20 January 2026 (revision to letter of 11 December 2025)

For the atttention of Mr Mark Deas

Greater Cambridge Shared Planning
Local Plan/Policy Team - Call for Sites

Cambourne

CB23 6EA

Dear Sir/Madam

Ref: Call for Sites/Consultation - site reference HELAA 40080/115929, land north of Hinxton Court CB10 1RG

As part of the draft plan consultation process, we have updated our site details online for site 40080 as detailed below. Please could you confirm that the updates below have been uploaded correctly. We would be grateful if the site can be reassessed based on this updated information. We believe it provides a sustainable small-scale infill opportunity which minimises encroachment whilst supporting the demand needed in this area; it can provide habitat and biodiversity enhancements whilst landscaping can ensure it is not visible from any highway.

1.**Suitability site features and constraints - proposed mitigation:** Landscaping including the planting of hedgerows and woodland areas surrounding the development would ensure the site is not visible from any highway, so that the development would not adversely affect the character and appearance of the countryside. Ecology assessments (dated 2025) at the site relating to planning application 25/00839/ful (R&D) highlights that development at the site as a whole should not be detrimental to habitats or protected species and the site could provide biodiversity and habitat enhancements. The proposed development would infill between an existing cluster of buildings and the water pumping station thus minimising encroachment. The existing cluster of buildings (including residential and business) is an expanding hamlet between Hinxton Grange/the Mighton factory, residential properties and the water pumping station. The adjacent Wellcome campus expansion provides sustainable accessibility to Services and Facilities in addition to other nearby Services and Facilities via sustainable transport connections.

2. **Suitability site features and constraints - site access details**: There are 3 alternatives to connect the site to public highway access with the A505 or A11 or A1301, or alternatively the site could be connected to the Wellcome expansion site. This could be achieved by working in collaboration with landowners/promoters [redacted] (site 200765) and/or Wellcome and/or other neighbouring landowners. Sustainable travel has been enhanced by Wellcome transport improvements secured under 22/03615/REM.

3. **Current and most recent land use - historic planning applications**: Approved 23/00644/FUL Erection of 3 (2no 1bed, 1no 2bed) holiday units. Approved S/3824/17/FUL Change of use from agricultural land to paddock and erection of stable block. Appeal pending 25/00839/FUL Creation of office/R&D units.

4. **Proposed future uses - Proposed development**: The status of the site is that it remains available, deliverable and viable. In order to meet demand created in the area, this site provides a small-scale opportunity for mixed use or residential development in a sustainable location not visible by a highway, which can provide biodiversity, habitat and landscape enhancement; this infill opportunity between existing built form would minimise encroachment and sit comfortably in its surroundings if considered as an alternative to the large scale development (previously 40441/52059, now site 200765) proposed by Smithsonhill. There would be merits for collaboration with neighbouring landowners or Smithsonhill to create a more cohesive scheme if a large-scale scheme is required. This site (40080) is 'sandwiched' in the proposed Smithsonhill site (200765), and a larger scheme would be more cohesive if both sites collaborate for better connectivity.

5. **Proposed future uses - suitable uses**: mixed use or residential development.

6. **Proposed future uses - benefits to the local area**: In order to meet demand created in the area, this site provides a small-scale opportunity for mixed use or residential development in a sustainable location not visible by a highway, which can provide biodiversity, habitat and landscape enhancement; this infill opportunity between existing built form would minimise encroachment and sit comfortably in its surroundings.

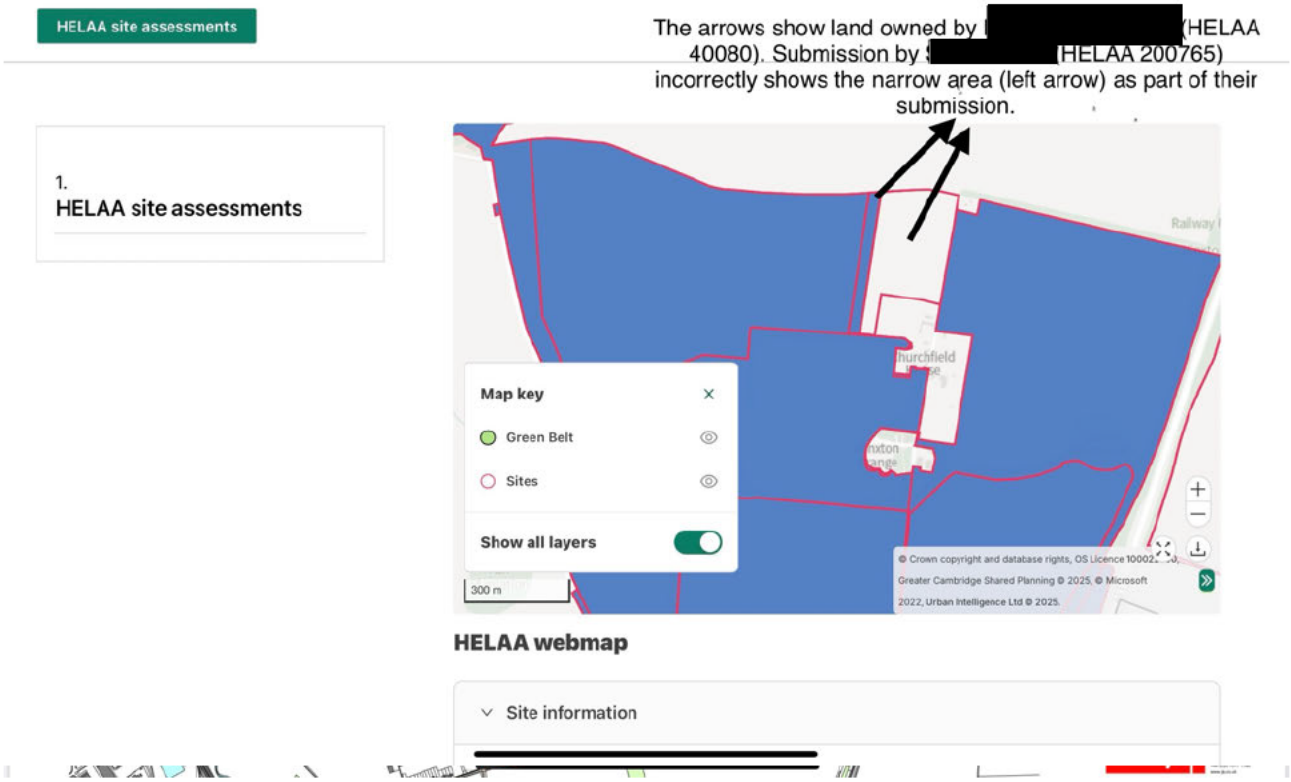
7. **Availability - market attractiveness**: This site provides either: 1. a small-scale infill opportunity for mixed use or residential development in a sustainable location not visible by a highway, which minimises encroachment of the landscape, or 2. a more cohesive scheme if a large-scale scheme is required by collaboration with neighbouring landowners or site application 200765, as this site 40080 is 'sandwiched' within 200765; site 200765 would more cohesive and better connected if both sites collaborate.

8. **Deliverability - delivery start date**: 2026 **completed development**: 2029

We trust the re-assessment of our site will be considered for inclusion in the Local Plan, and the Call for Sites submission will be updated accordingly.

We would also like to make a formal recommendation regarding new site proposal 200765, previously 40441/52059. This is a very large scale proposal and our land/site (40080) sits within this proposed scheme as shown in blue below. We are supportive of schemes 200765 and 40080 collaborating to provide a more cohesive and better connected scheme and would be grateful if this could be formally noted in connection with site application 200765.

We have also noticed that the [redacted] submission (HELAA 200765) incorrectly includes a slither of our land as shown below. We would be grateful if this can be corrected to avoid any potential issues.



Please can you confirm receipt of this correspondence. If you have any questions, please do not hesitate to contact me at [redacted]

Yours faithfully

[redacted]

Appendix

Comment

Greater Cambridge Local Plan Preferred Options

S/RSC: Village allocations in the rural southern cluster

Representation ID: 60771

Received: 13/12/2021

[redacted]

Agent: Stantec

Representation Summary:

Land north of Hinxton Court Hinxton (HELAA Site 40080)

If the Agritech Park were to become an allocation within the Plan to meet employment demand, then Land North of Hinxton Court should also be allocated given its ability to provide land for either further employment or supplementary residential uses.

Full text:

LAND NORTH OF HINXTON COURT, HINXTON

This letter is in reply to the Greater Cambridge Local Plan –...

[show more]

Attachments:

- Response Letter (153.53 KB)

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