

Greater Cambridge Shared Planning Policy Team,  
South Cambridgeshire District Council  
South Cambridgeshire Hall  
Cambourne Business Park  
Cambourne  
Cambridge  
CB23 6EA

By email: [localplan@greatercambridgeplanning.org](mailto:localplan@greatercambridgeplanning.org)

30<sup>th</sup> January 2026

Dear Sir/ Madam,

**GREATER CAMBRIDGE DRAFT LOCAL PLAN CONSULTATION  
RESPONSE ON BEHALF OF GONVILLE & CAIUS COLLEGE – UNIVERSITY OF CAMBRIDGE**

**Introduction**

I write on behalf of Gonville & Caius College (“Caius”), University of Cambridge, in response to the current regulation 18 Draft Greater Cambridge Local Plan (GCLP) consultation . These representations are in respect of draft Policy S/AMC/IWM: Imperial War Museum, Duxford.

Caius welcomes and supports the inclusion of the policy and the extension of the “red line” designation at Figure 122. The College comments on the policy below and sets out some suggested re-wordings.

**Background**

By way of background, Caius responded to the 2019 Call for Sites proposing an advanced aviation facility (“AvTech”) at land east of M11 Duxford (Site Ref 40095).

In 2020 Imperial War Museum (IWM) and Caius formed a land owners’ partnership and jointly submitted amended proposals to Site Ref 40095. These were for a first phase of AvTech of circa 45,000 sqm (employment space) at IWM Duxford and adjoining Caius land at the western end of IWM Duxford, to also comprise much needed conservation and storage space for IWM own use (the “IWM Lab”)

The proposals were assessed by the HELAA 2021 under the single Site ref 40095 but were not taken forward in the “First Proposals” GCLP.

Given the need to deliver the IWM Lab and AvTech Phase 1 space as quickly as possible, IWM and Caius obtained pre application advice from South Cambridgeshire District Council on 16 November 2022 (22/50221/PREAPP). This advice was seen as positive by the landowners.

A further submission was made to the 2025 call for sites by IWM and Caius. This provided additional information and requested that the IWM Lab/AvTech Phase 1 site west of the M11 be assessed separately (Site Ref: ID:115178) from that of the AvTech Phase 2 /residential proposals east of the M11 (Site Ref: ID:115180) given their different ownerships, land use mix, delivery timescale and site characteristics.

A public procurement process was held by IWM and Caius in 2024 for IWM Lab/AvTech 1 . Henry Boot Development (HBD) was selected as development partner in early 2025. HBD is now leading the preparation of a comprehensive and coordinated planning application for the IWM Lab and AvTech Phase 1. Pre application meetings with the Greater Cambridge Shared Planning service are on-going. It is the intention to submit an application in autumn 2026.

Caius maintains its proposals for a second phase of AvTech of circa 70,000 sqm and 800 new homes on Caius land east of the M11 surrounding Duxford village. For the avoidance of doubt Caius has made a separate representation to the Reg 18 on its land east of the M11 (Site Ref: ID:115180) – this representation relates solely to Policy S/AMC/IWM: Imperial War Museum, Duxford.

### **Draft Policy S/AMC/IWM: Imperial War Museum, Duxford**

The draft GCLP includes Policy S/AMC/IWM: Imperial War Museum, Duxford. As with the adopted Local Plan Policy E/7, Policy S/AMC/IWM Duxford is to be treated as special case.

The policy also recognises IWM Duxford as being within an... “*Area of Major Change (AMC)*” ...and notably expands the “red line” policy area (Figure 122) to include Caius land immediately to the west to support the delivery of wider enhancements to IWM Duxford, including the opportunity for AvTech Phase1.

The Policy (1) recognises importance of the IWM Duxford and states that it... “*will be treated as a special case as a museum which is a major tourist / visitor attraction, educational, commercial and aviation facility*”.

The supporting information also refers specifically to development opportunities ... “*there are opportunities for further development focused on aviation and other uses which are complementary and support the future of the museum site*”.

The GCLP is being prepared under the current NPPF 2024, which (Para 111 (f)) states planning policies should:

*“...recognise the importance of maintaining a national network of general aviation airfields, and their need to adapt and change over time – taking into account their economic value in serving business, leisure, training and emergency service needs, and the General Aviation Strategy”.*

For clarity and to reflect the NPPF, we consider the above supporting information statement on “*further opportunities*” should be included within the policy itself (new policy point 5). Suggested wording below.

We recognise and support the importance of a masterplan led approach as set out at policy point (2). However, as drafted the policy suggests a requirement to prepare and submit for approval a new masterplan for the whole of IWM Duxford.

It is Caius understanding that IWM already has an overall masterplan for IWM Duxford which has been prepared in consultation with key stakeholders including the local authority and Historic England and continues to guide future development at the airfield.

The preparation of a wholly new IWM Duxford masterplan is therefore unnecessary and would be a duplication of what already exists. We consider the policy should be re-worded to make clear the masterplan led approach is for major new development proposals within IWM Duxford (i.e. Figure 122) to ensure that they would be consistent with and complementary to IWM Duxford. Suggested wording below.

#### **Policy S/AMC/IWM: Imperial War Museum, Duxford**

##### ***Suggested wording in bold italics***

1. The Imperial War Museum site at Duxford Airfield **as set out at Figure 122** will be treated as a special case as a museum which is a major tourist / visitor attraction, educational, commercial and aviation facility.

2. Development **proposals within of the site will be** ~~informed by the preparation and submission of a site~~ **masterplan led** that will enable development and associated infrastructure provision to be planned for and delivered in a comprehensive manner. The masterplan will need to carefully consider the historic nature of the airfield and its associated heritage assets, the management of visitors on both event and non-event days, the visitor experience at site and the provision of necessary associated facilities as well as impacts on neighbouring communities and the transport network.

3. *Proposals will be considered with regard to the particular needs and opportunities of the site and any proposals involving the use of the ~~estate~~ **site** and its facilities for museum uses or non-museum uses must be complementary to the historic character, vitality and sustainability of the site as a branch of the Imperial War Museum.*

4. *Details of projected increases in noise will be required with all proposals which would lead to an increase in commercial or flying activity and details concerning the scale, form and design will be required to accompany any ~~outline~~-planning application.*

**5. *Development proposals focused on aviation and other uses, will be supported where they are complementary and support the future of the museum site.***

### **Supporting information**

*The Imperial War Museum site at Duxford Airfield is a major tourist / visitor attraction, educational and commercial facility. It is of national significance and requires a clear policy approach recognising both the sensitivity of the site but also the ~~importance of allowing it to evolve~~. **economic need to adapt and change over time.***

*Reflecting the opportunities provided by the airfield, there are opportunities for further development focused on aviation and other uses which are complementary and support the future of the museum site. The site area covered by Policy S/AMC/IWM has been expanded to incorporate some additional land to the west of the existing buildings. Development proposals should be masterplan led, fully considering the heritage of the site, and demonstrating how they will help support the future of the site and mitigate its impacts on the local and wider area.*

I trust you find these representations and suggested re-wordings of draft Policy S/AMC/IWM of assistance.

Yours faithfully



Alison Stanley BSc MRICS  
Endowment Property Manager