BIDWELLS

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Date: 26 August 2026

FAO Jonathan Dixon
Greater Cambridge Planning

by email to localplan@greatercambridgeplanning.org

Dear Jonathan

LAND ADJACENT THE BABRAHAM RESEARCH CAMPUS (HELAA SITE REFERENCE 40297)

PROPOSED NEW COMMUNITY CIRCA 3500 DWELLINGS AND ASSOCIATED INFRASTRUCTURE (1,750 DELIVERED WITHIN PLAN PERIOD TO 2045, 1,750 DELIVERED BEYOND 2045)

GCLP REGULATION 19 CONSULTATION-COMMENTS ON RURAL SOUTHERN CLUSTER (RSC) PARAGRAPHS 3.4.1 AND 3.4.2 SITE REMAINS AVAILABLE AT HEART OF RSC

Background

The Budget Announcement of 6 March 2024 confirmed the Government's commitment to CSET 2 Guided Busway Cambridge Biomedical Campus to Granta Park. Our client Cheveley Park Farms Ltd has promoted proposals for a new community of circa 3500 dwellings and associated physical , social and environmental infrastructure through the Joint Local Plan process. The proposals are planned on the premise the CSET 2 guided busway and Travel Hub will be delivered on our clients' land. Our proposals which are Residential led would provide much needed homes for the growth in worker numbers increasing on the adjoining Babraham Research Campus, Granta Park Science Campus and Cambridge Biomedical Campus all of which will be significant.

Commitment

Our client wishes to confirm that the site remains available, achievable, and deliverable for development allocation with up to 1,750 dwellings of the total and deliver associated infrastructure to be completed within the plan period to 2045, and 1,750 to be delivered beyond 2045.

High-level benefits created by this proposal

The Allocation of the site for the development proposal would deliver significant community, public recreation and environmental benefits from the creation of a new 170-hectare country park, comprising up to 250,000 new trees, 30 hectares of new chalk grassland and footpaths connecting with existing chalk grassland and the wider environment, including the Roman road, the very popular Wandlebury Park and the ancient woodland at Granta Park. In terms of BNG our assessment suggests the proposal may be able to deliver a circa 53% BNG uplift. These significant environmental benefits within our masterplan could act as a catalyst in terms of potentially contributing to the Cambridge LUNG project, an open space framework proposal to serve the south-east side of Cambridge, if considered viable.

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A Solar farm which would potentially enable the scheme to be operationally net zero and also supply renewable energy to the two neighbouring science parks.

The land is currently in use as an arable farm and has the benefit of a substantial water abstraction licence used for crop irrigation. Our client would be prepared to surrender this licence, and we are led to believe that the water usage of the new homes would be a broadly similar amount therefore the development could achieve water neutrality making a positive contribution to solving the important Water Neutrality issues locally following the setting up of the Water Scarcity Group.

Yours sincerely



Rob Hopwood
Partner