development.

3.0 QUESTION 2: PLEASE SUBMIT ANY SITES FOR EMPLOYMENT AND HOUSING YOU WISH TO SUGGEST FOR ALLOCATION IN THE LOCAL PLAN. PROVIDE AS MUCH INFORMATION AND SUPPORTING EVIDENCE AS POSSIBLE.

- 3.1 The Site was submitted to South Cambridgeshire District Council through the Call for Sites exercise in March 2019 for residential or employment development. This included completion of the relevant forms and a covering letter.

4.0 QUESTION 24: HOW IMPORTANT DO YOU THINK CONTINUING ECONOMIC GROWTH IS FOR THE NEXT LOCAL PLAN?

- 4.1 The Issues and Options document in section 4.5 clearly identifies the value of the Greater Cambridge economy, which is 'of national importance'. The area attracts global companies and with it, a highly skilled workforce. The Cambridge and Peterborough Independent Economic Review (CPIER) Final Report dated September 2018 confirms the growth taking place within the area. For example, across the Combined Authority, 15,646 new companies were born compared to 9,245 closures (p47). This represents considerable growth in the employment sector. It confirms the result is a net positive effect on the rest of the UK.
- 4.2 The Greater Cambridge Authority seeks to double the total economic output over the next 25 years. Such an ambitious target will require the creation of additional employment sites of a strategic scale, with residential development at the same scale to match growth.
- 4.3 Critical to achieving this ambitious employment growth is the arc to the south of the City of Cambridge, consisting of the Babraham Campus, Genome Campus at Hinxton and Chesterford Research Park. These sites are attracting Research and Development companies given the skilled workforce in the vicinity and the ability for these areas to work together and share information, ideas etc. The obvious clustering of such areas can be seen in Figure 16 of the CPIER Report showing life science companies and research institutes in 2016/17. This is shown below:



- 4.4 The demand in the area has been demonstrated by the recent planning application to extend the Genome Campus at Hinxton, which currently has a resolution to grant permission following the vote by Members at Planning Committee. This will provide

significant flexible employment uses (150,000 sqm of gross external area) and 1,500 dwellings.

- 4.5 In addition to this, the SmithsonHill site at Hinxton Grange is expecting an appeal decision in the near future. It would be strategically located between the Wellcome Sangar Institute and Granta Park as shown on the plan above. Should that site be approved, there is the opportunity to further expand the area with the sensitive development of additional land for employment or residential uses. Land around the SmithsonHill site would complement its uses and provide the ability for significant opportunities to boost employment and provide much needed housing, which would in turn further increase the sustainability of the Site.
- 4.6 The Greater Cambridge Authority has the opportunity to shape this scientific corridor now. Any delay may slow down the sector given the Local Plan will run to 2041. The momentum for growth should continue as a result the surrounding land should be allocated for associated uses accordingly.

5.0 QUESTION 28: IN PROVIDING FOR A RANGE OF EMPLOYMENT SPACE, ARE THERE PARTICULAR LOCATIONS WE SHOULD BE FOCUSING ON? ARE THERE SPECIFIC LOCATIONS IMPORTANT FOR DIFFERENT TYPES OF BUSINESS OR INDUSTRY?

- 5.1 Greater Cambridge is home to a range of businesses. It does however have a nationally important research and development sector. One particular aspect of this is the growth in research and development in the UK Innovation Corridor to the south of Cambridge. This is a growing industry as emphasised by recent planning applications at South Cambridgeshire District Council for the Wellcome Trust and the SmithsonHill site at Hinxton Grange.
- 5.2 The CPIER Report identifies the presence of 'place-based innovation districts' with the Combined Authority and notes how they often focus upon specific technologies or industries. They have developed given the highly skilled graduates from Cambridge University providing a highly skilled and knowledgeable workforce. The CPIER acknowledges how this becomes a self-perpetuating process by virtue of a concentration of companies attracting more to the area. The Life Science sector for example accounts for 18% of employment in South Cambridgeshire and 'there is clearly a high national significance to these industries in this area: they bring in business that would otherwise look abroad' (CPIER Report p.55).
- 5.3 Key recommendation #3 of the CPIER continues this theme and highlights the need to keep such companies in the area. It states:
- 5.4 *'The UK Government should adopt a 'Cambridge or overseas' mentality towards knowledge-intensive (KI) business in this area, recognizing that in an era of international connectivity and footloose labour, many high-value companies will need to relocate abroad if this area no longer meets their needs. Ensuring that Cambridge continues to deliver for KI businesses should be considered a nationally strategic priority (emphasis added).'*
- 5.5 The SmithsonHill application seeks to develop an Agritech Park specialising in agricultural technology and seeks to 'address the national and global challenges of sustainable food production'. This provides a significant growth area in Greater Cambridge, especially given the topography and land quality in the vicinity. Such areas should be supported to ensure they can continue to grow and continue to attract a highly skilled workforce and provide

them accommodation. The Local Plan should focus on ensuring the surrounding land can be utilised by complementary land uses to further evolve such areas.

6.0 QUESTION 32: DO YOU THINK WE SHOULD PLAN FOR A HIGHER NUMBER OF HOMES THAN THE MINIMUM REQUIRED BY GOVERNMENT, TO PROVIDE FLEXIBILITY TO SUPPORT THE GROWING ECONOMY?

6.1 Yes, strongly agree.

6.2 If the Greater Cambridge Authority seek to double the total economic output of the Combined Authority in 25 years, it will require residential development to keep up with anticipated employment growth.

6.3 Paragraph 4.6.3 of the Issues and Options document confirms that 'Greater Cambridge is an expensive place to buy or rent a home. High prices are fueled by high demand which itself is fueled by the strength of the local economy which attracts highly skilled workers.' The CPIER Report 2018 confirms that the employment sector growth has not been matched by proportionate levels of house building, resulting in increases in house prices.

6.4 The housing sector therefore needs to close the disparity between itself and employment growth in order to control affordability in the area. To achieve this, residential growth should be set above the 'minimum' level and set ambitious but achievable levels of growth.

7.0 QUESTION 37: HOW SHOULD WE ENCOURAGE A SHIFT AWAY FROM CAR USE AND TOWARDS MORE SUSTAINABLE MODES OF TRANSPORT SUCH AS PUBLIC TRANSPORT, CYCLING AND WALKING?

- 7.1 One key method of ensuring a modal shift towards sustainable transport use is to encourage residential opportunities adjacent to employment. This ensures that people can cycle or walk the short distances from home to employment.
- 7.2 This is particularly relevant with regard development in the Innovation Corridor to the south of Cambridge. There is no large conurbation in close proximity and therefore there is significant in-migration. The demand for housing in close proximity is emphasised by the recent resolution to grant 1,500 dwellings as part of the Wellcome Trust expansion at Hinxton.
- 7.3 Further development in the Innovation Corridor, such as at the Wellcome Trust and the SmithsonHill site will continue to attract a large working population to the area. Given the location of these employment hubs, the Site provides much needed land to further support these uses. The Innovation Corridor has a series of objectives in place to encourage sustainable travel.
- 7.4 Sustainability of the Corridor can be further enhanced by increasing residential/employment development in the vicinity. The Site north of Hinxton Grange would provide additional land to be utilised to provide such housing and thus reduce reliance on the motor vehicle, and would be attractive for employees in the vicinity. This will also assist the greater Cambridge Authority in meeting their aims for meeting climate change goals and moving towards zero carbon development.

8.0 QUESTION 42: WHERE SHOULD WE SITE NEW DEVELOPMENT?

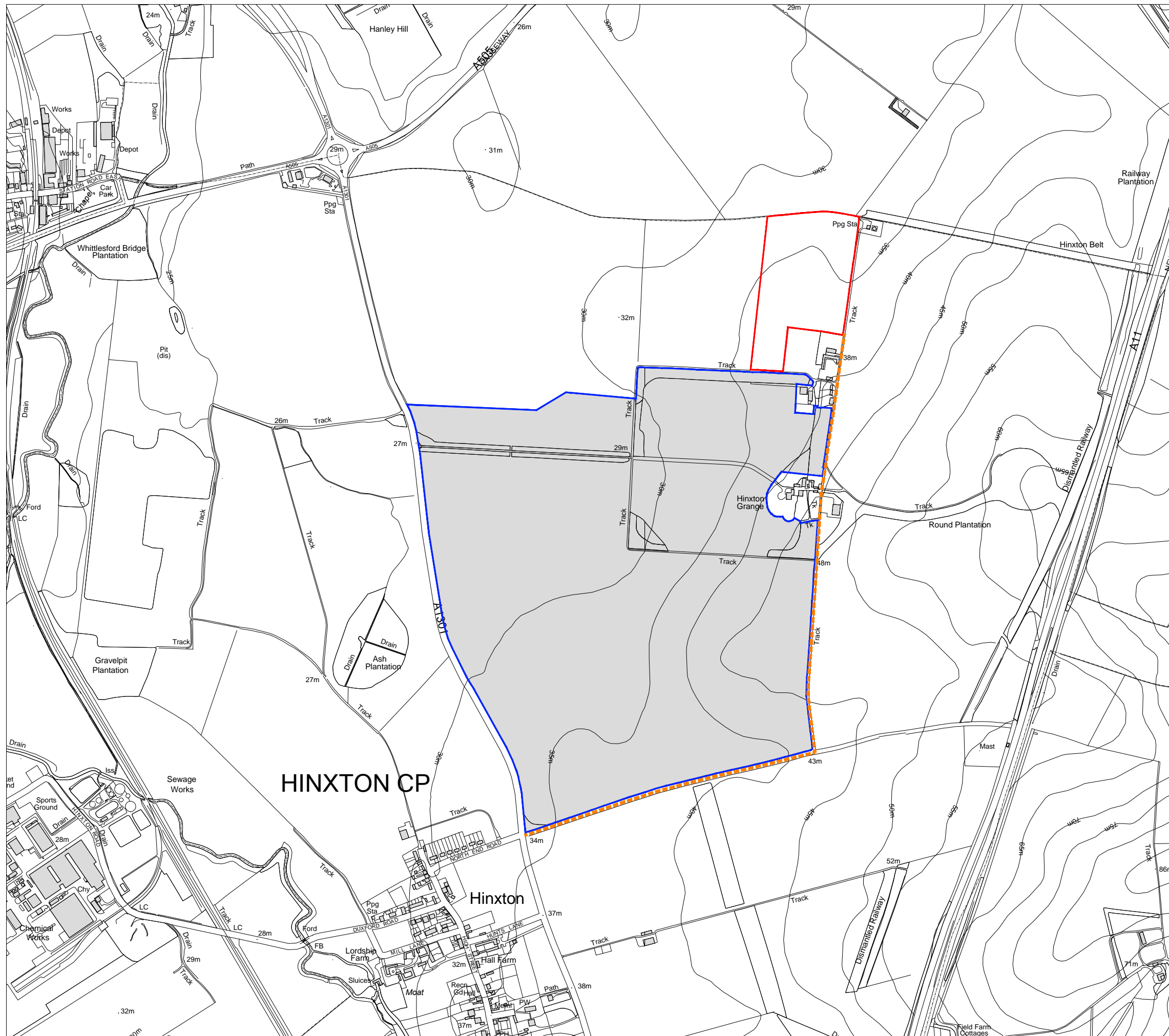
- 8.1 The Issues and Options document identifies different locations that could be chosen to focus growth. In reality, if 66,700 dwellings, as recommended by the CPIER Report 2018, are planned for, the spatial strategy will need to provide a mix of these options in order to meet this need.
- 8.2 A further option for growth not considered within the Issues and Options document is to provide residential development in locations to support the growth of the employment sector. Such development will be able to assist in meeting the ambitious growth proposed in the area. As stated elsewhere in these representations, the employment sector continues to grow and with it comes a workforce that demands high quality residential development.
- 8.3 The location of employment areas such as the Innovation Corridor are generally in rural areas. As such there is a limited number of dwellings which could serve employees of such institutes. By providing residential development in close proximity, skilled workers will continue to be attracted to such institutions. It will assist in the reduction of journeys to and from employment sites by motor vehicle given the opportunities to cycle or walk. This will assist the Greater Cambridge Authority in meeting their key themes within the Plan.
- 8.4 The Site on land north of Hinxtion Grange has the potential to provide additional employment or residential land to supplement the employment uses in the vicinity including the SmithsonHill site. It is therefore well located to provide sustainable growth to support the local employment and encourage sustainable forms of transport when accessing employment areas.

9.0 SUMMARY

- 9.1 These representations are made on behalf of Mr & Mrs Bishop pursuant to their land interest north of Hinxton Grange. This Site represents an opportunity for either employment or residential development to complement the SmithsonHill Agritech Park proposed to the south of Hinxton Grange. The Site direct adjoins the Agritech Park boundary.
- 9.2 The Local Plan provides an opportunity for the Greater Cambridge Authority to set out their key development targets and seek to build on the existing momentum for bespoke research facilities within the UK Innovation Corridor. To achieve this, additional land adjacent to those facilities within the Corridor should be favourably considered to supplement these facilities, by providing additional employment land or residential development for existing and future workers.
- 9.3 The Site north of Hinxton Grange has the potential to assist the future growth of the Agritech Park and other development in the Innovation Corridor immediately and, as such, will increase the sustainability of this area, reducing trip generation and ensuring the highly skilled workforce have appropriate accommodation.

APPENDIX 1

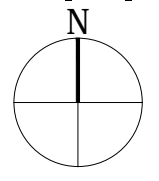
Site Location Plan



The scaling of this drawing cannot be assured

Revision _____ Date _____ Drn _____ Ckd _____

Site Boundary
 Site for Proposed Agritech Park
 Right of Access



Project
Hinxton Grange

Drawing Title
Site Location Plan

Date 22.03.19 Scale 1:10,000@A3 Drawn by MS Check by LH

Project No 29673 Drawing No BM-M-01 Revision A



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