

Greater Cambridge Shared Planning
(Sent Via Email)

Date: 7 March 2025

To Whom It May Concern

Call for Sites Submission (Additional Information)

On behalf of our client, SmithsonHill, we have today made a submission to the Greater Cambridge Call for Sites ('CfS') for the below address:

- Land to the east of the A1301, south of the A505 near Hinxton and west of the A1301, north of the A505 near Whittlesford ('the site').

This covering letter provides additional information in relation to the submission to aid the Council in its assessment. Please note that this is a replacement submission that supersedes two earlier CfS submissions. Parts of the new site now submitted were previously assessed in the HELAA (2021) as two separate, but overlapping parcels; site refs:

- **Site 1:** 40441
- **Site 2:** 52059

For this CfS process, SmithsonHill would like these two sites withdrawn and for the Council to assess this new submission afresh.

1. Landownership details

The site is being promoted by SmithsonHill: a joint venture between Hill Group and Russell Smith Farms. The site has two principal landowners of which details are provided below. SmithsonHill hold an option over the Hinxton Grange land currently owned by Mr and Mrs Derham

Name
Address
Contact
Email Address
Phone Number

2. Site boundary

We have separately sent the Council (via email) a Shapefile for the site boundary that can be inputted into a GIS system. The online boundary uploaded via the CfS form may not be wholly accurate and we therefore ask that the assessment of the site reflects the boundary of the Shapefile sent across, not the boundary uploaded via the form. A Site Boundary plan is also attached an Annex 1 to this letter.

3. Planning history and proposed development

Planning history

An outline planning application – covering most of the site submitted as part of this CfS – was submitted in November 2017 (ref. S/4099/17/OL) seeking permission for the development of an AgriTech technology park and associated infrastructure. It was dismissed by the Secretary of State in April 2020.

Proposed development & local benefits

SmithsonHill are now proposing a residential-led mixed use development, with c. 2,500-3,500 new homes supported by a local centre, new primary school, a 3.6ha reservoir and infrastructure works including new vehicular accesses, highway improvement works and pedestrian/cycle links. There is also scope within the masterplan to accommodate up to 93,000m² of office/life science space, subject to demand, resulting in residential provision at the lower end of the quoted range above. An illustrative land use plan, attached to this submission as Annex 2, suggests how the above mix of uses could come forward.

The development would deliver a range of tenures, including affordable housing which could specifically support key sectors in Cambridge, for example organisations operating within the South Cambridge Life Science cluster and academia.

A robust landscape framework would be established to elevate the current green infrastructure on site and strengthen green connections. This framework will play a crucial role in seamlessly integrating the development into the surrounding landscape while fostering ecological enhancements both within the site and with the broader context. The landscape approach would include publicly accessible informal open space and enhancements to the parkland associated with Hinxton Grange.

Preserving and celebrating Hinxton Grange and its parkland grounds would be at the heart of the new community and a key benefit of the scheme. This area could provide the setting for a new village centre, complementing the range of uses and facilities already approved on the Wellcome Genome Campus. It is envisaged that the scheme would bring forward a new primary school and community facilities, as well as opportunities for local retail, meeting places, cafes and restaurants.

The site is within walking and/or cycling distance from Whittlesford Parkway Station and with good road access. The scheme would deliver improved pedestrian and cycle access to Whittlesford Parkway Station, with potential to evolve into a transport hub, and an opportunity to create a new junction with the A11. New connections would be sought with the adjacent Wellcome Genome Campus expansion site to ensure the two developments knit together as a cohesive place and create walkable neighbourhoods via an off-road network of landscaped routes.

4. Site deliverability and suitability

Market interest

There is significant market appetite for residential development in Greater. As a new settlement, the site offers the potential to deliver a mix of tenures and housing types and make a meaningful contribution to meeting that demand.

Site access and transport

There are a number of existing access points from an adopted public highway. A number of new access points and additional cycle and footpaths are proposed over the land. Please refer to the transport-related documentation associated with the outline planning application S/4099/17/OL for further details. Please note that the SOS decision on this site found that, subject to the appropriate planning conditions and obligations, there are no concerns for the site's development on highway safety grounds, and highway improvements through the scheme would have been a benefit. The site's transport credentials have further improved in light of the progress made by Wellcome in the adjacent Genome Campus.

Physical constraints details

There are no significant physical constraints in respect to topography or ground conditions that would preclude the development of the site.

Environmental constraints details

There are no significant environmental constraints in respect to flood risk, contamination, biodiversity, heritage or other matters that would constrain the proposed development. There are some areas of surface water flood risk, but they can readily be mitigated through a comprehensive masterplan for the site and necessary technical work. Whilst for a different use, the site has been subject to an Environmental Impact Assessment and details of proposed mitigation are set out within the Environmental Statement and outline planning application documents (ref. S/4099/17/OL) which were not disputed by the SOS.

Access to key utilities

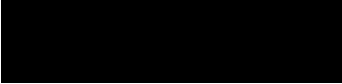
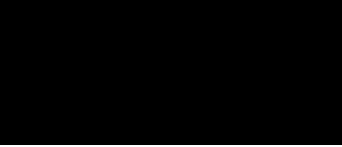
Through the previous outline planning application, key utilities providers have been consulted, and it has been confirmed that the proposed development would have access to the required utilities. There is also scope to utilise the on-site reservoir to create self-sufficiency in water usage, through storage and recharging the aquifer.

Concluding remarks

To conclude, the site at Hinxton has the potential – alongside the already committed investment by Wellcome in its Genome Campus – to create a ground-breaking new settlement which provides a significant number of new homes supporting adjacent businesses and the wider Cambridge clusters. This alignment of jobs and homes is in a sustainable location, with commencement achievable in the plan period.

SmithsonHill welcomes the opportunity to submit the site for consideration and would be happy to discuss its potential with officers at your convenience.

Yours faithfully

Harry Bennett



Annex 1: Site Boundary

All contractors must visit the site and be responsible for taking and checking Dimensions.

All construction Information should be taken from figured dimensions only.

Any discrepancies between drawings, specifications and site conditions must be brought to the attention of the supervising officer.

This drawing and the works depicted are the copyright of JTP.

Key

The map displays a proposed development area outlined in red. The area is situated in a rural or semi-rural setting, characterized by large, open land parcels. Key features include:

- Proposed Development Area:** Outlined in red, consisting of a large rectangular area in the center-right, a smaller irregular area below it, and a long, narrow strip along the bottom.
- Existing Infrastructure:** Includes roads, parking lots, and buildings. A large building complex is visible in the top-left corner, and a smaller building complex is located within the proposed area.
- Land Use:** The map shows various land parcels, some of which are green, indicating agricultural or undeveloped land. There are also areas of water, such as a pond in the bottom-left corner.
- Topography:** The map includes contour lines and elevation markers, suggesting a detailed topographic survey.

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Scale @ A1 1:5000 Job Ref. 02279

Drawing No. 02279_SK_03 Revision D1

Scale Bar

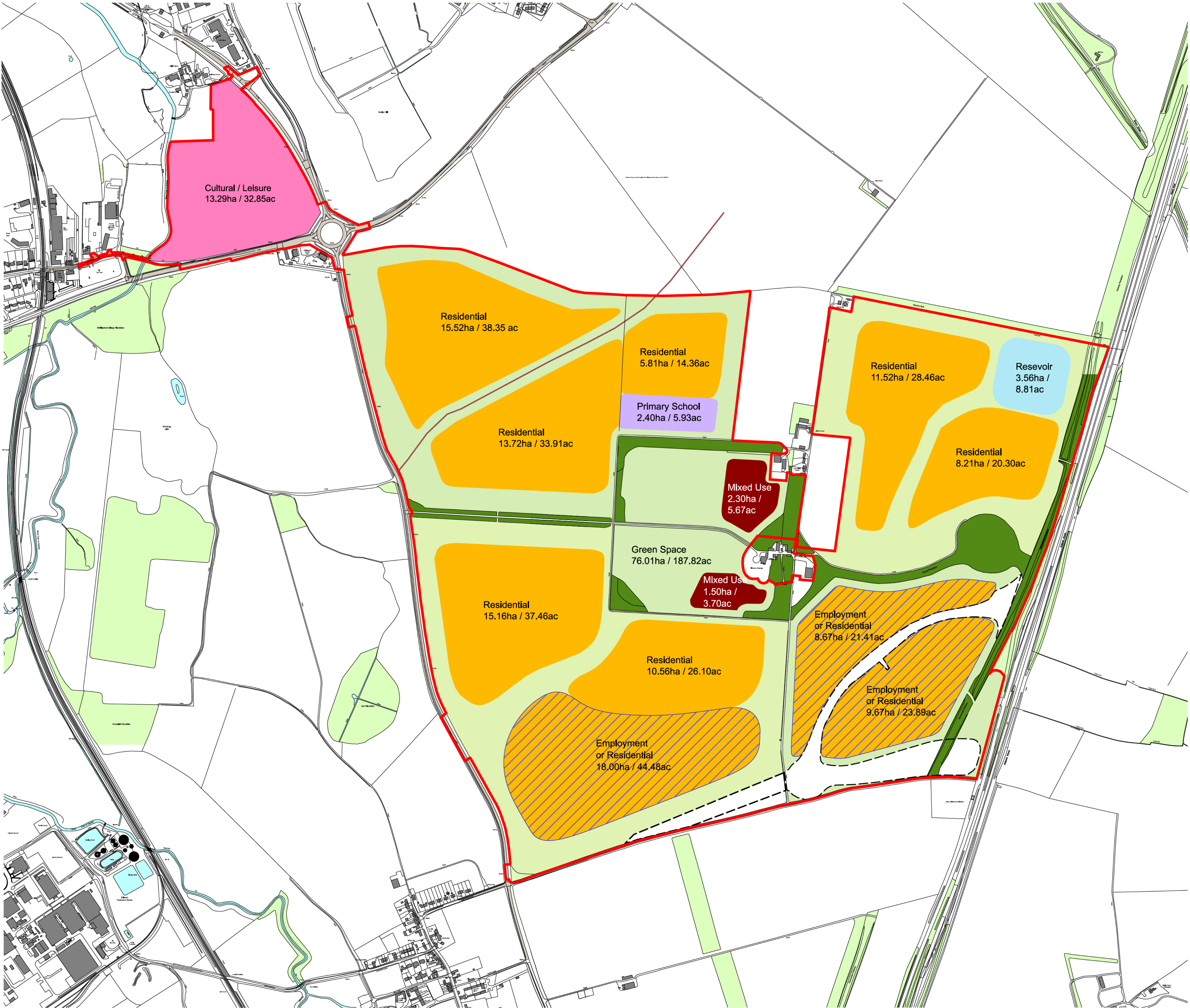


0 50 100 150 200 250m





Annex 2: Land Budget Plan



Notes:

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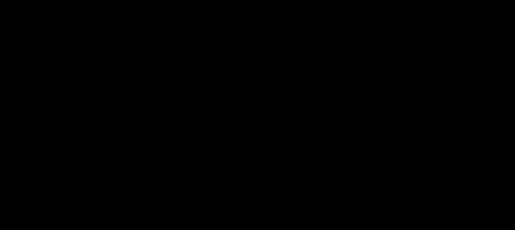
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- Key
- Site Boundary
 - Proposed Road Junction
 - Residential
 - Employment or Residential
 - Primary School
 - Mixed Use
 - Cultural / Leisure
 - Reservoir
 - Green Space

D2	04.03.25	Parcel land use updated	DAM	ECC
D1	19.02.24	FIRST ISSUE	DAM	ECC

Rev	Date	Description	Drawn	Chkd
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Project
Hinxton, South Cambridgeshire

Drawing Title
Land Budget

Scale @ A1 1:5000Job Ref. 02279

Drawing No. 02279_SK_02Revision D2

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