Ref: Call for Sites/Consultation - revisions for site reference HELAA 40080, land north of Hinxton Court CB10 1RG (December 2025)

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) highlights that development at the site would 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 Smithsonhill (site 200765) and/or Wellcome. 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 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 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