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Greater Cambridge Planning Service

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Dear Sirs,

Draft Greater Cambridge Local Plan for consultation

Representations on behalf of TTP

Thank you for the opportunity to comment on the Draft Greater Cambridge Local Plan for consultation. Savills (UK) Ltd is instructed to make representations on behalf of TTP with reference to its campus at Melbourn.

TTP Group is a world-leading technology and product development organisation with over 400 employees based on the TTP Campus. For the past 40 years, TTP has been an integral part of the Cambridge phenomenon of innovation, science, engineering and business enterprise. TTP scientists and engineers play a pioneering role in a broad spectrum of sectors, including healthcare, life science, communications, security, and industrial technology.

TTP continues to grow, in particular its core consulting activities are expanding rapidly. To support this growth and deliver for its expanding client base, there is a continuing need to create additional office and research space on the TTP Campus. It is critical that the new Local Plan policies support this. The Campus opened in Spring 2023 following planning approval in 2018 and a Section 73 permission granted in 2020 (S/4535/19/VC). The Campus has been the recipient of a number of major design awards including the Greater Cambridge Design and Construction Award 2024 and more recently in October 2024, winning the national Corporate Workplace Award from British Council of Offices which is one of the most prestigious awards in the country.

Policy J/NE: New employment development proposals

The TTP Campus at Melbourn post-dates the South Cambridgeshire Local Plan 2018 and consequentially has no specific designation in that Plan. We welcome the designation of the TTP Campus at Melbourn as an Established Employment Area in the countryside in the Draft Greater Cambridge Local Plan for consultation which (to quote the Draft Local Plan Supporting Information to Policy J/NE):

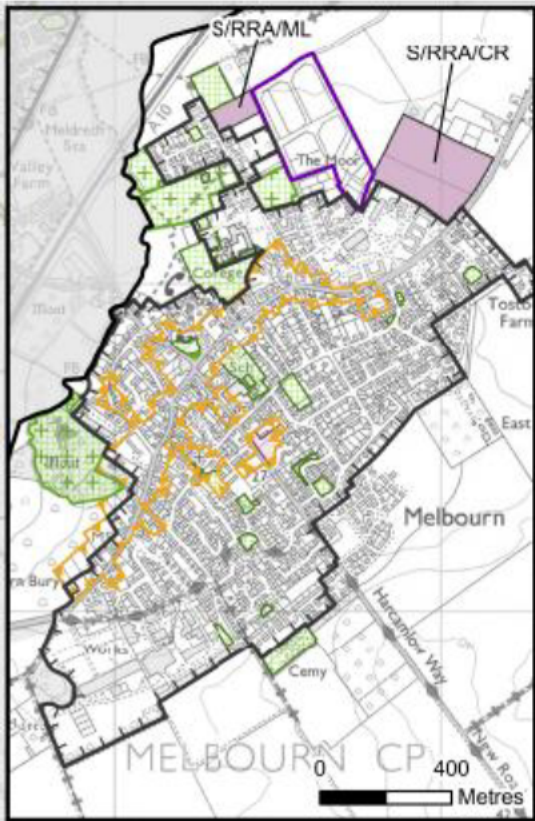
“provide local opportunities for businesses seeking opportunities to locate, grow and evolve. The growth of existing businesses can be an important source of economic growth therefore policy outlines the circumstances where expansion can be supported.”



It is clear, and demonstrated by the Local Plan map extracts reproduced as an Appendix, that the Established Employment Areas in the countryside encompass a variety of sites, many of which like: Brookfields Business Estate / Park, Twentypence Road, Cottenham; Eternit site, Meldreth; Daleshead Foods Ltd, Cambridge Road, Linton; and Buckingham Business Park, Swavesey; are clearly detached from settlements and are located in the open countryside. It is right that these sites are identified as Established Employment Areas in the countryside.

In contrast, the TTP Campus is bounded by the village on two sites, and is functionally and visually part of the village. Indeed, the Committee report for planning application S/2941/18/FL described the proposals as an “expansion of the Melbourn Science Park”, which itself is within the Melbourn Defined Development Extent.

Extract from Draft Greater Cambridge Policies Map (2025): Melbourn



-  Defined Development Extent
-  Established Employment Area

The Supporting Information to ‘Policy S/DE: Defined development extents’ includes:

“Development extents have been defined to take into account the present extent of the built-up area and planned development. Buildings associated with countryside uses (e.g. farm buildings, houses subject to agricultural occupancy conditions or affordable housing schemes

permitted under the rural exceptions policy) are not normally included within the defined development extents. Defined development extents have not been defined around small clusters of houses or areas of scattered development where such buildings are isolated in open countryside or detached from the main concentration of buildings within Cambridge or a nearby settlement. Although it is recognised that such dwellings may be considered locally as 'part' of the nearest settlement in community terms, it is important in planning policy terms to limit the amount of new development that can take place in rural areas with few services and little or no public transport."

In this context, the TTP Campus:

- Is now clearly part of the extent of the built-up area; and
- Is clearly not isolated in open countryside or detached from the main concentration of buildings within Melbourn.

The wording in Policy J/NE relating to 'Towns and villages in South Cambridgeshire' states that:

"New employment development in accessible locations within the Defined Development Extent (defined on the policies map) within South Cambridgeshire's towns and villages will be supported where they are of a scale and character that reflect their location and the settlement in which they are located". (our underlining)

The wording in Policy J/NE relating to 'Established Employment Areas in the countryside' states that:

"Within Established Employment Areas in the countryside, proposals for employment development will be permitted where they are of a scale and character that reflects their location". (our underlining)

In the circumstances of the TTP Campus, where it is functionally and visually part of the village, and an expansion of the village, the requirement to "reflect their location and the settlement in which they are located" are important considerations. Any future planning applications on the TTP Campus should expressly reflect Melbourn.

The application of Policy J/NE relating to 'Towns and villages in South Cambridgeshire' and 'Established Employment Areas in the countryside' is also important. Whether the TTP Campus is ultimately included within the Defined Development Extent and thereby designated as part of the 'Towns and villages in South Cambridgeshire', or is designated as an 'Established Employment Areas in the countryside', it is important that the proposed requirement for developments to 'reflect their location' is considered having regard to the aims of the policy as set out in the Supporting Information, namely to support businesses to locate, grow and evolve, and that the provisions of the Local Plan are clarified to make clear that applications within Established Employment Areas on the edges of villages will be assessed having regard to their village location.

As the Draft Local Plan recognises, it is important that policies provide express support for businesses seeking opportunities to grow and evolve. The TTP Campus will need to grow and evolve to ensure that it can indeed continue to be an important source of economic growth, as the Draft Local Plan identifies. It is also important that future development on the Campus reflects its location and the settlement, Melbourn.

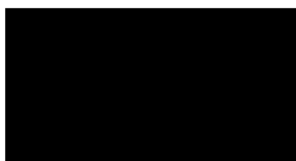


For all these reasons, it is clear that a Local Plan that is positively prepared, justified, effective and consistent with national policy should identify the TTP Campus as a site on which new employment development should be supported, and (having regard to the Councils' own Supporting Information to 'Policy S/DE) it should be designated as being part of the Melbourn Defined Development Extent.

In the alternative situation that the Site remains designated as an 'Established Employment Area in the countryside', it is important that the proposed requirement for developments to 'reflect their location' is considered having regard to the aims of the policy as set out in the Supporting Information, namely to support businesses to locate, grow and evolve, and that the provisions of the Local Plan are clarified to make clear that applications within Established Employment Areas on the edges of villages will be assessed having regard to their village location.

Should you have any queries or wish to discuss any of the above, please do not hesitate to give me a call.

Yours sincerely



Andy Moffat
Planning Director and Head of Department

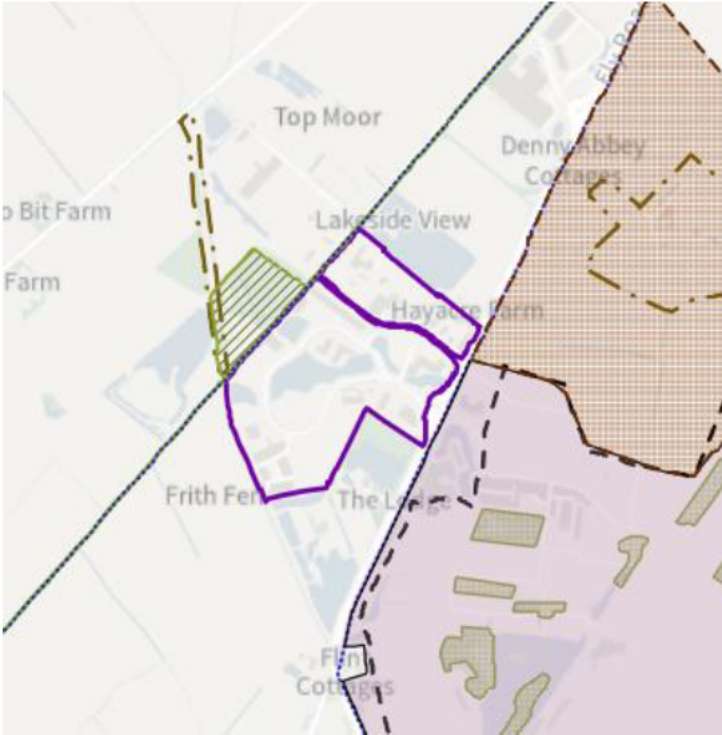
Appendix – Established Employment Areas in the countryside from the Draft Greater Cambridge Local Plan for consultation:

The following Established Employment Areas in the countryside are defined on the policies map:

- a. Cambourne Business Park, Cambourne;



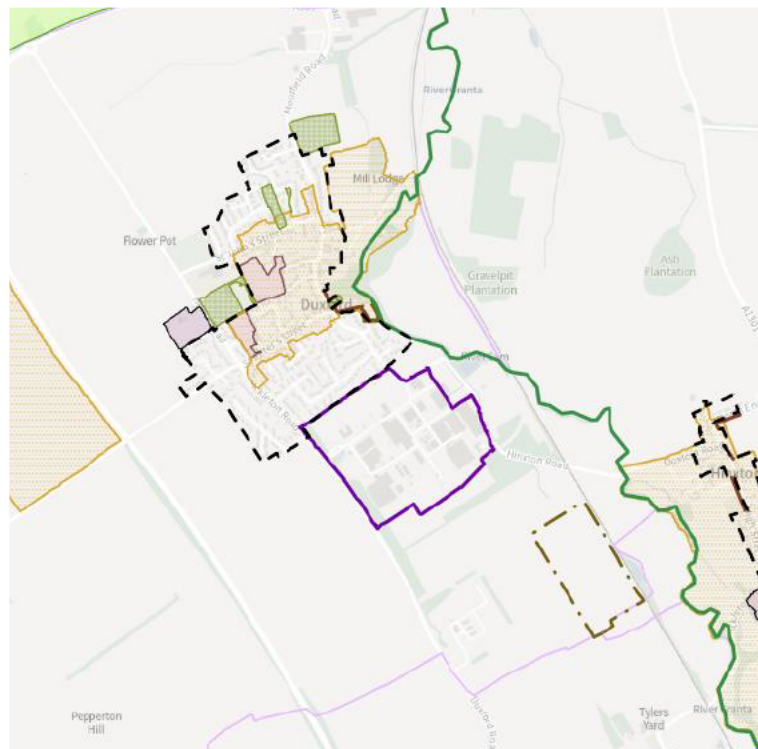
- b. Cambridge Research Park, Landbeach;



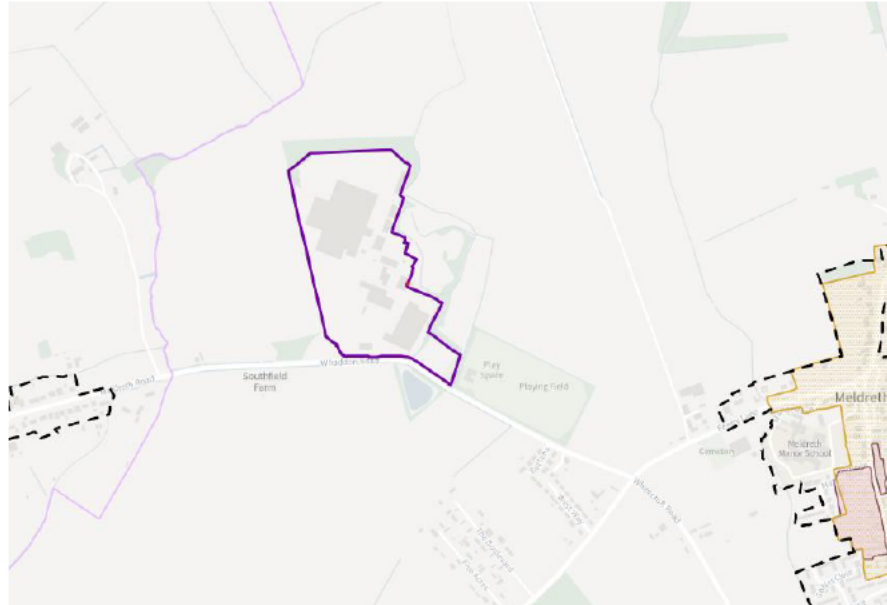
c. Brookfields Business Estate / Park, Twentypence Road, Cottenham;



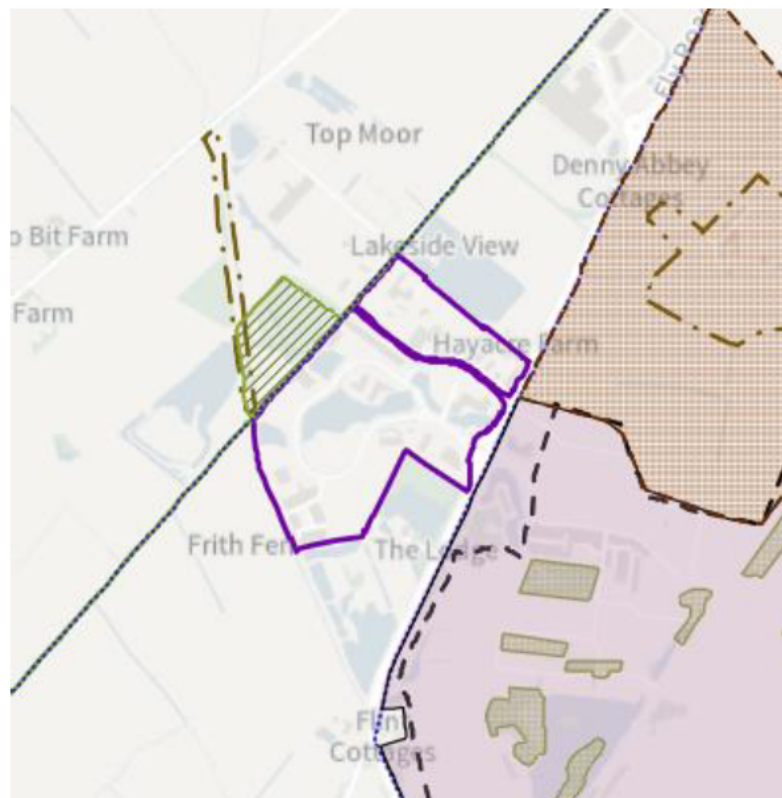
d. Land at Hinxton Road, South of Duxford;



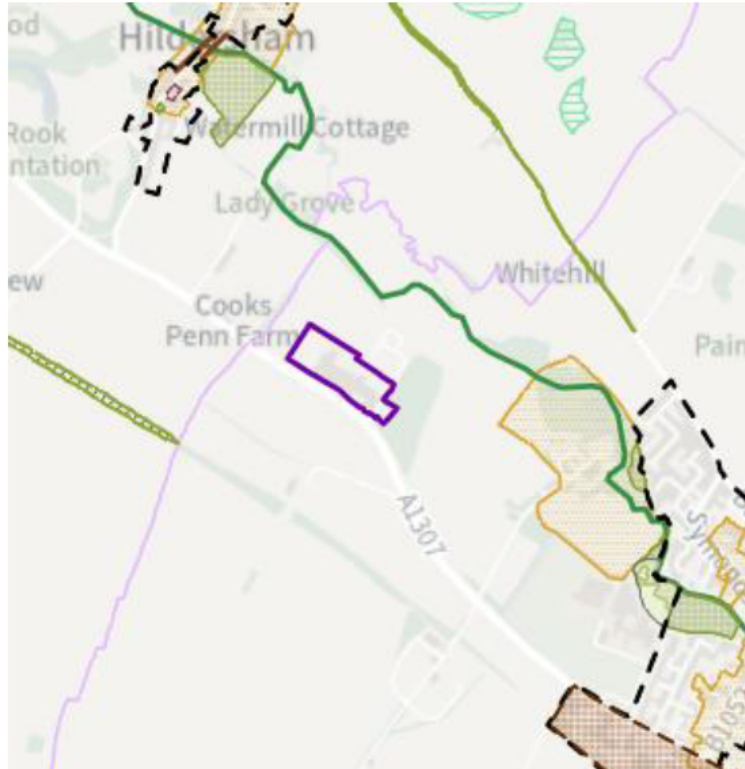
e. Eternit site, Meldreth;



f. Site to North of Cambridge Research Park, Landbeach;



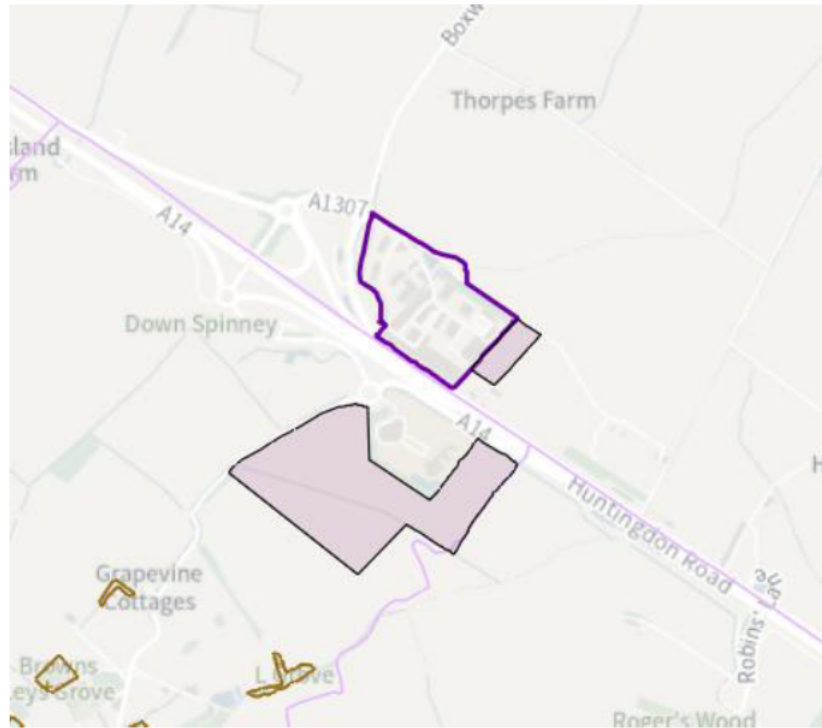
g. Daleshead Foods Ltd, Cambridge Road, Linton;



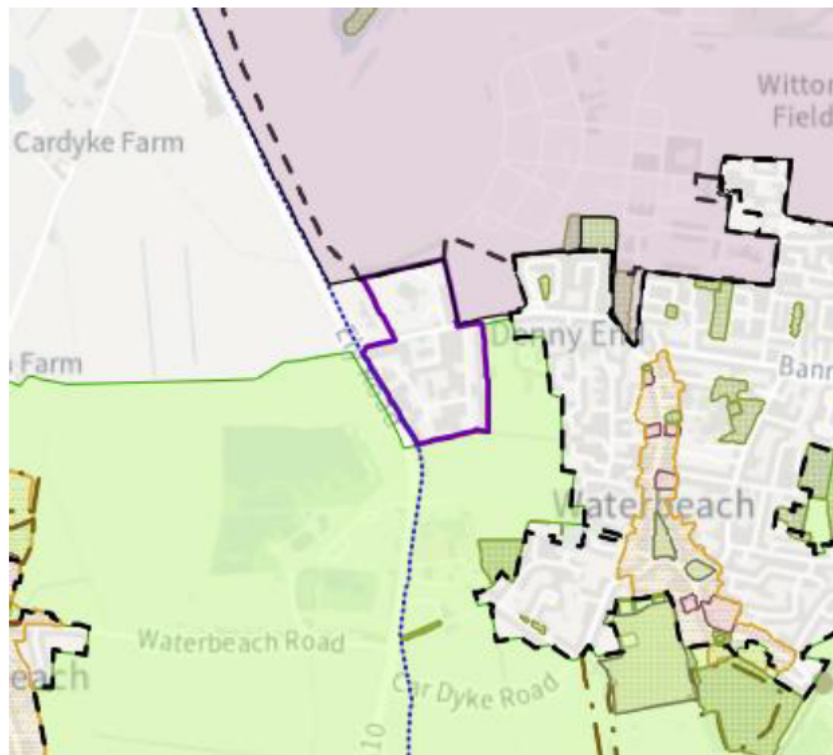
h. Norman Way Industrial Estate, Over;



i. Buckingway Business Park, Swavesey;



j. Convent Drive / Pembroke Avenue site and Cambridge Innovation Park, Waterbeach;



k. TTP Campus Melbourn.

