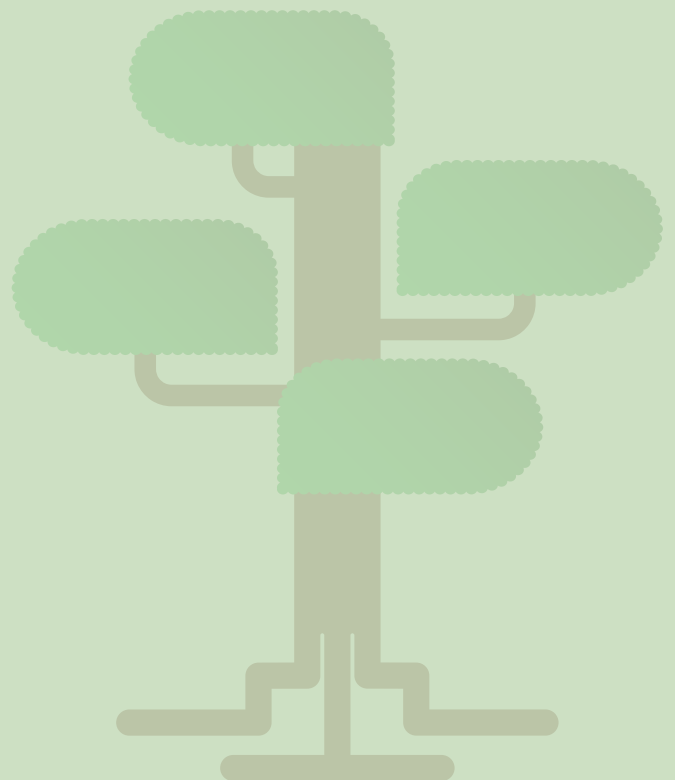


3.4

# The rural southern cluster



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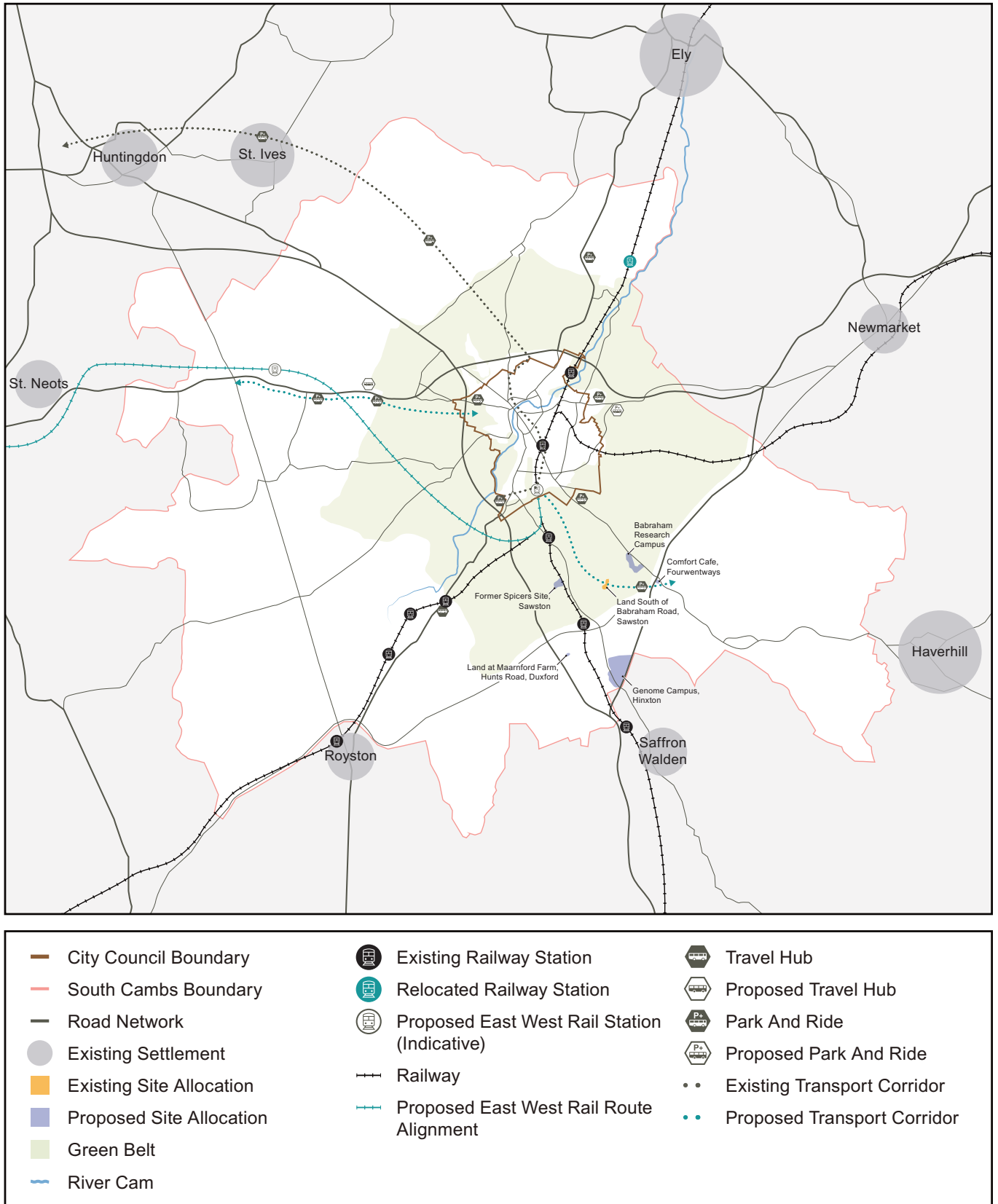
# Introduction

- 3.4.1 The south of Cambridge, between the M11 and the A1307, is home to a range of major business parks with world-leading facilities and has some excellent and improving public transport links.
- 3.4.2 Our ambition is to support and grow this successful and nationally important business cluster by providing more business space where needed. In addition to the Grange Farm new settlement (see New Settlement chapter), some new housing is allocated in and around existing villages that are well-connected to jobs by public transport, cycling and walking facilities.

---

## Our strategic priority for our rural southern cluster policies

- 3.4.3 **Strategic Priority:** Our strategic vision is set out in Figure 90, that reflects our ambitions for the Rural Southern Cluster.
-



**Figure 90:** Strategic vision for the Rural Southern Cluster



## Policies we are proposing

- Policy S/WGC: Wellcome Genome Campus, Hinxton
- Policy S/BRC: Babraham Research Campus
- Policy S/RSC: Other site allocations in the Rural Southern Cluster
- S/RSC/MF: Land at Maarnford Farm, Hunts Road, Duxford
- S/RSC/BR: Land south of Babraham Road, Sawston
- S/RSC/FSS: Former Spicers Site, Sawston Business Park, Sawston
- S/RSC/CC: Comfort Café, Fourwentways Little Abington
- Policy S/SCP: Policy areas in the rural southern cluster
- Policy S/PA/LN: South of A1307, Linton
- S/AMC/GP: Granta Park
- Policy S/AMC/WHD: Whittlesford Parkway Station Policy Area, Whittlesford Bridge



**Figure 91:** Proposed development sites and special policy areas in the rural southern cluster

# Policy S/WGC: Wellcome Genome Campus, Hinxton

## What this policy does

- 3.4.4** This policy will guide the future expansion and development of the existing Wellcome Genome Campus site and support the continuing success of a nationally significant facility for the development of genomics and bioinformatics and its associated applications for people to live, work and visit.

### Policy S/WGC: Wellcome Genome Campus, Hinxton

## Vision and identity

1. The expanded Wellcome Genome Campus, along with the renewal and selective redevelopment of the existing campus in line with a dynamic integrated masterplan, will create an exceptional, integrated place encompassing a range of uses for those working, living and visiting the site. It will continue to develop as a centre of excellence for research, building on its internationally significant work on genomics and bioinformatics.
2. The expanded campus will be a landscape-led development, with denser development focused at a series of mixed-use clusters, and a more rural character maintained along the northern edge of the campus. It will be highly sustainable, well connected internally with active travel connections, and more widely with other settlements. The campus will be embedded in a network of multi-functional green infrastructure that will foster social interaction and collaboration, conducive to the campus ethos. This will be emphasised by the strong links with campus workers living on site, in what will be an exceptional, world leading, stimulating and sustainable environment.

## Uses

3. The Wellcome Genome Campus is allocated for mixed use development, comprising the following:
  - a. Approximately 127,500 square metres (GIA) (150,000 square metres (GEA) flexible employment uses, including research and development office and workspace (E(g));

- b. Approximately 1,500 residential dwellings (C3) for campus workers;
  - c. Approximately 3,500 square metres (GEA) retail space (E (a, b, c) and Sui Generis) to support the day to day needs of those living, working and visiting the campus;
  - d. Approximately 5,000 square metres (GEA) hotel (C1);
  - e. Approximately 22,750 square metres (GEA) total non-residential institutions and community and leisure uses, including nursery, conference facility, and education. Education facilities include a primary school which would need to be phased with the delivery of new homes within the site;
  - f. Healthcare facilities to meet the needs of the development;
  - g. Data storage (sui generis) and processing facilities, where there is a demonstrated need;
  - h. Redevelopment of existing buildings for employment or associated uses will be supported, including supporting uses (including Use Classes F1 and F2); and
  - i. A range of suitable employment units, including start-ups, SMEs and incubator units.
4. These uses are required to ensure the principles, parameters, mitigation and assessment contained within the outline planning permission (S/4329/18/OL) are met, and that the existing campus can be redeveloped where necessary.
  5. Any occupants of the employment uses permitted under Use Classes E(g), B2 and B8 must relate to genomics and bioinformatics only.
  6. The occupancy of residential properties must be restricted to campus workers. Where housing units are proposed for sale or rent on the open market, justification for this will need to be clearly set out and approved by the Local Planning Authority and in accordance the agreed cascade mechanism with the Sales and Lettings System.
  7. Temporary and meanwhile community provision will be required from early occupation until sufficient capacity has been reached for a permanent facility. The size and nature of the temporary provision will need to be considered throughout the build period of the development, ensuring any provision has sufficient flexibility to be able to expand or be repurposed as each phase of the development comes forward.

**The development of the Wellcome Genome Campus must do the following:**

**Context**

8. Through the use of strategic gaps, maintain separation to the settlement of Hinxton on its north western boundary and Ickleton to the south west.
9. Maintain open buffers between the built areas of the site and:
  - a. the A1301 to the north west of the site, through retained agricultural land and other open space uses; and
  - b. the River Cam to the south of the site, through a landscaped buffer.

10. Through the preparation of a Landscape Visual Impact Assessment and Heritage Impact Assessment, give careful consideration to the protection and enhancement of heritage assets and their settings, including:
  - a. Grade II\* Listed Hinxton Hall, located to the north of the site, as well as other nearby Listed Buildings; and
  - b. Hinxton Conservation Area to the east. Design mitigation, such as careful consideration of building height limits, massing and grouping, together with landscape buffers and tree planting, will be required to reduce impacts, especially in the eastern part of the site where there are extensive views between the campus and the Hinxton Conservation Area.
11. Given the known significant potential for archaeological remains in this area, development proposals must be accompanied by an appropriate archaeological assessment, which includes information on the significance of the heritage asset, including the extent, character and condition of the archaeological resource and the likely impact of the development on the archaeological remains.

## **Built form**

12. Ensure the built area of the campus is contained within the site allocation boundary shown on the policies map.
13. Be comprehensively planned and delivered to ensure that development proposals do not prejudice the creation of a fully cohesive and successful campus. This must involve:
  - a. providing a Masterplan for the whole campus where significant or major changes are proposed within the existing campus to ensure there is alignment with the proposed expansion;
  - b. demonstrating, through the use of Design and Access Statements, compliance with the approved Strategic Design Guide or any successor document.
14. Maximise opportunities for intensification of built form on the existing Campus to make best use of the land available and ensure the campus can respond to modern business and research needs, whilst ensuring the protection of amenity and delivery of biodiversity enhancements.
15. Concentrate mixed uses around a central Green, including retail and community facilities, which must be accessible to all.
16. Provide a landscaped noise attenuation bund along the eastern edge of the site adjacent to the A11.

## **Public space**

17. Deliver a network of multi-functional public spaces, connected by linear landscaped connections throughout the site, including:

- a. Public open space, made up of allotments and community gardens, outdoor sports, children's play space, and informal open space;
- b. A central green that provides for different functions, including rain gardens, a LEAP, SUDS features including a water feature, events space, and pedestrian and cycle connectivity routes;
- c. A linear park that provides for a neighbourhood equipped area for play (NEAP), locally equipped areas for play (LEAPs), community gardens, incidental play, structural landscaping, and a primary pedestrian/cycle route
- d. Other linear structural landscaped routes, including parks and gardens, incidental play, productive planting and secondary pedestrian/cycle routes;
- e. Indoor and outdoor civic spaces located in areas that encourage social interaction and collaboration and can accommodate sustainable travel hubs and incidental play; and
- f. A range of outdoor sports provision, including:
  - i. An area equivalent to at least three hard surfaced tennis courts for a range of racket sports;
  - ii. One third generation (3G) MUGA, including lighting;
  - iii. A pavilion/changing facility with toilets to support these facilities; and
  - iv. Grassed recreation ground that could accommodate a 400m running track.

## Nature

18. Protect and enhance ecological assets, in particular the Wellcome Trust Nature Reserve, River Cam and the railway cuttings.
19. Ensure retention of:
  - a. existing railway cuttings, where necessary, to provide woodland features; and
  - b. agricultural fields in the north and north-west of site for agricultural use, which must be improved for biodiversity where feasible.
20. Introduce access to existing natural environments, including the existing railway cuttings, Wellcome Trust Wetland Nature Reserve, River Cam, and the wider countryside via footpaths, cycleways and where appropriate bridleways, being careful to minimise recreational impacts on any ecological habitats or species.
21. Create new ecological features, including:
  - a. a woodland to the north west of the site; and
  - b. strategic landscaping that forms part of a wider green and blue infrastructure network across the site and beyond.

## **Movement**

22. Provide a legible and comprehensive movement network for the whole campus that interconnects those who live and work on the site, and to wider networks beyond, to encourage the use of sustainable modes of transport and travel. Measures to promote walking and cycling must include:
  - a. The provision of safe, attractive and seamless pedestrian and cycle connections across the whole campus that link homes, civic spaces, education facilities and employment areas, and based on active travel principles;
  - b. Safe grade separated crossings for pedestrians, cyclists and other non-motorised users to ensure the campus is fully integrated;
  - c. The provision of high quality cycle priority streets; and
  - d. Delivery of at least two pedestrian/cycle bridges that span the A1301, connecting the existing campus with its expansion
23. Delivering direct and rapid transit connectivity interventions to assist improved connectivity with the Campus to Whittlesford Parkway Station and the South Eastern Travel Hub.
24. Contributing financially to strategic public transport and active travel schemes in the south-east corridor, appropriate to the scale and nature of the development.
25. Designing and delivering a site wide approach to car and cycle parking provision.
26. Securing general public access to the existing and expanded campus, which may include securing additional pedestrian/cycle and vehicular access points, as necessary.

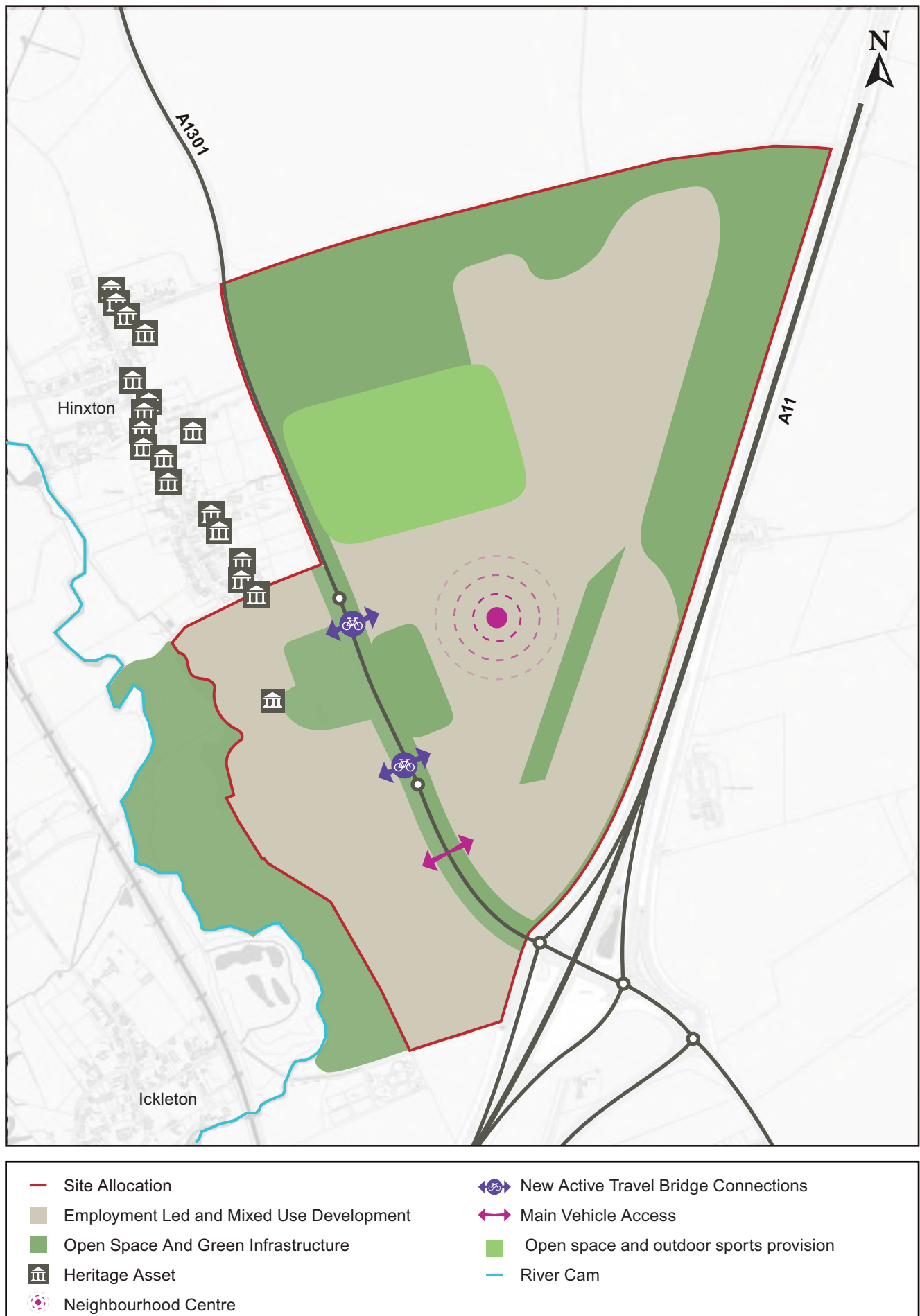
## **Resources**

27. Make provision for an ambient loop and an energy centre.
28. Incorporate innovative approaches to reducing the water demand associated with cooling of a data centre(s), with a preference for cooling methods that either do not require water use or which utilise non-potable water.

## **Lifespan**

29. The applicant must undertake meaningful engagement with the local communities and stakeholders at the relevant Reserved Matters stages, and as part of other applications, where deemed necessary.





**Figure 92:** Spatial Framework of Policy S/RSC/GC: Genome Campus, Hinxton

## Supporting information

- 3.4.5** The Wellcome Genome Campus, Hinxton is set within and adjacent to the estate of Hinxton Hall on 125-acres of landscaped parkland bordering the River Cam. The Campus is the world's leading centre for genomics research, having played a central role in the Human Genome Project (1990-2003), which read and recorded the complete sequence of DNA in an individual for the first time.
- 3.4.6** In 2020 South Cambridgeshire District Council granted outline planning permission for a mixed-use development which would provide up to a further 150,000 square metres GEA of new research and translation floorspace. The Wellcome Trust want the Campus to become a leading international centre for scientific, business, cultural and educational activities arising from genomics and biodata. It estimates that around 4,300 new jobs will be created by the expansion of the campus.
- 3.4.7** The jobs will be accompanied by up to 1,500 new homes specifically for Campus workers, along with land for a new primary school, a nursery and community facilities, public open spaces and allotments. The overall vision is to create a 'one campus' that is dynamic, amenity rich and highly sustainable environment which is a leading global centre for genomics and biotech. As part of the one campus approach the whole campus will become accessible to the general public.
- 3.4.8** The planning permission for the development includes a range of requirements and criteria designed to recognise the unique nature of the site and ensure future uses support the primary role of the campus for the development of genomics and bioinformatics. The Section 106 Legal Agreement to the outline planning permission provides a mechanism for specifying and agreeing future occupants within the expansion land. However, as the policy is for the whole campus it would be reasonable to stipulate that future employment uses are limited to genomics and bioinformatics only.
- 3.4.9** The site is also located within the Rural Southern Cluster which supports a number of sites for research and employment. Given the potential growth within the Rural Southern Cluster there is an opportunity to provide improved connectivity with sustainable transport interventions. This would potentially connect the Campus with Whittlesford Parkway Station and the South Eastern Transport Hub.
- 3.4.10** Active Travel principles will be used throughout the Campus, prioritising pedestrians and cyclists. Within the expansion land cycle streets will be utilised prioritising cyclists over vehicles. A network of primary and secondary pedestrian and cycle routes will permeate through the campus. At least two pedestrian/cycle bridges will be provided which will connect the existing campus with the expansion land. This will allow for improved connectivity and permeability.
- 3.4.11** The existing campus is recognised in the South Cambridgeshire Local Plan 2018 as an 'Established Employment Area in the Countryside'. However, given the scale and range of uses now permitted within the site, and as a major expansion to it, a new policy is needed.
- 3.4.12** Within the existing campus, appropriate development and redevelopment will be supported, subject to other policy considerations. This will enable more efficient and



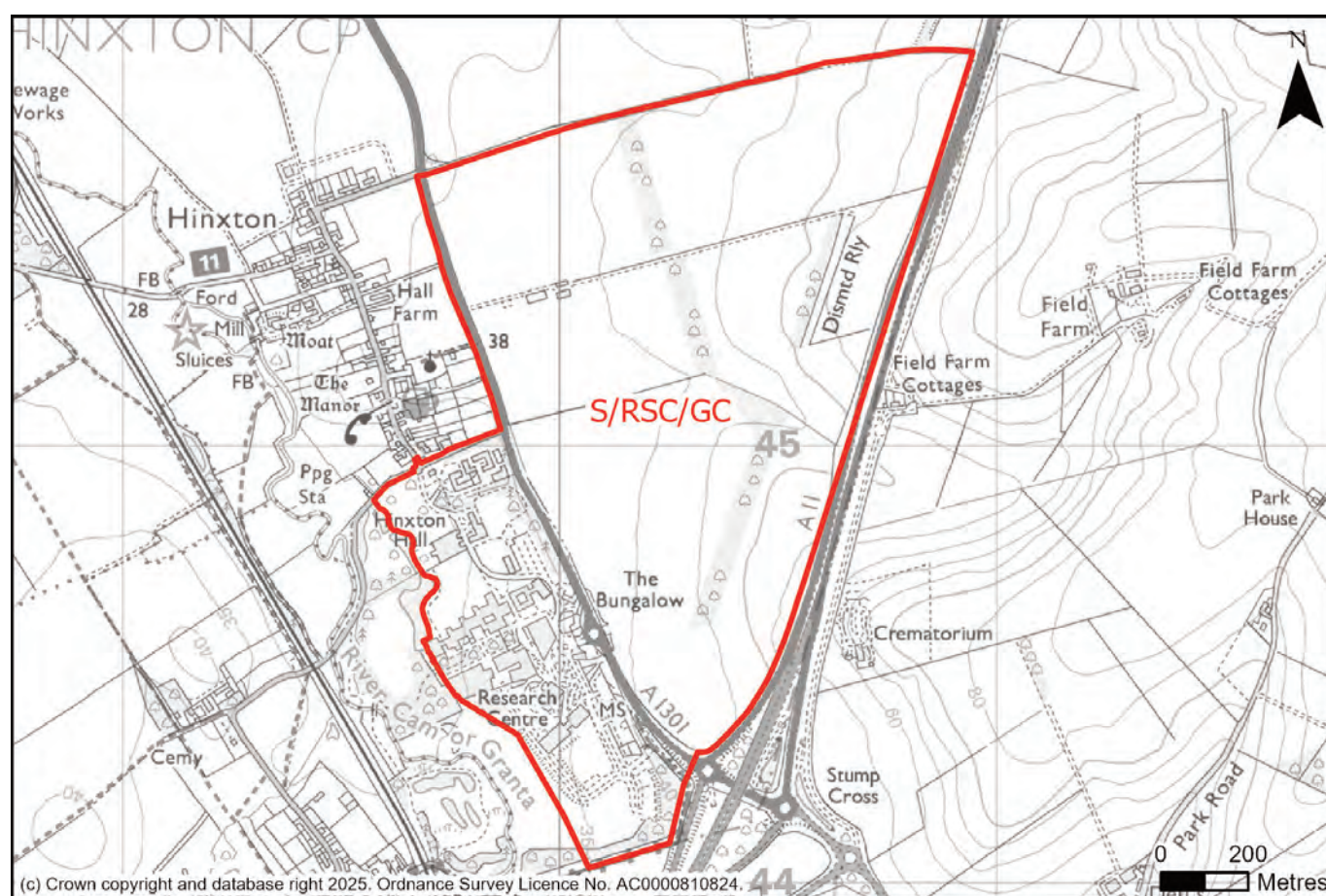
enriched campus allowing the adaptation for the needs of existing and future users. It is likely that any development or redevelopment within the existing campus will exceed the 'built form' thresholds as set out within the policy. Where development may exceed the 'built form' thresholds it will need to be supported by a detailed masterplan for the campus.

- 3.4.13** Proposed development within the expansion land should adhere to the approved Design Guide or successor documents. The Design Guide sets out a number of development principles and supporting guidance to steer proposals as they come forward.
- 3.4.14** The exceptional qualities of the landscape, particularly associated with Hinxton Hall, the River Cam and the wetlands will be protected and enhanced, and all new proposals must demonstrate alignment with and contribution to delivering a landscape led vision for the community and place as a whole. The whole campus will be characterised as an amenity that is rich in biodiversity.
- 3.4.15** It will be necessary to retain a landscape buffer between the north western part of the site and the A1301. It is important to have a distinct separation between the existing settlement of Hinxton and the new development. The landscape buffer would be in the form of an agricultural land and other recreational uses. It is also necessary to provide a landscaped noise attenuation bund to the eastern part of the site in order to reduce potential noise impacts arising from the A11. Other landscape mitigation will be considered on other parts of the site where necessary and justified.
- 3.4.16** Green Infrastructure (GI) will also be provided within the campus. The existing campus already provides for well landscaped parkland and other amenity landscaping. Such landscaping is integral to the setting of Hinxton Hall and of the wider built form of the Campus. The expansion land will incorporate various GI including formal and informal open space, allotments and community gardens. Provision will also be made for outdoor sports and children's play spaces. Proposed GI will come forward in accordance with the approved Design Guide or successor documents.
- 3.4.17** Hinxton Hall is a Grade II\* Listed Building and located within the Hinxton Conservation Area. Hinxton Hall plays an integral part of the functioning of the campus, providing a focal point for the existing conferencing facilities. It is important that Hinxton Hall preserved and enhanced. The wider setting of Hinxton Hall provides for formal grounds as well a more informal landscape identified by mature trees and water features.
- 3.4.18** Other heritage assets include the Stables (Grade II Listed Building) located to the west of Hinxton Hall, the North Lodge (Grade II Listed Building) to north of Hinxton Hall, and the Games Larder (Grade II Listed Building) directly adjacent to Hinxton Hall. It is important to preserve and enhance where possible Hinxton Hall and its setting, and other heritage assets. Engagement with the Conservation Team and Historic England should be undertaken where proposals effect Hinxton Hall and other heritage assets, and their setting.
- 3.4.19** The site should achieve high sustainability targets for the campus. A site wide 'ambient loop' served by ground source heat networks, supported by air source heat pumps and PV arrays, is expected to be delivered throughout the campus. In addition, given that

the South Cambridgeshire is within an area of water stress it will be necessary for any proposed data centre(s) to reduce the demand for water use associated with the cooling of such facilities. New cooling technologies should be considered which either do not use water or uses non-potable water. Other sustainability criteria are set out within the Joint Local Plan, though any exceeded targets should be monitored by the developer over the lifetime of the development.

**3.4.20** The Biodiversity Net Gain (BNG) targets under the outline planning permission are set to achieve at least 25% across the expansion land. Under the Joint Local Plan, a BNG target of 20% is required. Therefore, the whole Campus should achieve at least 20% with a stretch target of 25% BNG.

**3.4.21** The policy reflects the 2020 planning permission (S/4329/18/OL) in terms of use-classes, quantum of development and that future planning applications will need to address local issues including transport, heritage and landscape impacts as part of the phased development of this internationally important life science facility.



**Figure 93:** Site Plan of Policy S/RSC/GC: Genome Campus, Hinxton

# Policy S/BRC:

## Babraham Research Campus

### What this policy does

- 3.4.22** Babraham Research Campus focuses on early-stage bioscience enterprise. Over 60 companies, 2,000 employees and 300 academic researchers are currently located on the site, which sits within the parkland setting of Babraham Hall. This policy will guide future development at the Campus to support the continued success of this nationally important facility.
- 3.4.23** The draft Local Plan proposes to remove the existing built areas and an area for new development from the Green Belt to support the future needs of the Campus.
- 3.4.24** The policy and Spatial Framework identify three areas within the Campus, each with specific policy requirements:
- an employment-led development area that will deliver additional research and development floorspace and ancillary uses;
  - a residential-led development area, which would enable the redevelopment of The Close for additional residential units, retail floorspace, additional nursery floorspace, and land for amenity uses; and
  - A Strategic Enhancement Area (S/SEA/BRC), located to the south of the River Granta, which is not proposed for development but for green infrastructure and ecological enhancements. The Strategic Enhancement Area also aims to ensure sufficient separation between neighbouring settlements and maintains a soft, green landscape to protect a development's rural setting. These areas may also be used to deliver other associated uses, including drainage, habitat compensation and informal open space.

### Policy S/BRC: Babraham Research Campus

### Vision and identity

1. Babraham Research Campus will continue to be a world leading bioscience research and innovation campus, co-locating start up, growing and established bioscience companies. Located at the heart of the Cambridge Southern Cluster life-science ecosystem, the campus will continue to play a key role in bringing together academia and commercial bioscience. It will continue to develop into a place where people can live and work, set within an extensive network of green and blue infrastructure which supports both biodiversity and the health and wellbeing of employees and the wider community.

## Uses

2. Babraham Research Campus, including land removed from the Green Belt, is allocated for mixed use development comprising:
  - a. Within the employment-led development area, approximately 48,000 square metres gross internal area (GIA) additional research and development (Class (E(g)(ii)) floorspace;
  - b. Within the residential-led development area:
    - i. approximately 120 additional Campus worker and affordable homes to support the needs of the Campus; and
    - ii. appropriate supporting ancillary uses and infrastructure, including up to 430 additional square metres nursery space (class (F1)), 500 square metres retail space (sui generis), and amenity space.
3. Development will be required to meet the National Planning Policy Framework Golden Rules for land released from Green Belt, including providing 50% affordable housing on residential schemes.

**The development of Babraham Research Campus must do the following:**

## Context

4. Through the preparation of a Landscape Visual Impact Assessment and Heritage Impact Assessment, protect, and where appropriate, enhance the significance of heritage assets and their setting, including the Grade I Listed St Peter's Church, Grade II\* Listed Babraham Hall and nearby off-site heritage assets.
5. Protect the legibility, appearance, and rural character of the Babraham Conservation area and the Lodge building, a non-designated heritage asset.
6. Limit development of new buildings to areas of existing development, undeveloped areas of land in the far north of the site, and The Close residential area. Gardens surrounding the Grade I Church and Grade II\* Babraham Hall should be excluded from development.
7. Retain, preserve and enhance key close-up and long-range views from, into and within the site, including facing west and east from Babraham Hall along The Avenue, and internal views of heritage assets and the formal gardens / open spaces to the south of the River Granta, by:
  - a. Ensuring development sits below the existing tree-line;
  - b. Incorporating landscape and tree buffers, including forest scale trees and under storey planting where appropriate;
  - c. Responding sensitively to the setting of heritage assets within the site when redeveloping existing buildings; and
  - d. Preparing a Views Analysis to inform specific mitigations.



8. Retain or, where possible, supplement the existing tree coverage across the site to limit the visual impact of development on heritage assets, views and landscape setting.
9. In accordance with the Spatial Framework for the site, require a wide landscape buffer (minimum 20 metres) in/adjacent to any development in the north-west of site in order to satisfactorily mitigate any adverse impacts of new development on the setting of the Cambridge Green Belt and wider landscape character, whilst creating an attractive gateway into the campus from the north.
10. Apply the sequential approach to flood risk within the site, ensuring any development is subject to appropriate mitigation and does not increase flood risk elsewhere.
11. Given the known significant potential for archaeological remains in this area, development proposals must be accompanied by an appropriate archaeological assessment, which includes information on the significance of the heritage asset, including the extent, character and condition of the archaeological resource and the likely impact of the development on the archaeological remains.

## **Built form**

12. Ensure the built area of the settlement is contained within the site allocation boundary shown on the policies map and the Spatial Framework Diagram. Context
13. Be comprehensively planned and delivered to ensure development proposals are fully integrated with the wider Campus and to preserve and enhance the setting of identified heritage assets. This must involve:
  - a. Preparing a site-wide Masterplan, which must be submitted for approval by the Local Planning Authority as part of the first application for planning permission;
  - b. Preparing Design Codes for each phase of development to ensure a high quality of development, which must be submitted and approved before the first reserved matters planning application is determined.

## **Nature**

14. Maintain and enhance the wider landscape, including the corridor of the River Granta.
15. Deliver compensatory improvements to the environmental quality and accessibility of remaining Green Belt land in the Strategic Enhancement Area (S/SEA/BRC), in line with a Green Belt Enhancement Strategy for the area prepared by the applicant. This should:
  - a. include measures such as walking loops, new wetlands, restoration of ponds, and other associated green infrastructure projects;
  - b. incorporate the enhancement of existing hedgerows and woodland that form the boundaries of the site, particularly to the east and west;
  - c. ensure measures integrate with the green and blue infrastructure network across the site and in the wider area.

## Movement

16. Ensure proposals improve movement within the Campus and deliver connections to high-quality sustainable transport, by:
  - a. securing improvements to pedestrian and cycle routes;
  - b. supporting the provision of high-quality routes to existing forms of public transport, including nearby bus-stops;
  - c. providing high quality local non-motorised routes linking to Cambridge South East Transport schemes.
17. Where required, contribute financially to strategic public transport and active travel schemes in the south-east corridor, appropriate to the scale and nature of the development.
18. A trip budget based on detailed evidence must be agreed with the Local Highways Authority prior to submission of the outline application. A monitor and manage approach will be taken to ensure that the development remains within the agreed trip budget for the site throughout its delivery.
19. To support delivery of the agreed campus-wide masterplan, a strategic and local transport mitigation plan must be prepared by the developer in consultation with the Local Highways Authority and Local Planning Authority.

**The employment-led development must, additionally, do the following (in accordance with the Spatial Framework):**

## Uses

20. Support research and development (Class E(g)ii) floorspace and supporting uses. Future development proposals will need to deliver spaces for start-ups, and these units should be located close to the centre of the site.

## Built form

21. Be limited to the employment-led development area identified in the Spatial Framework.
22. Encourage opportunities for collaboration between future occupants, including delivering communal facilities on the ground floors.
23. Deliver active ground floor uses and frontages wherever possible.
24. Respond positively to the site's immediate context, in particular heritage assets Grade I Listed St Peter's Church, Grade II Listed Babraham Hall, and their setting, wider landscape character and identified key views, through the selection of massing, material palettes and overall design of new research and development buildings.

## Public space

25. Include enhanced meeting places as part of the public realm and open spaces.

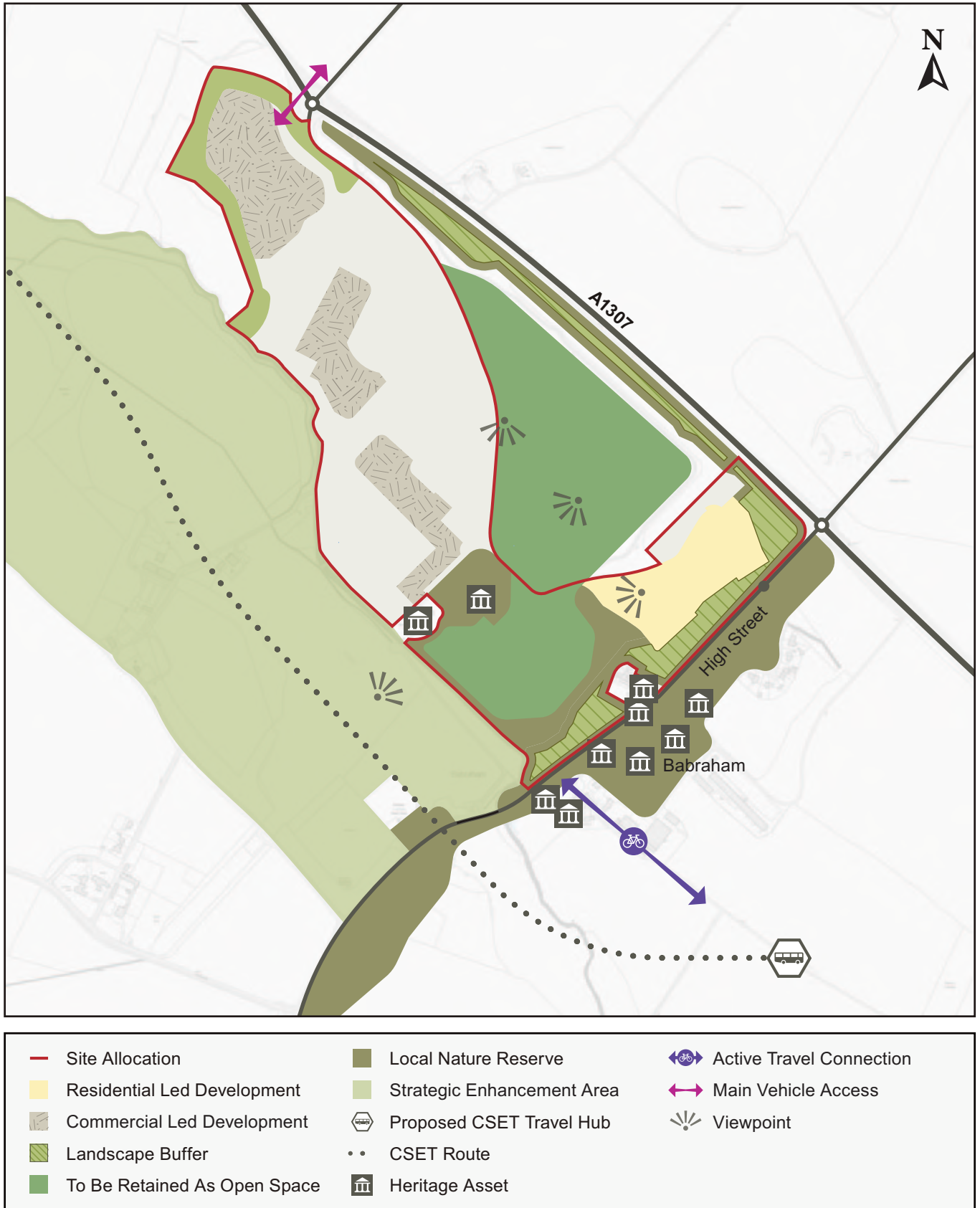
**The residential-led development must, additionally, do the following (in accordance with the Spatial Framework):**

## Uses

26. Be limited to addressing the needs for campus worker housing, with the mix of typologies and tenures (including affordable housing) informed by an accommodation needs assessment for the campus, the Greater Cambridge Housing Strategy, and discussions with the Local Planning Authority.
27. Provide ancillary uses to meet the daily needs of residents, including a small shop, gym and childcare facility, which must be open to the wider public and not undermine the viability of existing services in the village.

## Built form

28. Be located in the residential-led development area identified in the Spatial Framework.
29. Deliver active ground floor uses wherever possible.
30. Take a comprehensive, landscape-led approach to the design through the preparation of a Masterplan, which must be prepared by the applicant and submitted as part of the planning application for this part of the site. This must ensure development:
- a. maintains the low-density character of the site;
  - b. secures building design which is sympathetic to the sensitive village-edge location; and
  - c. focuses development as near to the Babraham High Street as possible.



**Figure 94:** Spatial Framework for Policy S/RSC/BRC: Babraham Research Campus



## Supporting information

### Overarching requirements

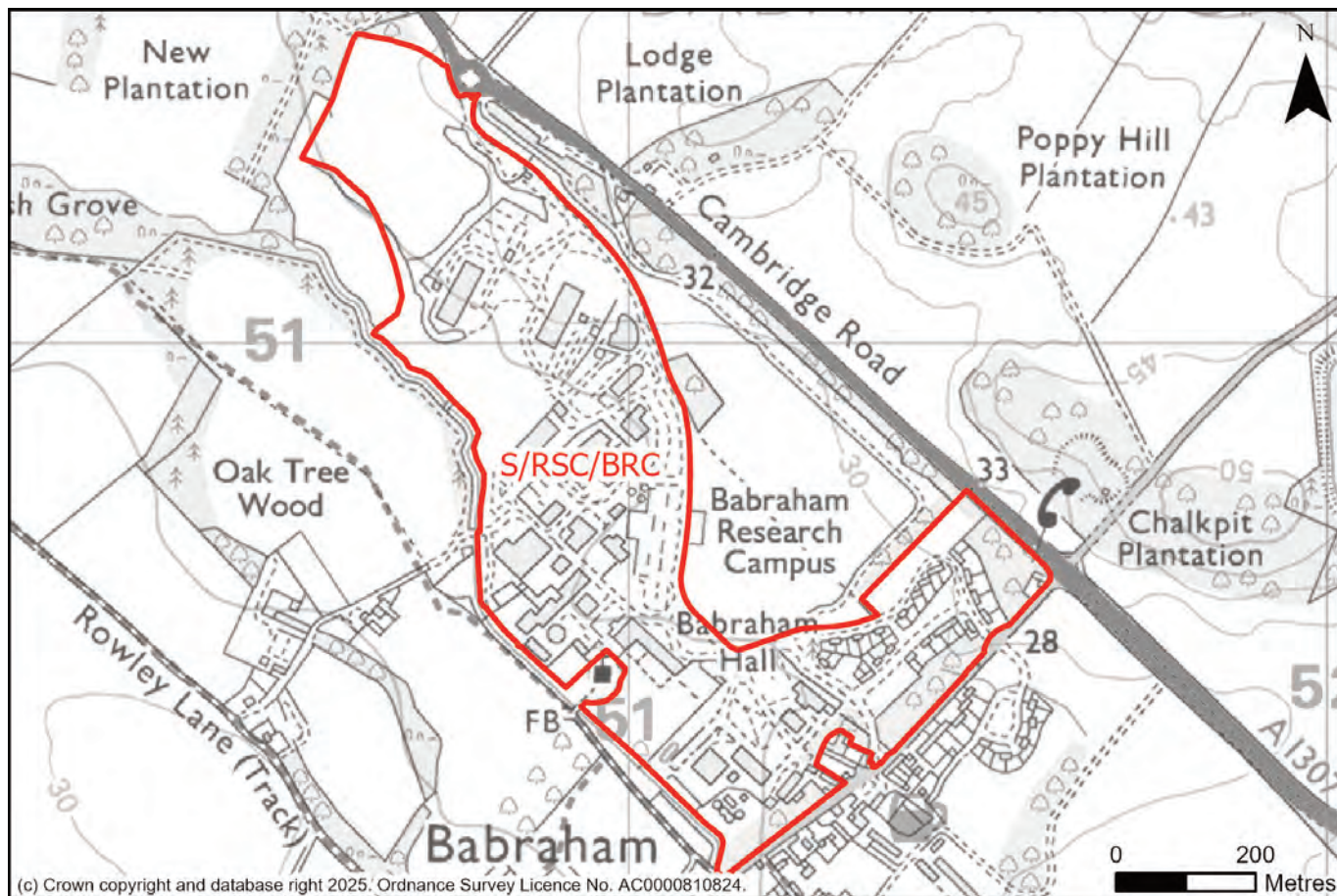
- 3.4.25** By removing the site from the Green Belt and setting clear requirements about the scale and type of development, this policy will co-ordinate future development proposals to ensure they deliver high-quality buildings and significant benefits for the local and national economy. Requiring all future development proposals to protect and enhance heritage assets will ensure their historical significance will be preserved for future generations. Allocating development in suitable areas of the Campus, maintaining key views and retaining and enhancing the existing tree coverage will mean that heritage assets and their setting are protected. Additionally, careful consideration of building heights, form and massing will mean that new development sensitively relates to its rich surroundings.
- 3.4.26** The policy stipulates that development proposals should maintain and enhance the wider landscape, including the River Granta, and provide substantial compensatory improvements to the environmental quality and accessibility to the Strategic Enhancement Area. These measures are important because they will support South Cambridgeshire District Council's aim to improve biodiversity in the region. The Cambridge Green Belt Study (2021) identifies that the Campus makes a relatively limited contribution to Green Belt purposes, and the harm of its release would be low. The study highlighted that harm could be ameliorated by the enhancement of existing hedgerows and woodland that forms the boundaries of the site, particularly to the east and west. This would also help ensure that development enhances existing landscape features, including parkland features, and is in keeping with the wider wooded character of the Campus.
- 3.4.27** Support for continued growth of nationally important research campus meeting evidenced needs for additional space, provides justification for the exceptional circumstances required to release this land from the Green Belt, including providing policy support for key worker housing in this location. As a residential development on land formerly in the Green Belt this would be subject to national planning policy's 'golden rules', which would include 50% affordable housing.
- 3.4.28** The area adjoining the River Granta falls within flood zones. Masterplanning will need to respond to the appropriately, responding to requirements set out in the Local Plan.
- 3.4.29** By ensuring all development proposals improve movement within the Campus, the policy will help to improve the experience of people who currently use the Campus. Improving routes that connect the Campus with sustainable forms of public transportation, will mean that the policy helps to support the need to reduce carbon emissions in the local and wider area. Similarly, through providing contributions to public transportation schemes, future development will provide monetary contributions to deliver this wider aim.

## **Employment led development**

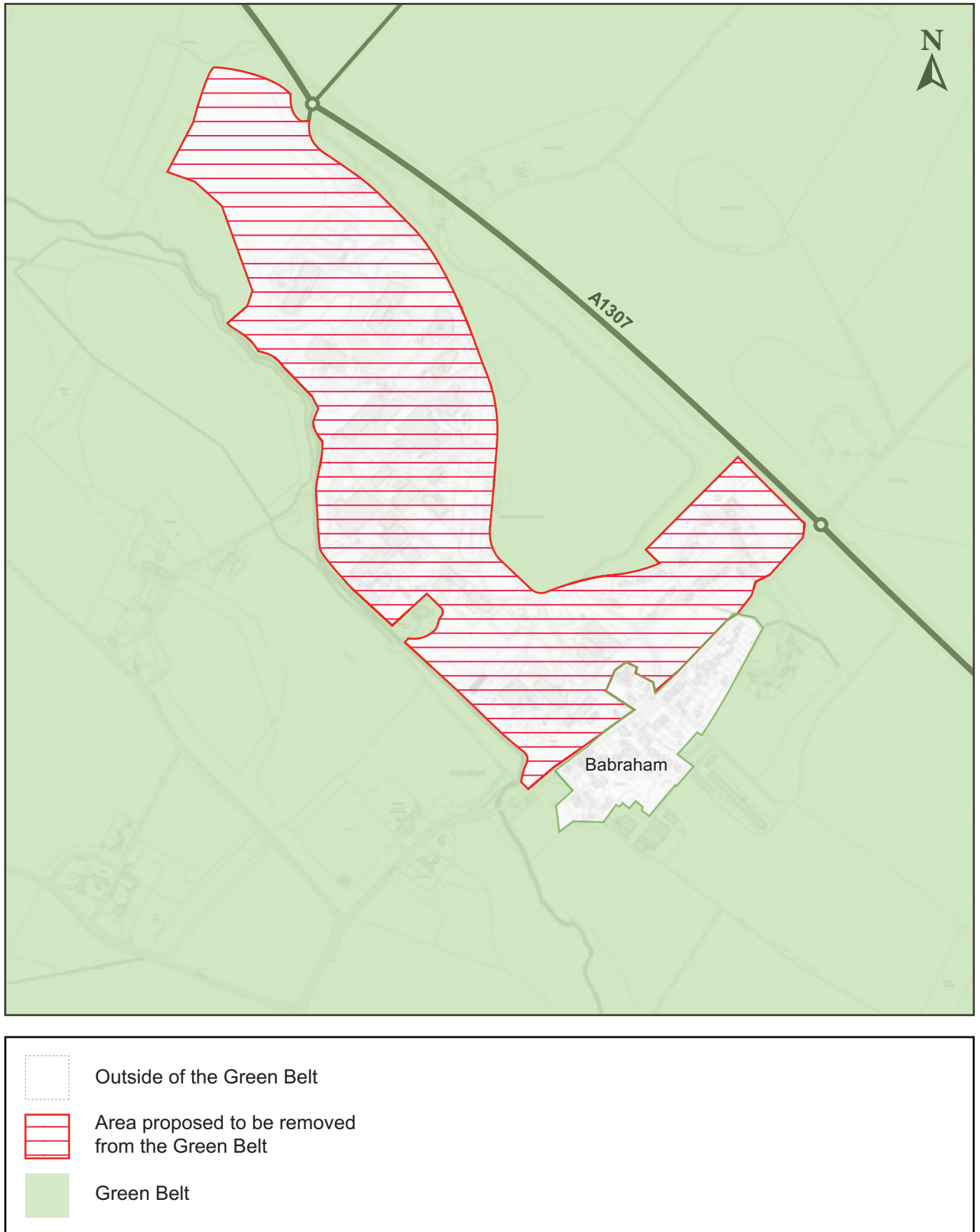
- 3.4.30** Delivering research and development floorspace and supporting uses on this site will help a world-leading research campus to expand upon its current success. The policy requires world class facilities, including communal spaces, to foster collaboration and the sharing of ideas between employees. Similarly, delivering active ground floor uses will support the aim of making the Campus a vibrant area for people to work and visit.
- 3.4.31** Through carefully designing any future development, especially in relation to sensitive massing and materials, new development will contribute positively to the character of the site and surrounding area, and avoid negative visual impacts upon Cambridge's Green Belt, Babraham Conservation Area and neighbouring properties. Similarly, by managing the height of new buildings, the development will not have a domineering effect upon its surroundings and instead will complement the wider context.

## **Residential led development**

- 3.4.32** Requiring a landscape-masterplan to guide the regeneration of The Close will mean that new residential units sensitively complement their surroundings and do not have a negative impact upon nearby heritage assets or the village. The policy requires future housing to be informed by an accommodation needs assessment, ensuring that the provision of affordable housing is supported by rigorous analysis. Delivering supporting uses to meet the daily needs of residents will mean that the site will help to improve the quality of life for residents, nearby villagers, and general users of the Campus. Similarly, requesting that proposals deliver active ground floor uses will mean that the new residential development has a sense of vitality.
- 3.4.33** The residential development area proposed in a sensitive location, close to the Babraham Conservation Area and forming part of the setting of listed buildings. Development will therefore need to be carefully designed to optimise the use of land whilst protecting and, where possible, enhancing these assets and their setting.



**Figure 95:** Site Plan of Policy S/RSC/BRC: Babraham Research Campus



**Figure 96:** Map of Green Belt release to enable delivery of Babraham Research Campus



# Policy S/RSC:

## Other site allocations in the Rural Southern Cluster

### What this policy does

- 3.4.34** Allocates specific sites within the Rural Southern Cluster for housing or employment uses that will contribute towards meeting the housing needs and forecast new jobs in Greater Cambridge. It includes rolling forward sites from the South Cambridgeshire Local Plan 2018 where appropriate.

#### Policy S/RSC: Other site allocations in the Rural Southern Cluster

1. The following sites identified on the Policies Map are allocated for housing or employment uses in the Rural Southern Cluster.
2. The site allocations will be developed in accordance with:
  - a. all relevant national and local planning policy requirements, including making appropriate contributions towards mitigation measures or infrastructure requirements that are necessary to make the development acceptable.
  - b. the site-specific development requirements identified for each site, including the site-specific spatial framework where provided.
3. An indicative dwelling or floorspace capacity is identified for each of the site allocations. The number of homes or amount of floorspace granted planning permission on each site may be higher or lower than the indicative capacity and should be determined through a design-led approach.

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### Supporting information

- 3.4.35** The Local Plan must allocate sites for new housing and employment development to meet the long-term housing needs of Greater Cambridge and support the forecast new jobs in the area. The majority of new homes and jobs will be delivered at the strategic sites on the edge of Cambridge and at the new settlements as set out in the strategy section of this plan. However, identifying specific sites for housing or employment uses within the Rural Southern Cluster area will take advantage of the opportunity to provide new homes and further local employment opportunities that are close to the existing research parks and in locations with sustainable transport opportunities, as well as helping to support the vitality of villages and the delivery of smaller sites within the area.



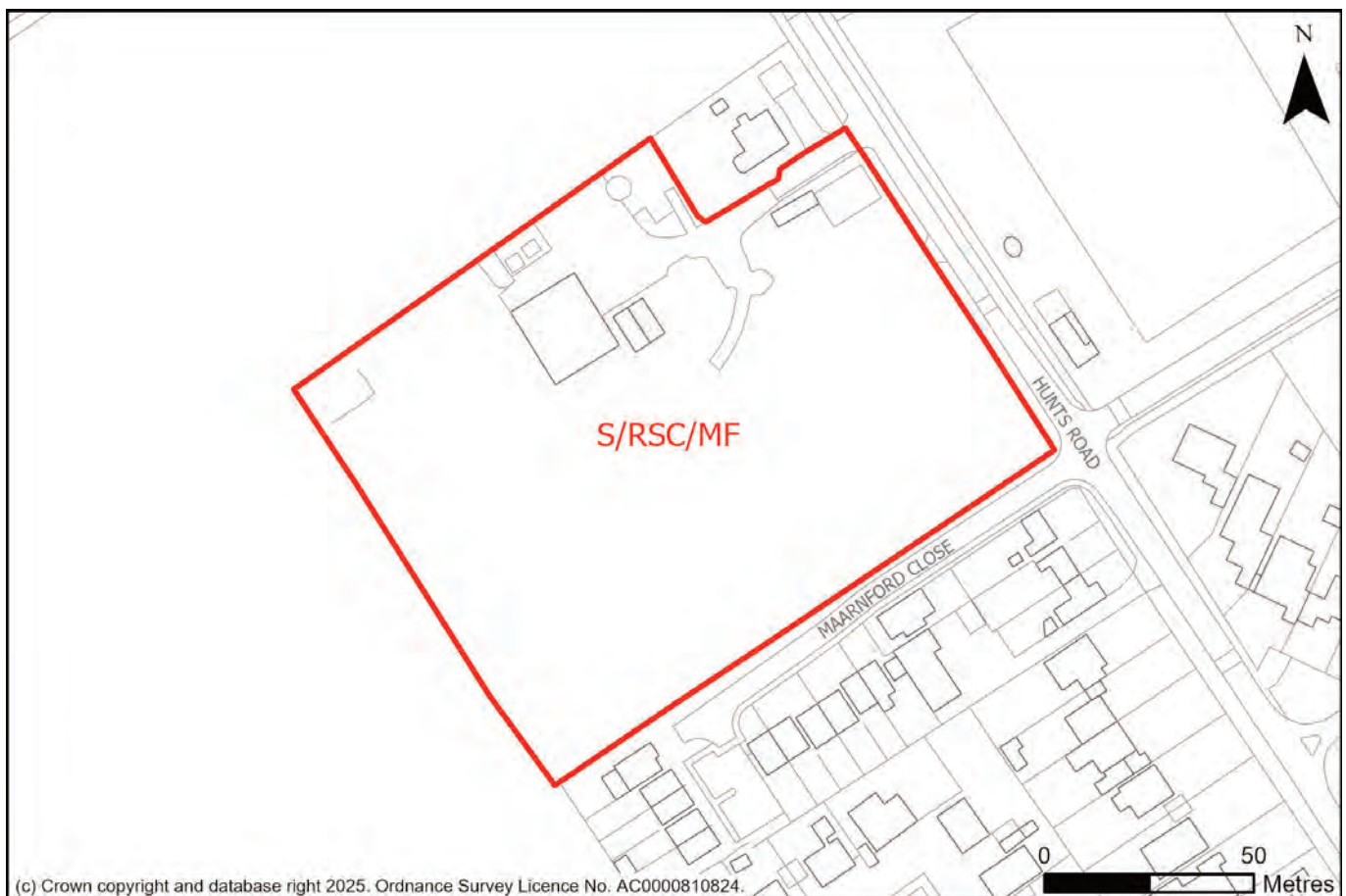
**Figure 97:** Map showing other site allocations in the Rural Southern Cluster

- 3.4.36** The sites allocated have been identified taking into account of a range of factors, and informed by the Housing and Economic Land Availability Assessment and Heritage Impact Assessments of individual sites. For the employment allocations, we were also informed by the evidence from the Greater Cambridge Growth Sector study and Industrial and Warehouse Sector Study to understand the locational demand of different sectors.
- 3.4.37** The Land South of Babraham Road Sawston was allocated in the South Cambridgeshire Local Plan 2018 and is under construction. Planning permission has been granted on the former Spicers site at Sawston was identified as an established employment area in the 2018 Local Plan. A planning application for new research and development buildings was approved but not implemented. The new policy continues to recognise the opportunity this site provides for employment development, providing a context for future proposals. Sites at Duxford and Little Abington are new sites that were first consulted on in the Greater Cambridge First Proposals Consultation. Having considered comments it is considered that they continue to be suitable for allocation.
- 3.4.38** The identified specific development requirements for each of the sites are necessary to ensure that the likely impacts of the development will be adequately mitigated. National planning policy and other policies in the Local Plan may require further development requirements and / or contributions that are necessary to make the development acceptable in planning terms.

## Housing

### S/RSC/MF: Land at Maarnford Farm, Hunts Road, Duxford

- Site area of 1.56 hectares
  - Capacity for approximately 60 homes
1. Development proposals must demonstrate how they will meet the following requirements:
    - a. Informed by Landscape Visual Impact Assessment and Heritage Impact Assessment, buildings must be designed, in regard to building heights, mass and materials, to ensure no unacceptable adverse on the setting and character of the Duxford Conservation Area, the Duxford Airfield Conservation Areas, the Grade I Listed Parish Church of St John, the Grade I Listed Parish Church of St Peter, and the Grade II Listed assets in the surrounding area. The preparation of a Landscape Visual Impact Assessment and Heritage Impact Assessment will be required;
    - b. Design of development should not exceed local building heights of 2 storeys to ensure the development's design responds to the requirements of the IWM Duxford Air Safeguarding Zone; and
    - c. Retention of the existing hedgerows and the provision of a substantial landscape edge, to include tree buffers to the north and west of the site, and to mitigate the impacts of the existing telecommunications mast on residential amenity and outlook.



**Figure 98:** Site Plan of S/RSC/MF: Land at Maarnford Farm, Hunts Road, Duxford

## Supporting information

- 3.4.39** This 2-hectare agricultural greenfield site is allocated for approximately 60 homes, given it is well related to the existing village and within walking distance of Whittlesford Parkway Station. The policy requirement of landscape and design led approach to the development of the site reflects the findings of the landscape and heritage impacts identified in the Housing and Economic Land Availability Assessment and Heritage Impact Assessment. These mitigation measures are required to ensure no unacceptable adverse impacts to landscape character and the historic environment through careful consideration of building height, style, and materials.
- 3.4.40** This will ensure that there are no adverse impacts on the designated assets and their setting, including the Grade I Listed assets Parish Church of St John, Parish Church of St Peter, and Grade II Listed assets as well as their setting and character of the Duxford and Duxford Airfield Conservation Areas. Development proposals will also need to take a design led approach to mitigating the impact of the existing telecommunications mast on residential amenity and outlook and the IWM Duxford Air Safeguarding Zone.

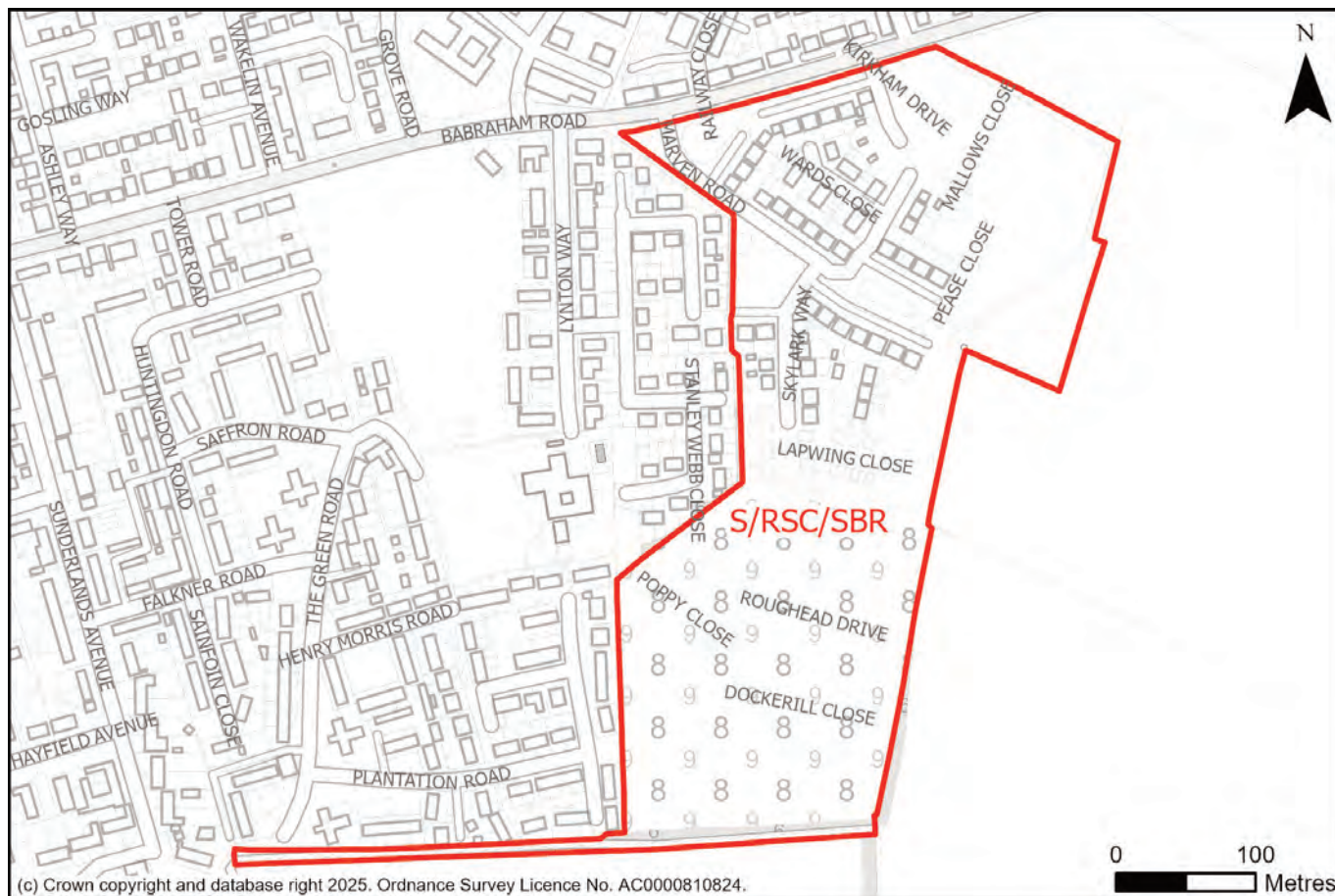
### **S/RSC/BR: Land south of Babraham Road, Sawston**

- Site area of 12.08 hectares
- Capacity for approximately 280 homes
- Development proposals must demonstrate how they will meet the following requirements:
  - a. A financial contribution towards expanding the capacity of the Icknield Primary School;
  - b. Creation of a significant landscape buffer along the eastern and northern boundary of the site where it adjoins farmland to provide a soft green village edge. This should incorporate the existing vegetation on the site boundary; and
  - c. Vehicular access from Babraham Road only, but to include additional cycle and pedestrian links into Sawston along the western boundary of the site including to The Green Road, Church Lane and Plantation Road.

## Supporting information

- 3.4.41** This 11.6-hectare agricultural site is allocated for approximately 280 homes. The site was initially removed from the Green Belt and allocated for development in the South Cambridgeshire Local Plan 2018. It provides an opportunity for development in one of the most sustainable villages in the district. Given the edge of village location, a robust landscape measures should be introduced to minimise adverse impacts on the adjacent Green Belt and landscape character. Given that Sawston is a rural centre in the settlement hierarchy with many facilities it should minimise the need to travel by car and should therefore provide walking and cycling opportunities to encourage active travel. A financial contribution is required to ensure adequate provision for the Icknield Primary School to increase its capacity based on the anticipated population uplift.





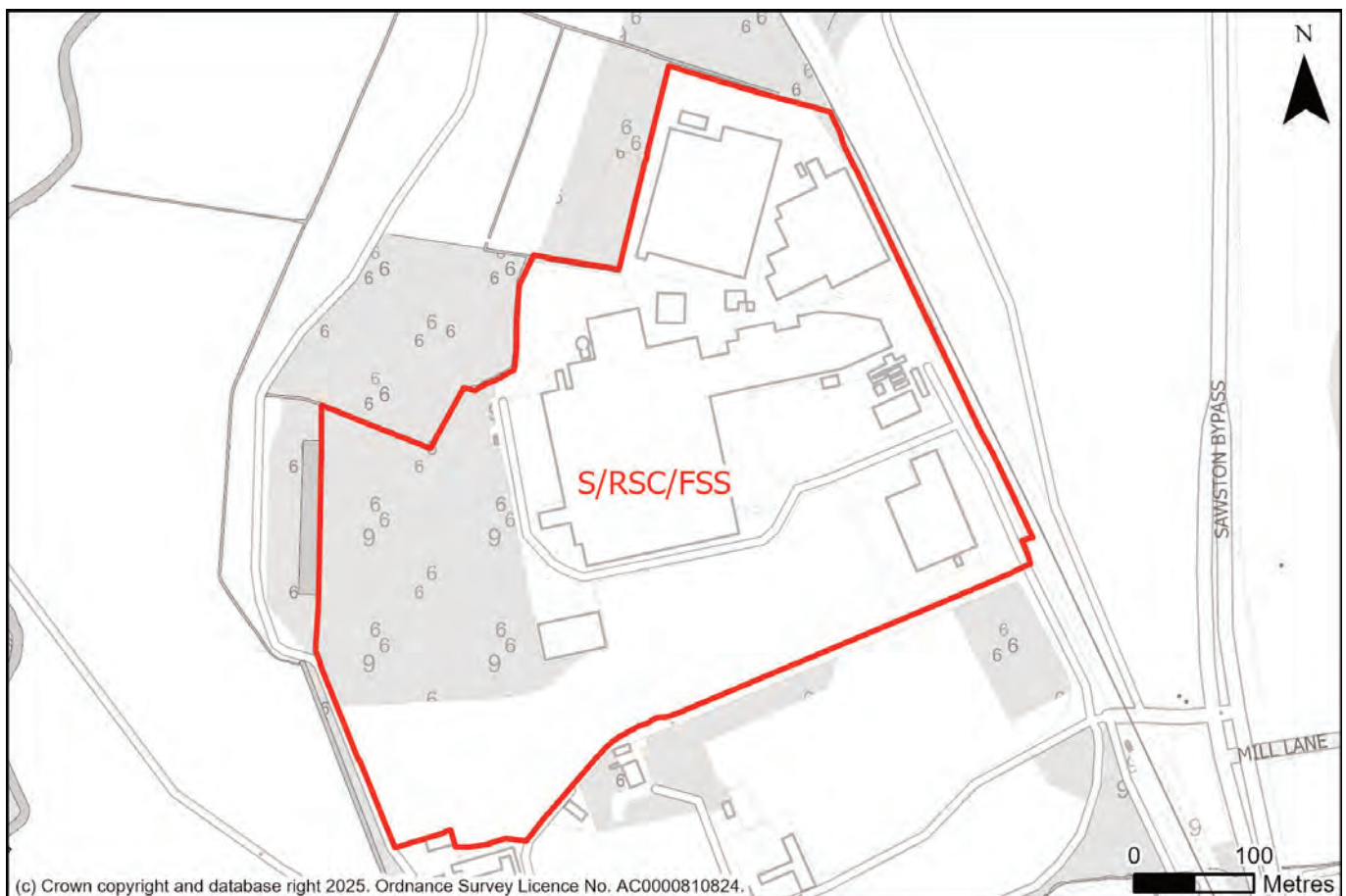
**Figure 99: Site Plan of S/RSC/SBR: Land south of Babraham Road, Sawston**

## Employment

### **S/RSC/FSS: Former Spicers Site, Sawston Business Park, Sawston**

- Site area of 21.78 hectares
  - Capacity for approximately 40,000 square metres gross internal area of employment floorspace including research and development E(g)(ii) floorspace with the potential for additional floorspace in future phases subject to future exploration of capacity including evidence of suitable site access.
1. Development proposals must demonstrate how they will meet the following requirements:
    - a. Design-based mitigation is required to avoid potential adverse impacts on designated heritage assets. Informed by a Landscape Visual Impact Assessment and Heritage Impact Assessment including:
      - i. No development on of the parts of Borough Hill Scheduled Monument within the site, and robust landscape buffers and screening around the asset to reduce the effects of development on the asset.
      - ii. Minimising building heights to avoid interrupting views between Borough Hill and Wandlebury Camp to the north.

- iii. Careful consideration on the size, mass, height, and design of built form to ensure minimal visual harm on the Scheduled Monument and non-designated assets.
  - iv. Implementation of an archaeological management plan including interpretation and community outreach.
  - v. Given the known significant potential for archaeological remains in this area, development proposals must be accompanied by an appropriate archaeological assessment, which includes information on the significance of the heritage asset, including the extent, character and condition of the archaeological resource and the likely impact of the development on the archaeological remains.
- b. Safe and adequate road access into the site including junction improvements to the A1301 following engagement with the Highways Authority;
  - c. Contribute financially to strategic public transport and active travel schemes in the south east corridor appropriate to the scale and nature of the development, including active travel links to Sawston and Shelford and other nearby villages;
  - d. Development must address known surface water flooding risks through a comprehensive water management plan;
  - e. Development must ensure there are no adverse impacts to the River Granta or Dernford Fen SSSI, either through construction or occupation phases;



**Figure 100:** Site Plan of S/RSC/FSS: Former Spicers Site, Sawston Business Park, Sawston

- f. Trees on the site that are protected by a Tree Preservation Order must be retained and incorporated into the design and layout of any development proposal; and
- g. The on-site provision of employee amenities commensurate to the scale of the development.

## Supporting information

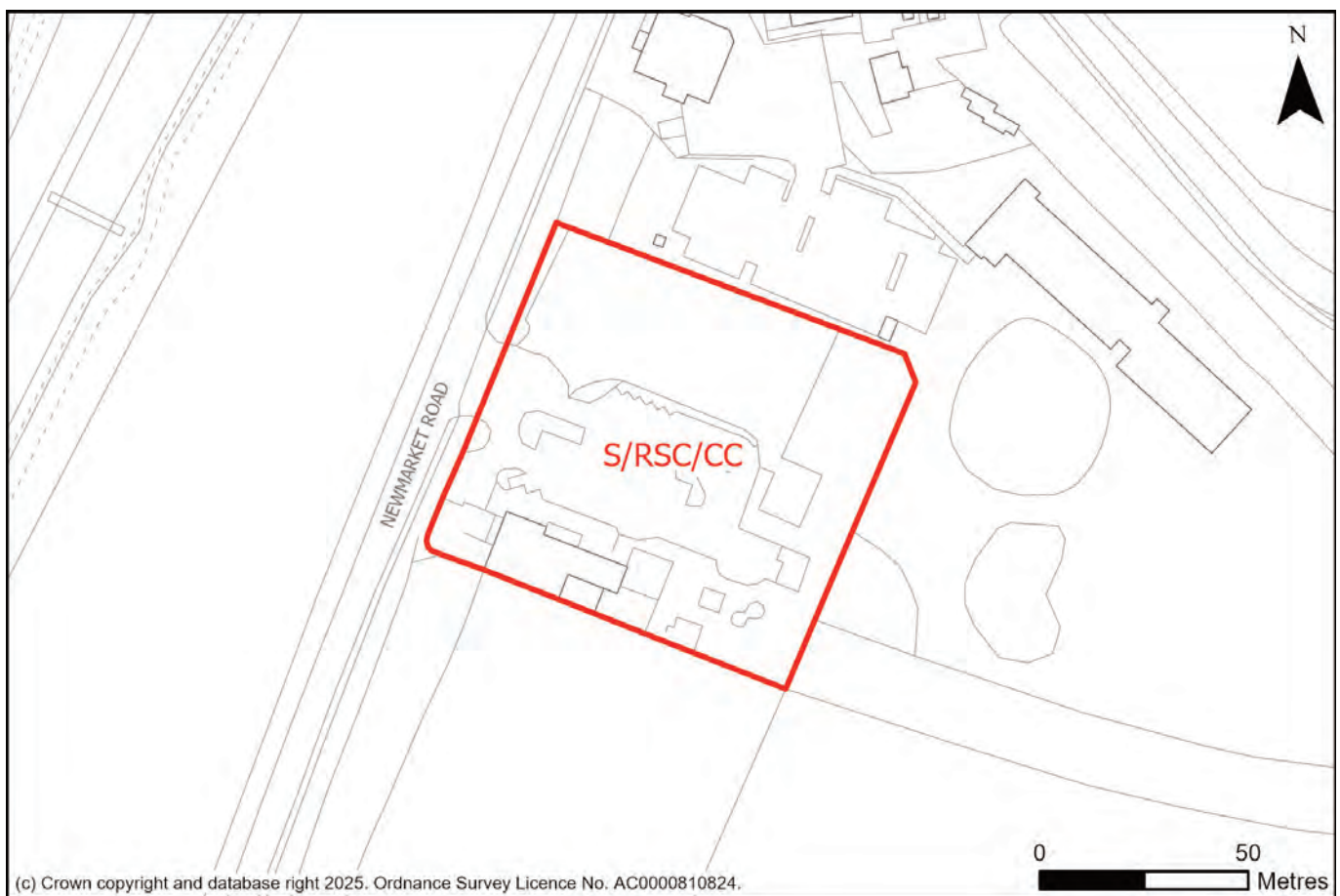
- 3.4.42** This 22-hectare site provides an opportunity to redevelop a vacant brownfield site and turn it into research and development laboratory space with associated employee amenities. The site is identified in the adopted 2018 South Cambridgeshire Local Plan and had planning permission (S/0158/20/FL) which is now lapsed and therefore the principle of development has already been established. This development could provide an important contribution to the local economy by providing around 50,000 square metres of employment floorspace.
- 3.4.43** The site partially contains a Scheduled Ancient Monument as well as a number of non-designated archaeological assets. The policy reflects the importance of these assets and how development will need to be heritage led in order to protect, and where possible, enhance these assets and their setting. The site is also within close proximity to the River Granta, a County Wildlife Site, Dernford Fen SSSI and contains protected trees and the policy identifies that development, at all stages, must ensure there are no adverse impacts to these important features.
- 3.4.44** The site contains several areas of surface water flooding and this will need to be addressed as part of a comprehensive, site wide, management plan.
- 3.4.45** Access to the site is constrained and therefore engagement with the Highways Authority will be required to ensure safe and adequate access into the site by people and vehicles. Improvements will be required to the active travel network in this area to reduce the reliance on people travelling to the site by private vehicle.

### **S/RSC/CC: Comfort Café, Fourwentways Little Abington**

- Site area of 0.79 hectares
  - Capacity for approximately 3,000 square metres gross internal area of research and development space for start-up and small businesses (Class E(g)(ii)) and supporting uses including office space (Class E(g)(i)).
1. Development proposals must demonstrate how they will meet the following requirements:
    - a. Design of buildings, in regard to mass and materials, must respond positively to local character and setting, including the historic rural approach to Cambridge along the A1307. Heights should be limited to three storeys which is lower than the surrounding treescape and local buildings;
    - b. Development should have no unacceptable adverse impacts on the setting of nearby Grade II Listed Building, the Temple Café and Restaurant;



- c. Should integrate complement existing and planned major transport proposals in the area;
- d. Should contribute financially to strategic public transport and active travel schemes in the south east corridor appropriate to the scale and nature of the development;
- e. Must enhance, repair and replant the site's landscape edges to protect amenity of neighbouring properties and historic rural approach to Cambridge along the A1307;
- f. Proposals should seek to retain and enhance existing treescape on the site and incorporate protected trees located upon western boundary into its design;
- g. The on-site provision of employee amenities commensurate to the scale of the development; and
- h. Given the known significant potential for archaeological remains in this area, development proposals must be accompanied by an appropriate archaeological assessment, which includes information on the significance of the heritage asset, including the extent, character and condition of the archaeological resource and the likely impact of the development on the archaeological remains.



**Figure 101:** Site Plan for S/RSC/CC: Comfort Café, Fourwentways

## Supporting information

**3.4.46** This 0.8 hectare site provides an opportunity to redevelop a vacant brownfield site and turn it into research and development laboratory space for start-ups and small research and development businesses. This development could provide an important contribution to the local economy by providing approximately 3,000 square metres of employment floorspace. Delivering this quantity of floorspace will mean that the development will contribute positively to the character of the area. These measures will also ensure that there are no adverse impacts on the nearby Grade II listed Temple Café and Restaurant. Furthermore, the site will likely be visible from the A1307, a historic rural approach to Cambridge. By implementing the policy's development requirements, the rural character of this approach will be retained. By taking a positive approach to protecting and enhancing landscape character and treescape on the site, the visual appearance of the development will be improved for the benefit of future occupants. Depending on the scale of the proposal, the provision of amenities on the site will potentially improve the experience of future occupants. Completing assessments of any archaeological remains on the site before development commences will potentially help to preserve historical artefacts that could explain how people in the past used the land.

# Policy S/SCP:

## Policy areas in the rural southern cluster

### What this policy does

**3.4.47** This section includes three policy areas within the rural southern cluster area to guide future development in the specific areas covered by the policy, as defined on the Policies Map.



**Figure 102:** Map showing proposed Policy Areas and Areas of Major Change in the rural southern cluster

## Policy Area: South of A1307, Linton

### What this policy does

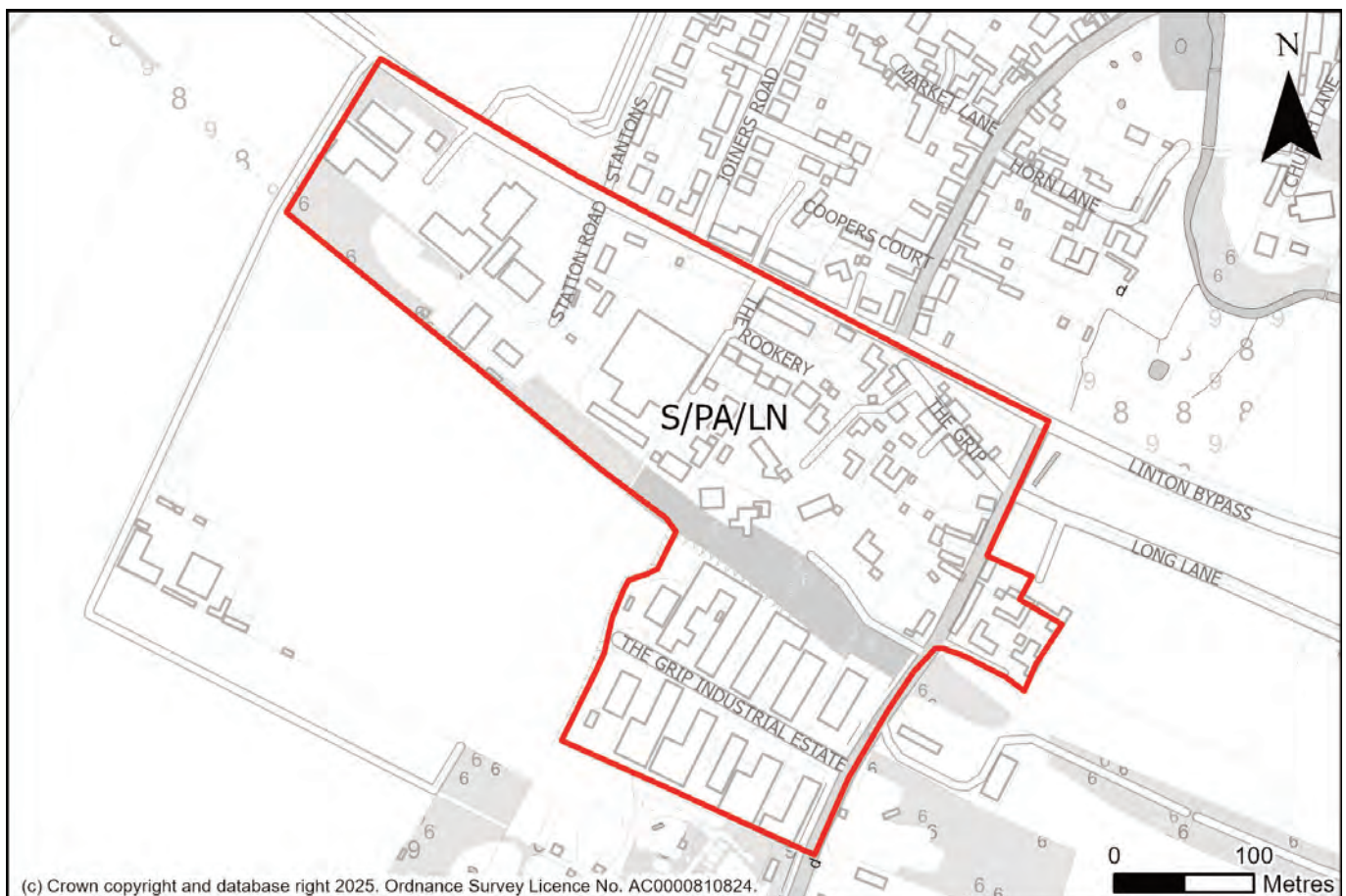
- 3.4.48** Restricts residential development in the area of Linton south of the A1307 to improvements to existing properties.

#### Policy S/PA/LN: South of A1307, Linton

1. South of the A1307 at Linton, within the area defined on the Policies Map, windfall residential development will not be permitted other than improvements to existing properties.

### Supporting information

- 3.4.49** The A1307 is a major transport route that links Cambridge to Haverhill and is a high casualty route. The southern part of Linton is severed from the rest of the village by the A1307 and includes employment uses, residential uses and Linton Zoo. Although there is a pelican crossing and reduced speed limit, the A1307 makes it difficult for residents, workers or visitors to safely and easily access the services and facilities in the centre of the village. Windfall residential development in this location would not be sustainable with its poor and unsafe access to the village facilities and services.



**Figure 103:** Site Plan of S/PA/LN: South of A1307, Linton

## Areas of Major Change: S/AMC/GP: Granta Park

### What this policy does

**3.4.50** This policy will guide any future redevelopment at Granta Park.

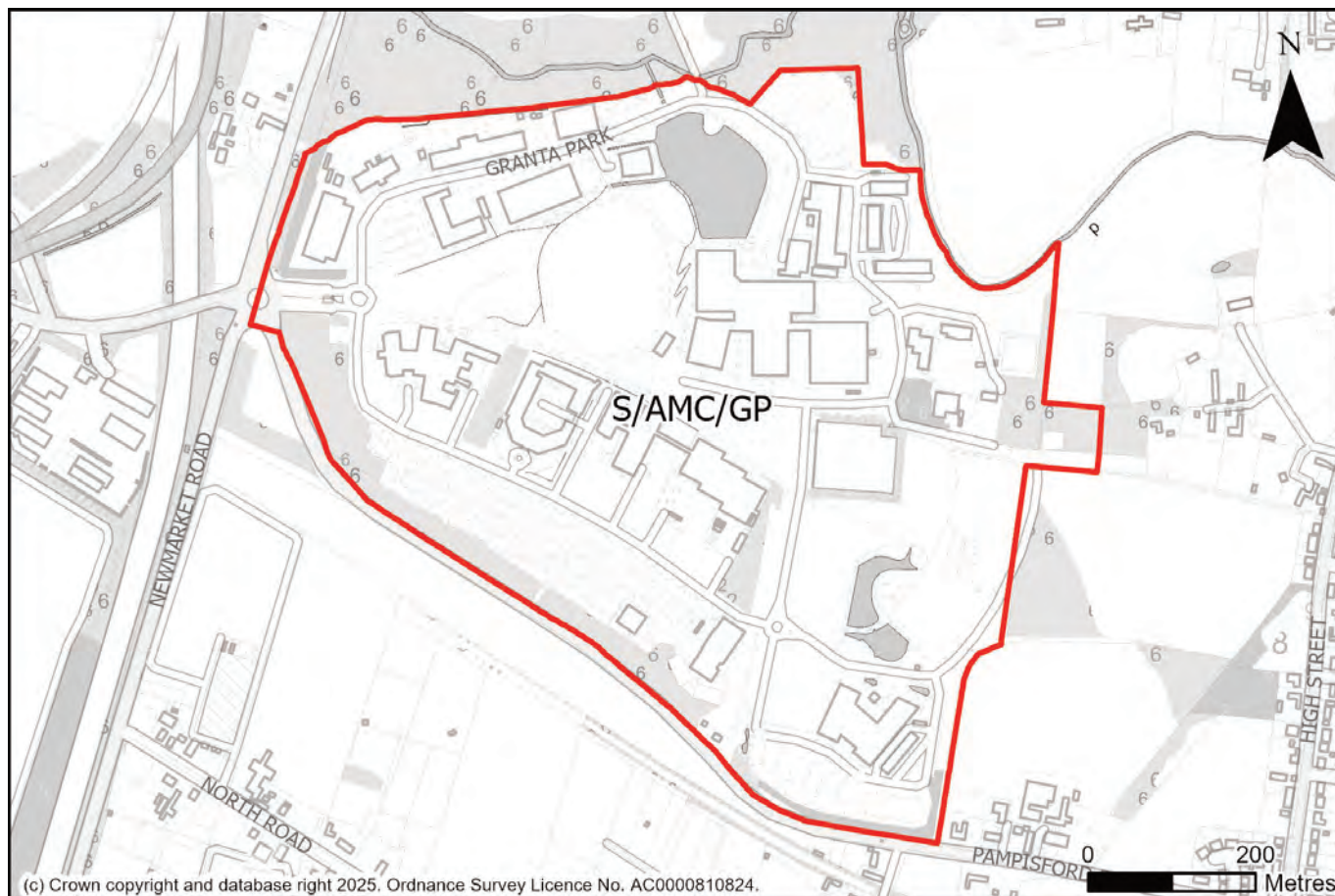
#### Policy S/AMC/GP: Granta Park

1. Development proposals for the replacement, intensification and expansion of existing buildings at Granta Park, and for appropriate new development, will be supported only where:
  - b. They demonstrate that the reuse of existing buildings has been explored first before considering expansion and appropriate new development;
  - c. There is no loss of Class (E)(g)(ii) research and development floorspace, reflecting the primary function of the campus, or where there is a sufficiently justified community benefit;
  - d. The design, including building heights, massing and materials, responds sensitively and positively to the existing built form and parkland setting, maintains and enhances connections with key landscape features, including the corridor of the River Granta, and avoids unacceptable adverse impacts on the Grade II\* Listed Abington Hall, the adjoining Great and Little Abington Conservation Area and other nearby designated heritage assets;
  - e. Existing open spaces are maintained and, wherever possible, enhanced;
  - f. There are no resultant adverse impacts on the nearby Alder Carr SSSI;
  - g. They contribute financially to strategic public transport and active travel schemes in the south-east corridor appropriate to the scale and nature of the development; and
  - h. There is adequate provision for supporting services and facilities to support those working and visiting the site, including external amenity spaces. This should be considered as part of a holistic Amenity Strategy.

### Supporting information

**3.4.51** Granta Park is a major centre of skilled employment and part of an established network of science and technology campuses in the Rural Southern Cluster. Granta Park was first established in 1997 and has seen several applications for redevelopment and renewal of its buildings in recent years. As a result of the significant demand for high quality research and development floorspace across the plan area, this policy is needed to guide and manage this ongoing renewal and maximise the potential of its existing footprint.





**Figure 104: Site Plan of S/AMC/GP: Granta Park**

**3.4.52** This includes ensuring that developments seek to preserve and enhance its unique setting and features, responds positively to nearby heritage and environmental assets, and wherever possible secures enhanced connections to nearby active travel networks to help mitigate any adverse impacts on the local highways network and complement the general approach to sustainable transport taken elsewhere in the plan (set out in Policy I/ST).

## Whittlesford Parkway Station Area, Whittlesford Bridge

### What this policy does

**3.4.53** This policy supports a masterplan led approach to the comprehensive development of the policy area. This is to create a multimodal travel hub, employment and housing in a highly accessible location.

#### **Policy S/AMC/WHD: Whittlesford Parkway Station Policy Area, Whittlesford Bridge**

1. A comprehensive, masterplan led redevelopment of the Whittlesford Parkway Station Policy Area, identified on the Policies Map, to bring forward a multi-modal travel hub will be supported.

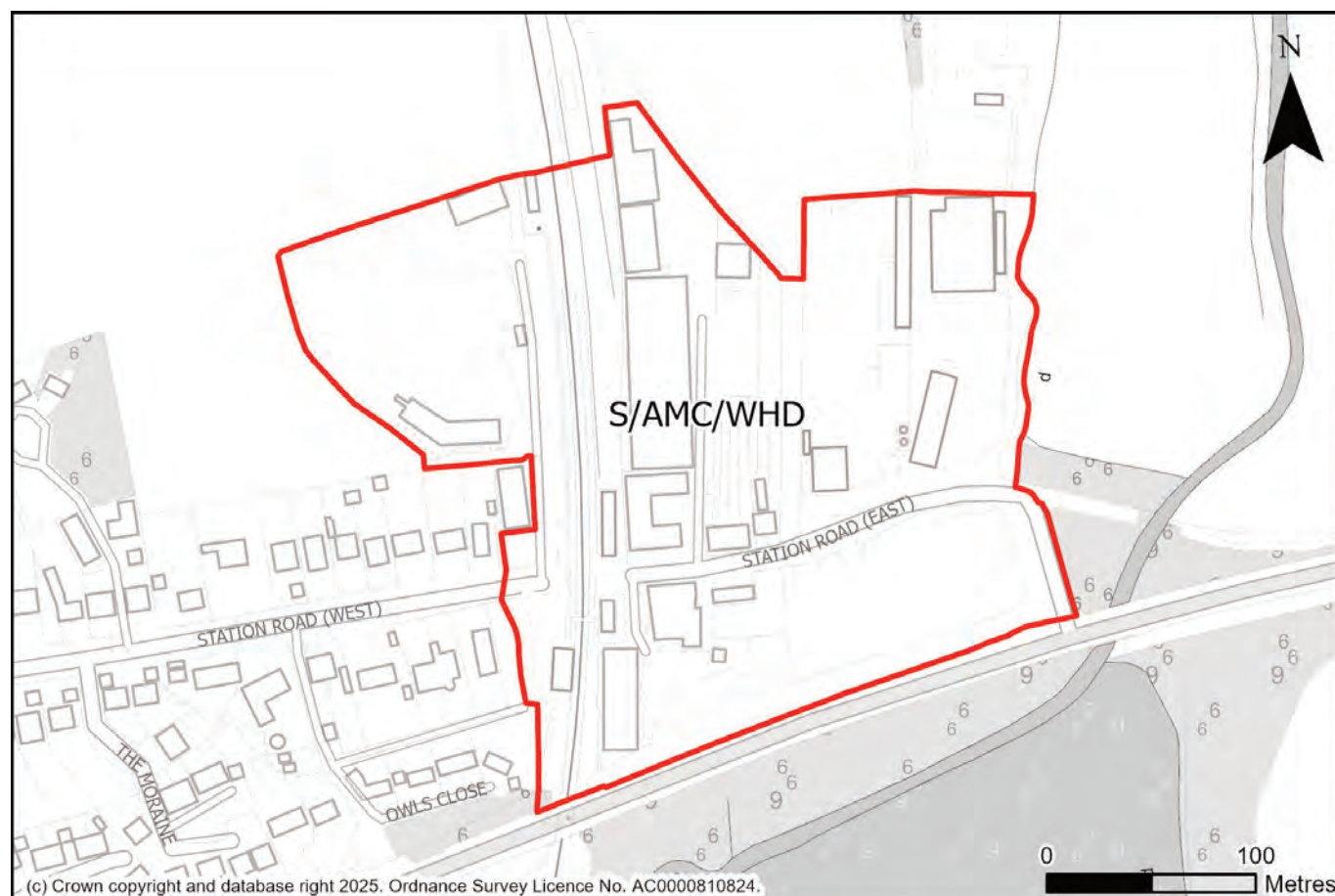
2. Proposals will need to establish a comprehensive approach to the area through a masterplan and include:
- Transport improvements:
    - Improved junctions on the A505 to improve safety, access and capacity
  - Station accessibility improvements:
    - Improved connectivity between the station platforms
    - An extended network of dedicated cycle links and safe crossing points
    - A bus turning circle to enable safe and efficient interchange with train services
    - Maximise connectivity and capacity improvements to Whittlesford Parkway.
  - Station Facility Improvements:
    - Car parking that would support better use of the station
    - A transformed public realm which prioritises pedestrians in the immediate vicinity of the station
  - A comprehensive approach to the area:
    - Continued partnership working and close liaison with stakeholders and interested bodies, to ensure the efficient delivery of the Masterplan
    - Apply an integrated approach of land use planning, different modes of travel and service providers.
    - Apply a hierarchy of access needs, that prioritises the needs of pedestrians
    - Ensure that transport works at a human level, so that through a series of marginal improvements, the transport network and public realm is more inclusive and comfortable
    - Protect and enhance the Duxford Chapel and Red Lion Hotel heritage assets and their setting
    - Address flooding issues related to the River Cam.
  - Complementary uses including residential and commercial development and appropriate associated infrastructure, services and facilities where they do not prejudice the delivery of the above policy requirements and placemaking outcomes.

## Supporting information

**3.4.54** Whittlesford Parkway Station has good rail connections to both Cambridge and London, is close to the southern cluster research and employment centres and is predicted to see further growth in passengers in the coming years.

**3.4.55** The policy area incorporates a range of existing uses including existing employment, homes, Whittlesford Highways Depot and Whittlesford Station Car Park.

- 3.4.56** In recent years, the Greater Cambridge Partnership has explored potential transport infrastructure around the station and its surroundings to enable it to cater for future increased demand and to shift trips away from the car, via the Greater Cambridge Partnership's Whittlesford Masterplanning Exercise. This exercise also included considering the potential for new employment and homes in this area.
- 3.4.57** The Local Plan policy provides a context for future proposals if the scheme is developed further as part of future transport planning for the area. The full area has not been submitted to the Local Plan process and as such we don't currently have evidence that a specific allocation would be deliverable, which is why it is identified as a policy area rather than an allocation. Further development of plans for the area will need engagement with residents, local businesses and other stakeholders.
- 3.4.58** Area to address existing shortcomings of the existing station and associated facilities as well as provide other uses through a comprehensive approach.



**Figure 105:** Site Plan of Policy S/AMC/WHC: Whittlesford Parkway Station Policy Area, Whittlesford Bridge

