23rd September 2026

Greater Cambridge Planning Service

Andy Moffat

E: [redacted]
M: [redacted]

Botanic House
100 Hills Road
Cambridge CB2 1PH

Dear Sirs,

Proposed Submission Greater Cambridge Local Plan (Regulation 19) consultation

Representations on behalf of TTP in relation to Policy J/NE New employment development proposals

Savills (UK) Ltd is instructed by TTP to make representations in broad support of Policy J/NE but to set out important points relating to the precise wording of the policy and its application.

TTP Group is a world-leading technology and product development organisation with over 400 employees based on the TTP Campus at Melbourn. 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, 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.

The Local Plan is to be examined having regard to the National Planning Policy Framework 2024 which required that local plans and spatial development strategies are examined to assess whether they have been prepared in accordance with legal and procedural requirements, and whether they are sound. Plans are 'sound' if they are:

> a) Positively prepared – providing a strategy which, as a minimum, seeks to meet the area's objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;
> b) Justified – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

Savills (UK) Limited. Chartered Surveyors. Regulated by RICS.
A subsidiary of Savills plc. Registered in England No. 2605138. Registered office: 33 Margaret Street, London, W1G 0JD

c) Effective – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and
d) Consistent with national policy.

These representations therefore relate to these tests.

Summary of representations:

In reviewing Policy J/NE: New employment development proposals, TTP considers it important that the Local Plan provides a clear policy framework that supports businesses like TTP Melbourn, which are well related to the built form of a settlement, to grow and evolve.

In then applying the Local Plan policy, it is most important that they are applied as set out in the Consultation Statement that accompanies the Local Plan, namely that development of the edge of towns and villages in Greater Cambridge where proposals are well related to the built form of the settlement, like TTP Melbourn, will be supported where the scale and form of the development would be in keeping with the category and scale of the village.

Policy J/NE: New employment development proposals

In reviewing this policy, TTP considers it most important that the Local Plan provides a clear policy framework that supports businesses like TTP Melbourn, which are well related to the built form of a settlement, to grow and evolve.

The TTP Campus Melbourn is identified as an Established Employment Area in the countryside in Policy J/NE: New employment development proposals and on the Policies Map.

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 Buckingway 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.

The Councils' Consultation Statement Appendix 12: Response to Representations - Jobs (hereafter referred to as the Consultation Statement) that accompanies the Local Plan includes:

> "The location of TTP's new Campus, Cambridge Research Park and Cambourne Business Park outside the Defined Development Extent (DDE) was queried. With TPP requesting policy alterations were its DDE inclusion not to be considered."

> "The requests for individual employment parks to be included in the Defined Development Extent (DDE) of settlements have been reviewed. Cambourne Business Park, the TTP site in Melbourn and Waterbeach Research Park are retained as Established Employment Area in the countryside due to the low density/landscaped nature of the sites and their rural setting. Cambourne Business Park lies outside the proposed DDE for Cambourne, noting that

housing development to the south of the Park has yet to be completed. As such, for this Plan, Cambourne Business Park is located within the countryside and so is proposed to continue to be included as an Established Employment Area. It is considered that there is sufficient flexibility in Policy J/NE which allows for development of the edge of towns and villages in Greater Cambridge where proposals are well related to the built form of the settlement, the scale and form of the development would be in keeping with the category and scale of the village."

The reference in the Consultation Statement to:

> "It is considered that there is sufficient flexibility in Policy J/NE which allows for development of the edge of towns and villages in Greater Cambridge where proposals are well related to the built form of the settlement, the scale and form of the development would be in keeping with the category and scale of the village" *(our underlining)*

is welcome, but TTP remains concerned that the Local Plan wording does not make this sufficiently clear. The wording of Policy J/NE: New employment development proposals in relation 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)*

There is a risk that "reflects their location" of an Established Employment Areas in the countryside is applied in the context of all sites being in the countryside, with no clear differentiation in the policy wording between a) Established Employment Areas that are well related to the built form of the settlement such as TTP Melbourn where the Councils have confirmed in their Consultation Statement that proposals would be supported where the scale and form of the development would be in keeping with the category and scale of the village, and b) Established Employment Areas sites clearly detached from any settlement and located in the open countryside where "reflects their location" would be considered in that context.

Whilst the following section sets out the reasons why TTP Melbourn should be included within the Defined Development Extent based on the Councils' own criteria, **what is most important is that the application of the Local Plan is as set out in the Consultation Statement, namely that development of the edge of towns and villages in Greater Cambridge where proposals are well related to the built form of the settlement, like TTP Melbourn, will be supported where the scale and form of the development would be in keeping with the category and scale of the village**.

Reasons TTP Melbourn should be included within the Defined Development Extent

Paragraph 2.129 of the Proposed Submission Local Plan, which takes its wording from the Settlement Boundaries Topic Paper that the Councils have published alongside the Proposed Submission Local Plan, states that:

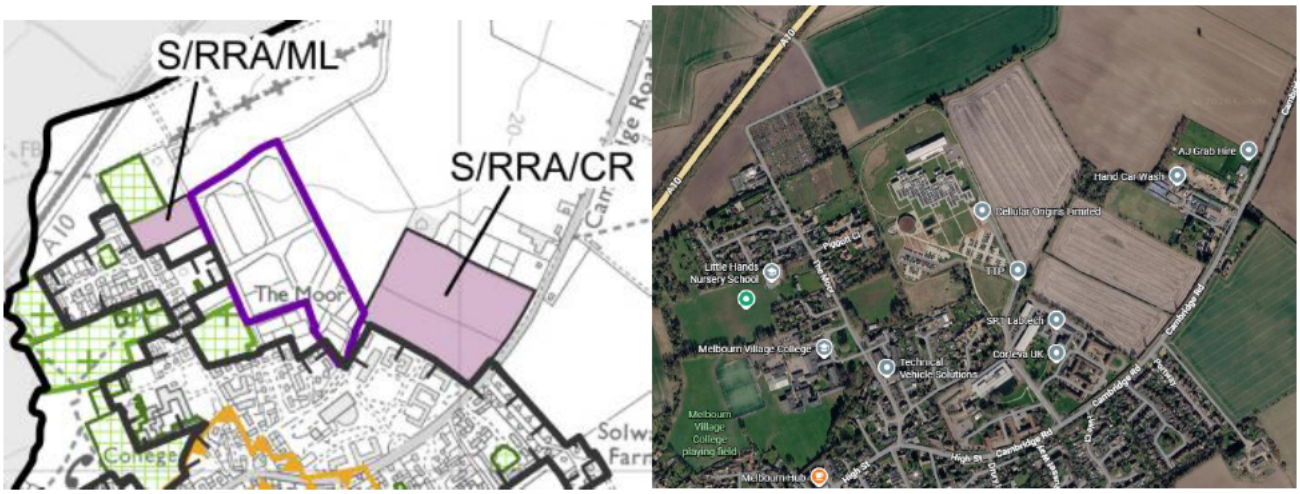
> "Development extents have been defined to take into account the present extent of the built-up area and planned development. Buildings associated with countryside uses (e.g. farm buildings, houses subject to agricultural occupancy conditions or affordable housing schemes permitted under the rural exceptions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

TTP Melbourn is bounded by the village on two sites, and may be lower density with a landscaped nature, but it is evidently 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. Having regard to the wording of Paragraph 2.129, it is part of the present extent of the built-up area, it is <u>not</u> buildings associated with countryside uses, and is <u>not</u> a small clusters of houses or area 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. On this basis, it should be included as part of the Defined Development Extent of Melbourn.

Whilst it is recognised that the Local Plan is to be examined having regard to the National Planning Policy Framework 2024, any future planning application will be considered having regard to the National Planning Policy Framework 2026 (NPPF 2026). The NPPF 2026 includes a definition of Settlement in the Glossary including "…Settlements do not include hamlets and scattered groups of houses located outside predominantly built-up areas". It is clear that TTP Melbourn is not a hamlet or scattered groups of houses, and is not located outside predominantly built-up areas. It is part of the predominantly built-up area of Melbourn. This gives further weight to the position that TTP Melbourn should be included as part of the Defined Development Extent of Melbourn.

Extract from Proposed Submission Local Plan Melbourn Inset with TTP Melbourn marked by the purple line to the left below, and a Google image of the same area from 2026 to the right.



<u>Conclusion</u>

Whether the TTP Melbourn 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 provisions and application of the Local Plan are clear in terms of planning applications within Established Employment Areas on the edges of villages being assessed having regard to the category and scale of the village, rather than simply "reflects their location".

TTP asks that these comments are taken into account as part of the examination, but do not intend to participate in the examination hearing session(s).

Yours sincerely



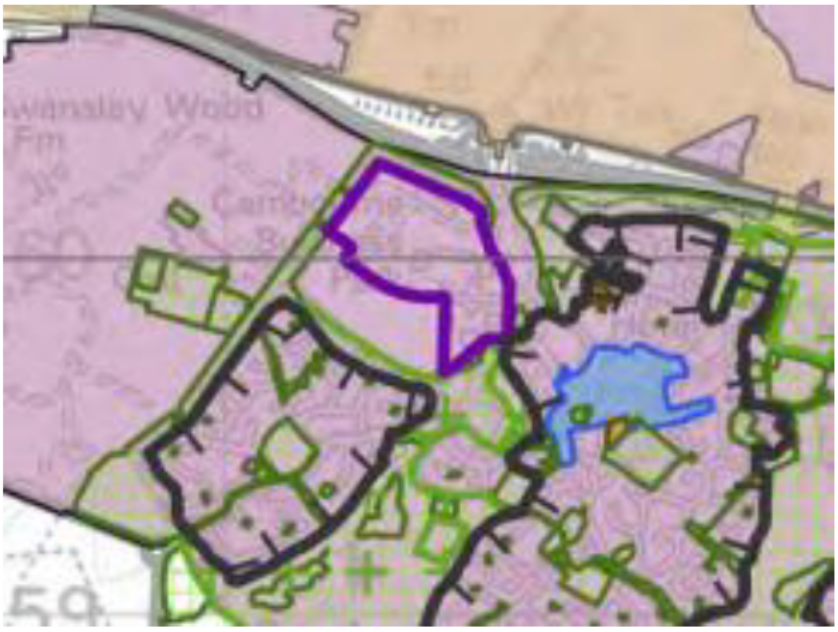
Andy Moffat
Planning Director and Head of Department

Appendix follows on next page.

Appendix – Established Employment Areas in the countryside from the Proposed Submission Greater Cambridge Local Plan (edged in purple):

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

a. Cambourne Business Park, Cambourne;



b. Cambridge Research Park, Landbeach;



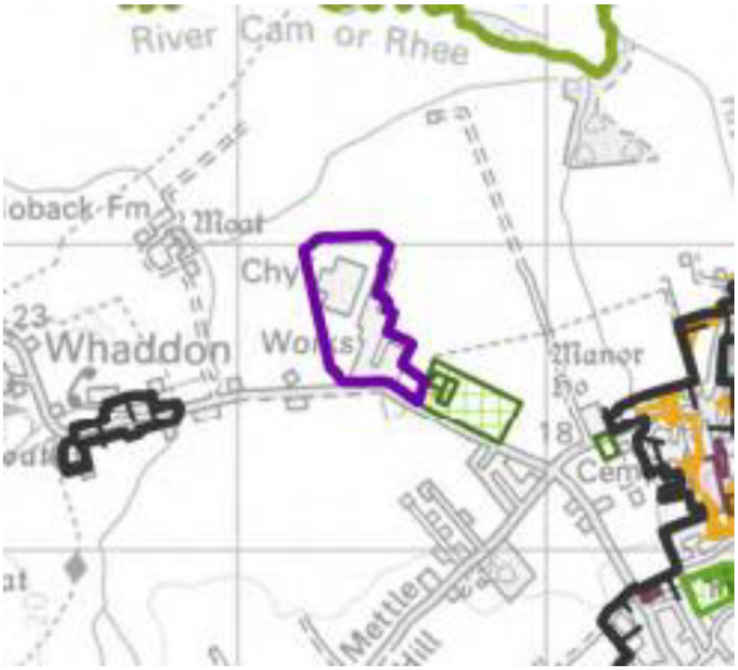
c. Brookfields Business Estate / Park, Twentypence Road, Cottenham;



d. Land at Hinxton Road, South of Duxford;



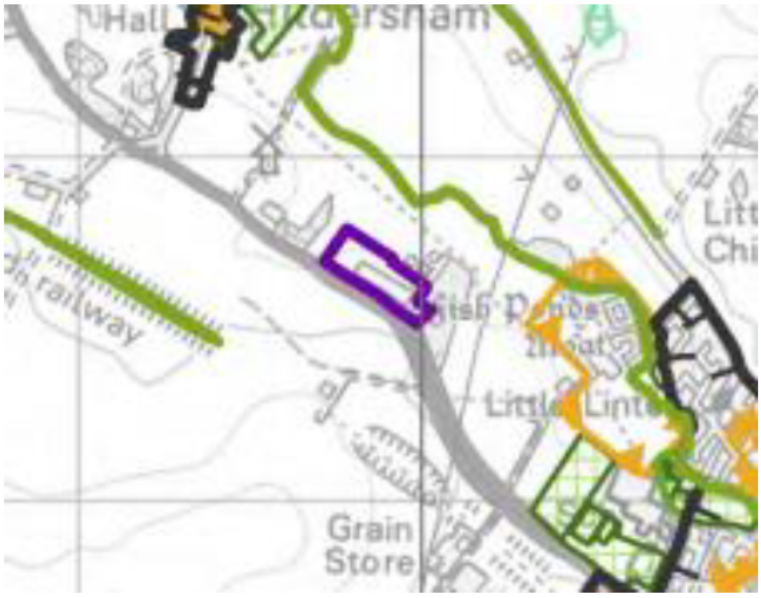
e. Eternit site, Meldreth;



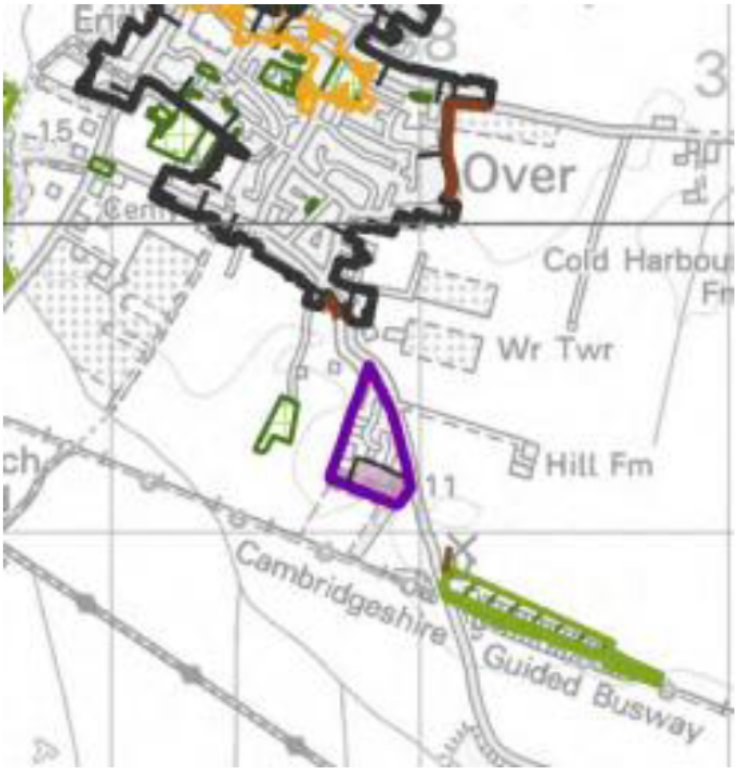
f. Site to North of Cambridge Research Park, Landbeach;



g. Daleshead Foods Ltd, Cambridge Road, Linton;



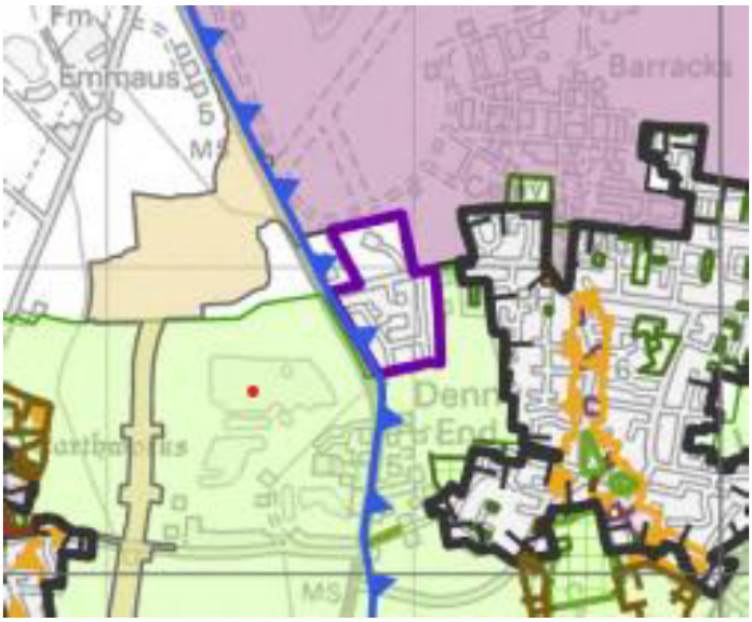
h. Norman Way Industrial Estate, Over;



i. Buckingway Business Park, Swavesey;



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



k. TTP Campus Melbourn.

