

Stephen Kelly

Joint Director of Planning & Economic Development
Greater Cambridge Planning Service
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Greater Cambridge Local Plan – Cambridge East

Dear Stephen,

I write to provide a further update to the Greater Cambridge Planning Service (GCPS) on our ambitious plans for the redevelopment of Cambridge Airport.

I last wrote to you on 2nd October setting out our position on the relocation of Marshall Aerospace and Defence Group. You will have seen from that submission how much work has gone in to developing our future plans. We will provide an update on our relocation plans in the first half of 2021.

Local Plan Position Statement – December 2020

In the meantime, I am aware that my colleagues in Marshall Group Properties have been working extensively with the GCPS, Greater Cambridge Partnership, Cambridgeshire and Peterborough Combined Authority (CPCA) and Cambridgeshire County Council to develop outline proposals for the redevelopment of the Airport and adjoining land.

This work was presented to the GCPS on 7th December as part of the formal pre-application process under the terms of our agreed Planning Performance Agreement. As a follow up to this, I now write to submit formally our evidence, on a voluntary basis. This sets out a compelling case for a transformational redevelopment of Cambridge Airport, as an exemplar scheme for others to follow in terms of sustainability and other priorities, consistent with the Big Themes of the emerging Local Plan.

The submitted documents are as follows:

- Masterplan Capacity Analysis and Options Appraisal (prepared by Allies & Morrison)
- Transport Strategy Report (prepared by Stantec)
- Transit Link Delivery Report (prepared by Steer)
- Environmental and Sustainability Report (prepared by Logika and HOK)
- Strategic Case, including Skills Charter (prepared by Quod)
- Planning Appraisal (prepared by Quod)
- Market Overview and Financial Model Summary Report (prepared by Bidwells & Savills)
- Heights Study (prepared by Montagu Evans)
- Timescales for the delivery of Cambridge East (prepared by Quod)
- Contaminated Land RAG Assessment (prepared by Mott MacDonald)

Marshall of Cambridge (Holdings) Ltd

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Conclusions of this work

Marshall's vision for the Airport and adjoining land is for an extraordinary new quarter for Cambridge – Cambridge East – that will provide the sustainable homes, jobs and community that the city needs if it is to continue to be a global centre of research, learning, innovation and creativity. University Cities around the world are moving ahead with ambitious plans to capture some of the remarkable success that Cambridge has demonstrated in the last thirty years. As long term landowners and custodians we are determined that Cambridge East ensures the city can continue to compete in the top rank, with a new community that leads the world in sustainable growth.


The analysis in our submitted evidence demonstrates that a mixed use development must be the most appropriate form of development for Cambridge. This kind of development will achieve the Council's ambitions for sustainability catalysing radical changes in transport modes and patterns across the City. In doing so, the scheme has potential to address some of the most substantial challenges facing Cambridge, including house price affordability, congestion and the future success and prosperity of the Cambridge cluster. Cambridge East creates a wonderful opportunity for new green infrastructure at a City scale, connecting Cambridge to the countryside, for all to enjoy. In turn, that will mean a considerable contribution to our shared ambitions for the Doubling of Nature, for the Cambridge Nature Recovery Network, and for the expansion and enhancement of Wicken Fen.

The opportunities enabled by Cambridge East are unrivalled by any alternative approaches to growth in the area, which would necessarily fall short in realising ambitions on sustainability, employment and the capacity to leverage the substantial public investment already planned for Cambridge and the region. Nor is our ambition for Cambridge East properly represented in the previous vision for the Airport (as set out in adopted policies), which is now outdated and needs to be updated to reflect the scale and breadth of the opportunity.

Lastly, I wish to reassure you that we are totally committed to doing the best for our staff and our neighbouring communities. The strategy for the relocation of our Aerospace business and the redevelopment of the site will seek to maximise the benefits to employees of Marshall and the communities adjoining our airport. I am very excited by the emerging commitments in the enclosed Skills Charter (see Strategic Case) which I believe will deliver a positive and lasting legacy for the City. We very much look forward to developing this collaboratively with the Council and other key stakeholders.

I would be grateful if you would communicate directly with Richard Howe ([REDACTED]) Managing Director of Marshall Group Properties on all matters relating to Cambridge East and MADG relocation.

Your sincerely,



Alex Dorrian CBE
Executive Chairman