

British Land
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Greater Cambridge Shared Planning Service
South Cambridgeshire Hall
Cambourne Business Park,
CB23 6EA
The Guildhall, Market Square,
CB2 3QJ

6th March 2025.

Dear Local Plan team,

British Land Company Plc - Call for Sites Submission Update 2025, Greater Cambridge Local Plan

I am delighted to enclose British Land's submission to the Greater Cambridge (GCSP) Call for Sites Submission Update consultation – closing on 7th March 2025. The submission relates to the c.30.1ha (75 acre) parcel of land at South Trumpington, Cambridge. As one of the UK's largest property development and investment companies, we are committed to delivering long-term, sustainable benefits for communities, businesses, and stakeholders – a philosophy we call *Places People Prefer*. Our track record demonstrates our ability to create high-quality, thoughtfully designed places that support economic growth and community wellbeing.

Land at South Trumpington

We acquired the site in December 2022 (from previous landowner Grosvenor) with the view of promoting the site for Green Belt release through the Greater Cambridge Local Plan. Since acquiring the site, we have been considering how it can contribute positively to Greater Cambridge's economic and social priorities, whilst also supporting the ambitions as set out by the Cambridge Growth Company. As part of this process, we have undertaken comprehensive studies to better understand both the opportunities and constraints of the site.

We believe that our submission demonstrates that the land at South Trumpington is suitable, achievable and deliverable for allocation, and ultimately future development (subject to the planning process). We strongly believe that the site should be considered 'grey belt' as defined by the 2024 NPPF and as such, prioritised for release. Further, there is potential for the site to make a strong contribution to Greater Cambridge's needs in the short-term, with strong alignment with emerging local and national priorities.

Our vision is to provide an exemplar and deliverable growth proposition for Cambridge, offering a rich mix of uses. The site is ideally positioned to deliver a commercially led, mixed-use development comprising housing, including affordable and/or key worker homes, high-quality workspace for potential science and technology, R&D and advanced manufacturing occupiers, alongside essential infrastructure. There is also an opportunity to provide high quality, accessible green space and further enhance access and links into the neighbouring Trumpington Meadows Country Park. Given its strategic location and excellent connectivity, the site could complement and support neighbouring centres for global innovation – such as the Cambridge Biomedical Campus (CBC).

To inform and help contextualise this vision, we have prepared an Illustrative Masterplan which delivers c.400 new homes (mixed tenure) and c.225,000sqm (GEA) of flexible commercial-led, non-residential floorspace. The Illustrative Masterplan has also assisted with baseline environmental appraisals. However, as noted in our submission, this is our baseline masterplan and there is opportunity to explore mix and quantum of land use further with GCSP throughout the process.



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Strategic engagement

There is a unique opportunity for development at South Trumpington to be a positive example of partnership working and inward investment, informed by genuine public and community engagement, responding to local needs. The site has beneficial links with existing site and businesses across the city including important clusters such as the Cambridge Biomedical Campus (CBC) and the University of Cambridge's West Cambridge Campus. We are committed to exploring the potential to supporting these businesses via complementary workspace, infrastructure and/or essential worker housing.

We have and will continue to engage in the CBC engagement with developers to provide housing for campus staff consultation process - via Nick Kirby, Managing Director. Similar conversations have commenced with Cambridge University Hospital (CUH) and the Cambridgeshire emergency service providers.

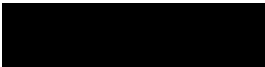
Supporting documentation

To demonstrate our confidence in, and commitment to the site, we have prepared a comprehensive package of information to assist Officers in considering the potential of the site for Green Belt release via the Local Plan process. Accordingly, please find the following documents enclosed for your review and consideration:

Document Title	Author	Date
GCSP Call for Sites Submission form	Stantec (Planning)	March 2025
The Vision for South Trumpington	Allies & Morrison Architects	March 2025
Planning Report - including HEELA assessment	Stantec (Planning)	March 2025
Archaeological Desk-based Assessment	MOLA	March 2025
Environmental Report	Ramboll	March 2025
Green Belt Assessment	FCPR	March 2025
Heritage Statement	MOLA	March 2025
Landscape & Visual Assessment	FCPR	March 2025
Employment and Housing Needs Case	Volterra	March 2025
Preliminary Ecological Assessment	Greengage	March 2025
Utilities Statement	Ramboll	March 2025
Transport & Movement Strategy	KMC	March 2025
Water Management Strategy	WSP	March 2025

We hope that you find the content of our submission helpful and informative. As noted above, we are supported by a full technical consultant team and would be happy to meet with you or respond to any queries you may have on the site. Please do not hesitate to contact me (jayme.mcarthur@britishland.com) or my colleague Gareth Roberts, *Head of Development - Science & Technology and Standalone Projects* (Gareth.roberts@britishland.com) should you need any further information.

Yours sincerely,



Jayme McArthur
 Planning Director - British Land

