

Our ref: Q220545
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Date: 30 January 2026



Planning Policy
Greater Cambridge Shared Planning
South Cambridgeshire Hall
Cambourne Business Park
Cambridge
CB1 0JH

To whom it may concern,

Compass House and the Old Station Works, Cambridge, CB24 9AD Representations to Draft Greater Cambridge Local Plan Consultation 2026

These representations, prepared by Quod, respond to the Draft Greater Cambridge Local Plan Consultation and are submitted on behalf of Columbia Threadneedle Investments ('CTI' or 'the Applicant') who own the Compass House site (situated on the southern side of Chivers Way) and the adjacent parcel of land to the south between Station Road and the guided busway which was a former railway yard (known as 'Old Station Works') (together 'the Site').

These representations seek to promote the Site as a single, consolidated parcel for mixed use employment and residential development.

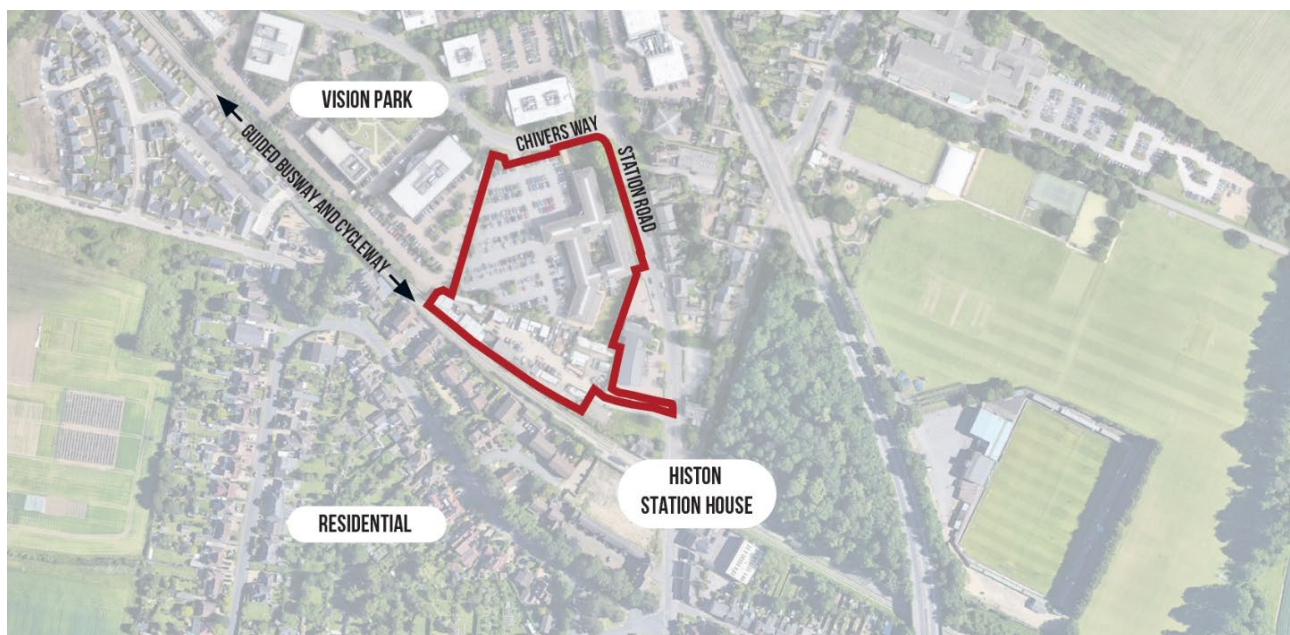


Figure 1: The Site (Compass House, and former railway yard to the south)



Background

The Site is approximately 1.73ha in size and is located approximately 6km north of Cambridge City Centre, situated east of the M11, north of the A14. The Compass House part of the Site is accessed off Chivers Way and is located within the boundary of Histon and Impington Parish Council. The former railway yard is accessed off Station Road.

The Site is brownfield land, with the northern part currently comprising a detached two and three storey office building with a large area of car parking to the west. The southern part of the Site currently comprises an empty former railway yard. Several mature trees are located along the Site's north-eastern boundary along Station Road which are subject to Tree Preservation Orders ('TPOs').

The northern part of the Site currently falls within the **Vision Park Policy Area (Policy HIM09)**, as identified in the Histon and Impington Neighbourhood Plan, with the southern part currently falling within the **Mixed-Use Development in Histon & Impington Station Area (Policy E/8)**, as identified in the South Cambridgeshire Local Plan. Both Policy HIM09 and Policy E/8 promote the intensification of employment and commercial uses, with residential uses also supported in the Histon & Impington Station Area and therefore it is logical for the Site to be promoted as one consolidated mixed use parcel.

The immediate locality is employment based with residential uses located to the east of the Site and further afield to the south. The Cambridgeshire Guided Busway runs parallel to the Site's southern boundary.

The Applicant has engaged with Greater Cambridge Shared Planning in a number of pre-application discussions to date regarding the redevelopment of the Site to deliver high quality employment floorspace with ancillary residential units and this has driven these representations to promote the Site as a single consolidated parcel.

Representations

Our representations to the draft policies and proposed sites are set out below, with additional suggested policy wording indicated in **green** and omitted policy wording indicated by **crossing through in red** throughout.

Site Allocations

S/RRA/CH – Land at Compass House, Chivers Way, Histon and Impington

This draft allocation covers the Site boundary and is currently allocated for Class E(g)(i) and E(g)(ii) uses. It is proposed that the allocation be updated to the following:

“Site area of 1.7 hectares



Allocated for mixed use employment and residential, including ~~additional~~ office (E(g)(i)), research and development (E(g)(ii)), residential units (including shared-living forms of residential accommodation) and associated ancillary uses.

1. proposals must demonstrate how they will meet the following requirements:

- a. must assess and mitigate known surface water flooding risks within the site;
- b. The implementation of design-based mitigation, primarily in the form of building height, style, and materials, will be required given the conservation area a terrace of Grade II listed cottages immediately to the north of the site and potential non- designated heritage asset (Bidder Building) to south of the site;
- c. will retain the existing trees protected by a tree preservation order at the northeastern edge of the site;
- d. Given the area's potential for archaeological remains, 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; and
- e. Align with the requirements and development proposals within the Mixed Use in Histon & Impington Station Area (Area of Major Change) (S/AMC/HIS)."

Draft Policies

S/AMC/HIS: Mixed Use Development in Histon & Impington Station Area

This draft policy encompasses the southern part of the Site and has aspirations to rejuvenate the area around the former railway station in Histon and Impington to create a vibrant gateway into this community, which features a mix of commercial, community and residential uses.

It is proposed that the policy wording be amended to the following:

"1. To create an attractive and vibrant gateway to the settlements from the Guided Busway, redevelopment of land around Station Road in Histon and Impington, as shown on the Policies Map, will deliver mixed-use development, comprising:

- a. Commercial uses – workshops, retail, café / restaurant (in Use Classes E(a), E(b), and E(g) (iii));
- b. Community uses; ~~and~~



c. Residential development (including shared-living forms of residential accommodation) ~~including work/live units.~~

d. Employment uses including office and research and development (Use Classes E(g)(i) and E(g)(ii)).

2. proposals for the sites known as the Old Railway Goods Yard and Kendall Court should include commercial and/or community uses in addition to any residential development.

3. Ensure that development aligns with adjacent mixed use development proposals within site Land at Compass House, Chivers Way (S/RRA/CH)

4. The former station building and the Railway Vue public house are of local importance and should be retained and reused as appropriate for commercial or a community use.

5. All schemes must integrate with surrounding uses, respect the character and maintain the vitality and viability of Histon and Impington village centre, and retain the significant wooded area known as 'The Copse'.

6. Planning permission will only be granted for development proposals where the applicant can demonstrate that their proposals will contribute to achieving the objectives for the area outlined above. The preferred approach would be through masterplanning the whole policy area, in consultation with landowners and stakeholders, however proposals in accordance with individual site allocations (including S/RRA/CH) are welcomed.

7. Proposals should accord with the requirements set out in the Histon and Impington 2021 (or successor documents)."

Site Submission

The site submission representations have been submitted via the online site submission form, however the responses have also been set out in the table below.

Question	Comment
Are you submitting a new site or an amendment to an existing submission?	I am submitting an amendment to an existing submission.
What is your contact information?	Name: James Guthrie Organisation: Quod



Question	Comment
	Address: 21 Soho Square, London, W1D 3QP Phone number: [REDACTED] Email address: [REDACTED]
Please indicate your status.	Planning Consultant
Is there more than one landowner?	No.
Have all landowners been informed of this submission?	Yes.
Are there any issues that would prevent Council Officers to undertake a site visit?	No.
Please provide the site address and postcode.	Compass House and adjacent land, Chivers Way, Histon, Cambridge, CB24 9AD
Please select the site.	Location Plan is submitted as part of these representations.
Is the site greenfield or previously developed land?	Previously developed land.
What is the current use of the site?	Commercial / industrial with ancillary uses
If the site is developed but not currently in use, what was the last use of the site and when did it cease?	N/A
Please provide the suggested use for the site.	Mixed use office, research and development / lab space and residential uses
What is the minimum employment floorspace you are looking to provide on the site? (sqm)	Unknown



Question	Comment
What is the maximum employment floorspace you are looking to provide on the site? (sqm)	22,000
Are you looking to provide accompanying uses?	Ancillary uses to accompany the commercial / residential uses
When is the site available for development?	0 to 5 years
Please select the broad type/location of the site from the list below.	Cambridge Urban Area
Is the site affected by flood risk?	No
Does the site have access to key utilities?	Yes
Does the site contain or lie adjacent to key infrastructure (such as pipelines, pylons, or electricity substations)?	No

The following documents have also been uploaded to support these representations:

- Location Plan;
- This Covering Letter.

Should you require any further information on the above, please do not hesitate to contact me or my colleague Hannah Hiscock [REDACTED]

