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UNITED KINGDOM

Date: 7 March 2024

Ref: 333133024

**Greater Cambridge Shared Planning**

South Cambridgeshire Hall  
Cambourne Business Park  
Cambourne  
Cambridge  
CB23 6EA

Dear Sir / Madam,

**GREATER CAMBRIDGE SITES SUBMISSION CONSULTATION: LAND WEST OF CHALLIS CLOSE, FOXTON, CAMBRIDGESHIRE (HEELA Ref. 40159)**

**Introduction**

On behalf of BGO Fox Propco Limited and Mission Street ('the Landowner/ the Client') please find enclosed a submission in response to the Greater Cambridge Sites Submission Consultation exercise at Land West of Challis Close, Foxton, Cambridgeshire ('the Site').

The Submission follows the commencement of a Sites Submission Consultation exercise by Greater Cambridge Shared Planning in February 2025. This Submission and its enclosures demonstrate the Site is suitable, available and achievable for allocation for employment generating development.

The Site was submitted in the 2021 Call for Sites exercise and was promoted for the development of 15 residential dwellings by another party. The Site was assessed negatively and was not carried forward to draft allocation. This Submission replaces, in full, all previously submitted information for the Site (HEELA ref. 40159).

As landowner and developer of Burlington Park, Mission Street believe that future economic prosperity will be underpinned by growth and investment in scientific and emergent 'knowledge economy' industries. The allocation and future development of the Site will play an important role in contributing to these aims. Since 2021, Mission Street has invested in, and delivered, the regeneration of Burlington Park and built hugely positive relationships with the local community of Foxton and secured unanimous endorsement from the Parish Council during the planning process for The Press phases 1 and 2.

**The Site**

The Site is delineated by the red line on the Location Plan (ref.BPN-10-01-A-Site Location) submitted in support of the Submission.

The Site comprises greenfield undeveloped land populated by grassland and intermittent trees, none of which are subject to Tree Preservation Orders. The Site lies adjacent to the existing settlement boundary of Foxton. To the north and west the Site is bound by tree lines. To the east the site is bound by residential dwellings located along Challis Close.

To the south the Site is immediately bound by Burlington Press ('The Press'), a science and innovation campus on brownfield land, currently being developed by the Client which will provide in excess of 100,000 sqft of laboratory and office floorspace to meet unmet need in South Cambridgeshire.

## **The Opportunity**

The Submission proposes the Site to be allocated for employment uses, specifically advanced manufacturing / Research and Development and 'mid-tech' purposes. These uses are crucial to the supply chain and operation of life science and R&D sectors – of which Cambridge is a world leader in.

By virtue of the Site's location adjacent to The Press, the Site represents a sustainable opportunity to deliver facilities fundamental to the operation of the life science and R&D processes on the doorstep of an established science and innovation campus.

The Vision Document submitted in support of the Call for Sites Submission outlines the changing context of the Site and its surroundings since 2021 and by virtue of the change in nature of promotion of the site the site is now assessed positively and should be allocated for employment generating uses.

Allocation for employment uses at the Site is hence in full accordance with the national growth agenda to 'kickstart economic growth' and support the life science and R&D sectors within the subregion of Oxford – Cambridge Growth Corridor and the strategic aims of the adopted and emerging Joint Greater Cambridge Local Plan.

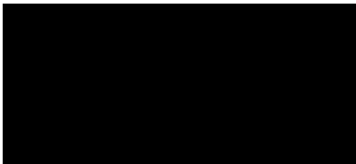
The Submission is supported by this Cover Letter and the following enclosures:

- Call for Sites Form.
- Location Plan.
- Vision Document.

We request formal acknowledgement of this submission and consideration as part of the sites submission exercise.

Should you have any queries please do not hesitate to contact me on +44 7493 869 201 / richard.maung@stantec.com.

Yours sincerely,



**STANTEC UK LIMITED**

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**Richard Maung**  
Planning Associate Director

