



BIDWELLS

Your ref: Representation to Draft GCLP: Policy
S/EOC/FRE: Fulbourn Road East
Our ref: -
DD: [REDACTED]
E: [REDACTED]
Date: 22/01/2025

Planning Policy Team
Greater Cambridge Planning Service
Via Email

Dear Sir / Madam,

**CAMBRIDGE INTERNATIONAL TECHNOLOGY PARK (CITP)
DRAFT GREATER CAMBRIDGE LOCAL PLAN 2024 – 2025: REG 18 CONSULTATION RESPONSE**

These representations to the Draft Greater Local Plan (Regulation 18) (“Local Plan”) are prepared by Bidwells LLP on behalf of Biomed Realty, who in return represent Cambridge International Technology Park (CITP) which occupies the Land at Fulbourn Road East.

Fulbourn Road East is identified in the emerging Local Plan under **Policy S/EOC/FRE: Fulbourn Road East**, for mixed-use development

These representations broadly support draft Policy S/EOC/FRE, subject to proposed amendments to policy wording to improve clarity, appropriate flexibility and effectiveness of the Policy.

Overview: Policy S/EOC/FRE: Fulbourn Road East

CITP **support** the continued allocation of Fulbourn Road East, under Policy S/EOC/FRE, for mixed-use development and welcomes the opportunity to confirm that planning permission for development has been granted and implemented on site (ref. 21/00772/OUT, as amended by 23/03182/S73), demonstrating the deliverability of development within the proposed allocation. This is a fact that must be noted in the supporting text of the policy.

Notwithstanding this general support, CITP considers that certain elements of the Policy wording would benefit from further refinement to improve clarity, appropriate flexibility and effectiveness. This is in part to reflect the planning permission that has already been granted, implemented and set to be delivered by Biomed Realty as a well-established and highly-experienced developer and custodian of life science and R&D facilities. Changes to the wording of Policy S/EOC/FR are requested, as detailed below.



Bidwell House, Trumpington Road, Cambridge CB2 9LD
T: 01223 841841 E: info@bidwells.co.uk W: bidwells.co.uk

Proposed Amendments to Policy S/EOC/FRE: Fulbourn Road East

Any proposed deletions to the Policy wording are show in red. The justification for the changes are set out in turn under each sub-heading and in italics.

Floorspace Quantum

~~“Approximately 56,000 square metres gross internal area of office (Class E(g)(i)), research and development (Class E(g)(ii)), light industrial (Class E(g)(iii)) and storage or distribution (Class B8)– limited to data centres floorspace.~~

Justification for proposed amendments to wording of Policy

The policy cites 56,000 sqm of development (the sub-text states ‘approximately’ 56,000 sqm). While the policy does not impose a fixed cap on development, the reference to a specific floorspace figure is unhelpful in its current form and risks being misinterpreted as a limit on the quantum of development.

An amendment is needed to either remove the floorspace reference or replaced with a reference to an approximate figure of development. The above changes to the wording of the policy are proposed in order to ensure the policy remains effective and flexible, particularly where additional floorspace could be delivered without adverse impacts and tested through the detailed assessment of a planning application.

Criterion 1 (b): ‘Eastern Portion’ of the Site

~~“b. Development in the eastern portion of the site should be avoided”.~~

Justification for proposed amendments to wording of Policy

The policy in its current form does not define what constitutes the ‘eastern part’ which introduces ambiguity. Additionally, this criterion is considered unnecessary given criterion 1 (e), which requires a landscape buffer to the eastern part of the site, which reflects the approved application (21/00772/OUT) and its landscape buffer to the eastern boundary.

Amendments to the wording of the policy are needed in order to define the extent of the ‘eastern part’ clearly (to match the eastern landscape zone of the approved application) or the preferred approach is to remove criterion 1 (b) to avoid unnecessary duplication with the landscape buffer requirement in criterion 1 (e).

Criterion 1 (c): Building Heights

~~“c. height of new buildings should be no taller than three commercial storeys respect existing building height and appropriate heights in relation to residential properties to the north and impact on surrounding landscape”.~~

Justification for proposed amendments to wording of Policy

The inclusion of a fixed height restriction within the policy wording is unnecessary and overly prescriptive.

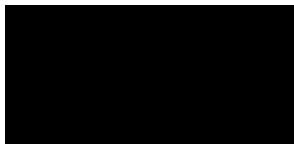
The above changes to the wording of the policy are proposed to provide greater flexibility to improve the effectiveness of the policy and avoid the risk of limiting development over the plan period. A detailed matter that would be better assessed and determined through the assessment of any future planning application.

The draft NPPF promotes a greater density of development. It is not necessary or helpful for the policy to unduly control the details of a future development that would act against the effective use of the land.

Conclusion

In conclusion, Biomed Realty **support** the continued allocation of Fulbourn Road East, under Policy S/EOC/FRE. However, to ensure the policy remains flexible and effective, amendments are required to introduce greater flexibility regarding floorspace quantum and building heights provisions; and a clearer position to control any landscape buffer to the east of the site.

Kind regards



Aoife Hand
Senior Planner