

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

30th January 2026

Dear Sir/ Madam,

GREATER CAMBRIDGE DRAFT LOCAL PLAN CONSULTATION RESPONSE ON BEHALF OF HENRY BOOT DEVELOPMENT LTD

Introduction

I write on behalf of Henry Boot Developments Limited (HBD) in response the current Greater Cambridge Regulation 18 Draft Local Plan (LP) consultation which runs until 30th January 2026.

Plan Making Context

It is noted that on 16th December 2025, the Government published the 'National Planning Policy Framework, Plan-making and national decision-making policies' for consultation. Notwithstanding this, the Greater Cambridge (GC) Local Development Scheme (January 2026) sets out that the Council intends to submit the emerging Local Plan for Examination before the end of 2026. As such the emerging Local Plan is required to be tested against the provisions of the National Planning Policy Framework (NPPF December 2024). Accordingly, these representations have been prepared in the context of the current NPPF.

It is noted that there is potential for GC to restart the Plan making process under the new system. However, this approach would delay the Government's aim for national Local Plan coverage. We reserve the opportunity to provide comment in response to any future consultation. To ensure longevity of the emerging Plan, it is recommended that the Council is consistent, where possible, with the new NPPF when published in its final form.

The Imperial War Museum, Duxford

The draft Local Plan continues to recognise the Imperial War Museum (IWM) site at Duxford as a major tourist / visitor attraction, education and commercial facility based on a long established airfield. It is stated within the supporting evidence base, Sites Topic Paper 2025, that the "*museum is of national importance*" and it needs "*...an appropriate policy framework to enable its continued evolution.*"

IWM Duxford is described within the South Cambridgeshire LP (2018) “...as the finest and best-preserved example of a fighter base representative of the period up to 1945 in Britain, with an exceptionally complete group of First World War technical buildings in addition to technical and domestic buildings typical of both inter-war Expansion Periods of the RAF. It also has important associations with the Battle of Britain and the American fighter support for the Eighth Air Force.”

Proposed Development

The IWM is a charitable organisation which operates the museum and looks after its impressive collection. The organisation has identified the need for a new purpose built building, known as ‘IWM Lab’, to provide a fit for purpose area for ongoing conservation and additional storage incorporating necessary modern climate control features. The additional space will enable greater opportunity for the rotation of the collection on display and to curate specialist exhibitions to boost visitor experience.

Pursuant to representations previously submitted on behalf of Gonville & Caius College, University of Cambridge in respect of Sites Reference: 40095 ID: ID 115180 and 115178, it is proposed to bring forward an initial phase of Aviation Technology (AvTech) employment alongside the IWM Lab facility. AvTech will comprise purpose built workspace for research and development, prototype testing, manufacturing, storage and hanger space for AvTech occupiers. The added benefit and rationale for this form of development is the potential for direct access to the IWM Duxford airfield. When complete, it is anticipated this first phase of AvTech will employ c.1,200 people.

The site represents a rare opportunity for such a development, which would be of national significance, developing technologies in the areas of aviation, defence and travel, enabling the UK to have a dedicated facility in a nationally recognised location that can draw on expertise from nearby businesses, education facilities and talent pools such as the Cambridge University Department of Engineering. IWM has partnered with landowner Gonville & Caius College, and our Client Henry Boot Development Limited, to bring forward AvTech Phase 1 alongside the IWM Lab building in one wider comprehensive form of development that will provide a long term income stream to IWM distinct from the Museum. This proposal is to be brought forward on land promoted (HELAA Site Ref: 40095, Site ID 115178).

IWM and HBD are actively engaging with Planning Officers about the proposal pursuant to a Planning Performance Agreement. Additional engagement is being undertaken with key stakeholders including Cambridgeshire County Council Highways, National Highways, Historic England, and the local community with consultation events expected to take place in February 2026. A hybrid application is currently being prepared and is anticipated to be submitted later this year.

As part of the proposal there is significant opportunity to improve active travel and public transport connectivity to IWM. The proposal will seek to encourage walking and cycling to work whilst simultaneously enhancing visitor travel to the IWM, this improvement will also benefit the existing local community. Whittlesford Parkway Railway Station is located approximately 4km to the east of the site. The development will enhance connections to/ from Whittlesford Parkway to the site. The proposal will, where possible seek to incorporate options for enhancements to attractive routes, segregated from more vehicle dominant locations such as the M11 Junction 10. The

proposal will also seek to enhance bus connectivity, options will be explored with local providers as well as private shuttle buses for employees, apprentices/trainees and volunteers associated with IWM Lab and AvTech.

Extent of Policy S/AMC/IWM

Support is given to Figure 122 of the draft LP which proposes to extend the extent of the current Policy E/7: Imperial War Museum, Duxford designation contained within the South Cambridgeshire Local Plan (2018). This extension, further to the west, incorporates the land promoted for the IWM Lab building and first phase of AvTech development (HELAA Site Ref: 40095, Site ID 115178).

Separate representations made on behalf of Gonville & Caius College highlight the benefit of identifying additional land associated with a further phase of AvTech expansion.

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

Broad support is given to Policy S/AMC/IWM is so far as it:

- Identifies that the Imperial War Museum, Duxford Airfield will be *“treated as a special case”*.
- Acknowledges the variety of uses at the site including major tourist / visitor attraction, educational, commercial and aviation facility.
- *“Proposals will be considered with regard to the particular needs and opportunities of the site”*.
- Seeks proposals and uses *“complementary to the historic character, vitality and sustainability of the site as a branch of the Imperial War Museum”*.

Whilst the commercial aspect of the site is recognised alongside complementary proposals and uses, the policy wording does not explicitly support the delivery of AvTech employment development at the site. It is requested that the policy is amended to support the site as a potential hub for aviation technology uses and associated employment at land promoted (HELAA Site Ref: 40095, Site ID 115178). This would be consistent with the application being prepared and to facilitating the long-term future and viability of IWM through an additional income stream.

The draft policy seeks applications to be supported by the following information.

- *“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”*.

It is agreed these requirements are necessary given the context of the site and the surrounding area.

Bullet point 2 of the policy seeks the preparation and submission of a site wide masterplan. It also seeks associated infrastructure provision to be planned for and delivered in a comprehensive manner. It is questioned whether a *‘site wide masterplan’* is necessary as IWM has previously prepared a masterplan. In terms of the forthcoming proposal, it is the intention of IWM and HBD to bring forward a single application which would be supported by a masterplan for the proposed

IWM Lab building and the AvTech workspace at land identified (HELAA Site Ref: 40095, Site ID 115178) only. It is important this clarification is made, as there is no basis for a wider masterplan of the IWM estate to be prepared, or to draw a direct correlation between the development proposed and the wider IWM Duxford facility, save for the application providing enhanced space to IWM Museum and a necessary future income stream.

Further draft Policy I/D: Infrastructure and delivery makes provision for infrastructure delivery and through contributions as part of planning obligations, or Community Infrastructure Levy or its successor as such it is not considered necessary to duplicate requirements within the S/AMC/IWM: Imperial War Museum, Duxford Policy. It is understood that there the Authority intends to bring forward CIL which will be the subject to further separate consultation. We reserve the opportunity to respond to such a consultation separately.

Whittlesford Parkway

Policy S/AMC/WHD seeks a masterplan approach to bring forward a multi-modal travel hub at Whittlesford Parkway. Broad support is given to the policy as part of the wider strategic infrastructure strategy for the area. Development beyond Whittlesford Parkway should be able to come forward independently.

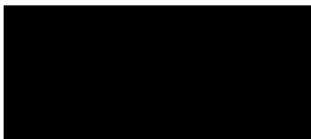
Summary

HBD supports the extent of the designation of 'Policy S/AMC/IWM: Imperial War Museum, Duxford' particularly the additional land identified to the west (HELAA Site Ref: 40095, Site ID 115178).

Borad support is given to the policy wording of Policy S/AMC/IWM however it is requested that the policy is amended to include explicit reference to support the delivery of aviation technology uses to align with the forthcoming proposals.

In addition it is requested that the policy be amended to allow for a specific masterplan for the IWM Lab and AvTech as part of an application at land promoted (HELAA Site Ref: 40095, Site ID 115178).

Yours sincerely



Lydia Voyias
Associate Director
Twenty5 Planning Ltd