



The Press - North Site, Foxton Greater Cambridge Local Plan Sites Submission Consultation

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MISSION STREET



ARCHITECTS
OWERS WARWICK

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Introduction

This document has been prepared by Owers Warwick Architects and Stantec on behalf of BGO Fox Propco Ltd and Mission Street, in response to the Greater Cambridge Sites Submission Consultation exercise, 2025. Mission Street acquired Burlington Park and the adjoining Land West of Challis Close (“the Site”) in 2021 and have since been committed to investing in Burlington Park to transform the site from an underutilised industrial estate to a state-of-the-art science and innovation hub as part of the South Cambridge cluster: known as ‘The Press’. Mission Street’s vision is to secure the long-term success of The Press site and contribute to the continued economic growth within Foxton and Greater Cambridge.

As The Press enters its operational phase as a state-of-the-art science and innovation hub, the Site presents a sustainable and organic opportunity to expand and enhance the facilities provided to deliver science and technology supply chain facilities in the form of advanced manufacturing and/or ‘mid tech’ development.



CGI of The Press cafe and entrance to the new building

Purpose of this Document

The Submission, which this document supports, demonstrates that the Site is suitable, achievable and deliverable for allocation and that future development at the Site will contribute to the emerging aims of the Greater Cambridge Local Plan and of national and regional policies. This submission replaces all technical information provided to Greater Cambridge by the previous promoter Hill Residential Group (HELAA ref. 40159).

The document covers the following:

- The Context for Growth
- The Site
 - o Constraints
 - o Opportunities
 - o Site Submission Consultation 2021 vs 2025
- The Needs Case
- Design Response
- The Benefits
- About Mission Street

The Context For Growth

Meeting Local and Regional Needs

The government have established economic growth as the number one priority of this administration. The forthcoming Invest 2035: the UK's Modern Industrial Strategy states within the foreword that "growth is the number one mission of this government". Invest 2035 sets out a 10-year plan to encourage investment in 'growth driving sectors' which include Advanced manufacturing, digital and technologies and life sciences.

Greater Cambridge is a world leading research and development ('R&D') cluster and a centre for Life Science, ICT and Professional Services and Advanced Manufacturing business sectors. Cambridge's significance to the UK economy in several growth driving sectors cannot be understated.

Government commitment to supporting the sustained growth of R&D sectors in Cambridge was confirmed in the Chancellor's speech delivered 29 January 2025 establishing a commitment to the revival of the 'Oxford-Cambridge Growth Corridor'. The government's ambition to unlock economic growth both nationally and in sub region of Oxford – Cambridge in R&D is anticipated to contribute up to £78 billion to the UK economy by 2035.¹

The Greater Cambridge Employment and Housing Evidence Update (2023) (GCEHU) produced by Icen identifies mid tech as an emerging industrial sector and is considered to be important to the UK industrial strategy as a whole and crucial to the life sciences supply chain. Further, the report notes in terms of locational need mid tech / advanced manufacturing units are favoured to be located near existing science and technology clusters given the symbiotic relationship between the two.

The GCEHU defines 'mid tech' as 'a phenomenon arising in recent years and typically combines a former 'mixed B' type unit including advanced manufacture with dry / tech labs and storage space. These units often support part of life sciences supply chain.' The report further identifies an overall recommended industrial floorspace need of 200,000sqm over the plan period (2020-2041) and based on existing supply a current shortfall of 149,164sqm.

Whilst the report does not give a breakdown of this figure for mid tech / advanced

manufacturing units the context of Greater Cambridge as a world leading centre for R&D and the governments ambition to spearhead growth within the 'growth driving sectors' of advanced manufacturing, digital and technologies and life sciences indicates a expanding demand for supporting mid tech and advanced manufacturing development. The delivery of both R&D floorspace and supporting supply chain mid tech development is hence crucial should the ambition of delivering "Europe's Silicon Valley" be realised.

As both local and national policy aim to support the expansion of Cambridge and the surrounding region as a centre for life sciences, supporting development such as mid tech / advanced manufacturing facilities will be crucial to support the operation of laboratories and ensure the long term sustained success of the R&D sector.



¹ Reeves: I am going further and faster to kick start the economy, HM Treasury and The Rt Hon Rachel Reeves MP. 29 January 2025. Accessed 26 February 2025.

The Site Location

The Site is located to the north of The Press (Burlington Park), close to the centre of the village of Foxton. It has an area of 5,500m² (0.55ha).

It is well connected by road and rail, with the railway station within close proximity to the north and a regular bus service serving Station Road to the east.

-  A10

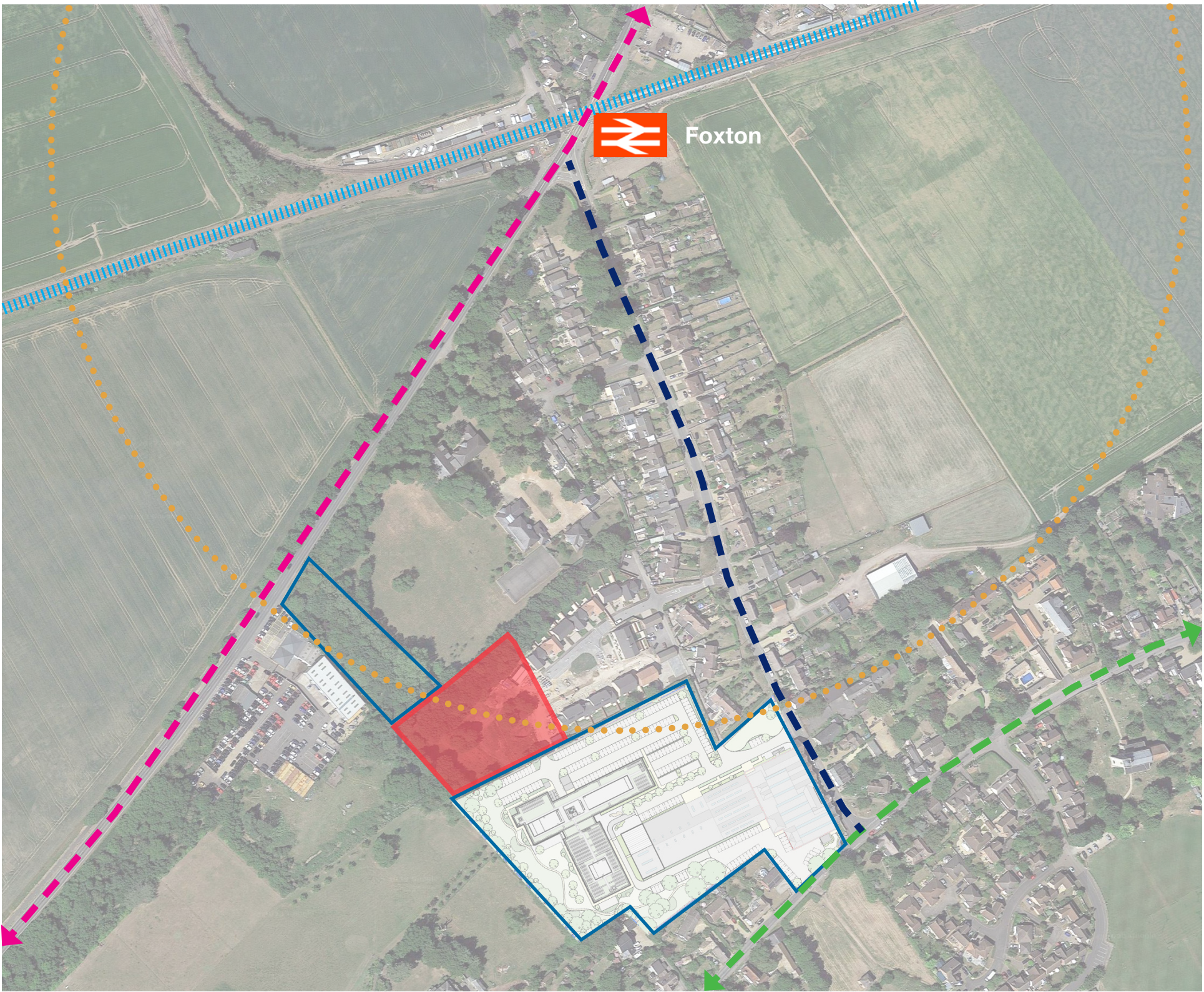
 High Street

 Station Road

 Railway Line

 5 min Walk Area
-  Site Boundary

 Adjacent Land also under Client Ownership



A map of the site and surrounding area showing connectivity

The Site

Site Constraints

- 1 Potential noise from the A10 to the north
- 2 Access from the A10 probably not possible due to highway constraints
- 3 Established trees and woodland to the north
- 4 Adjacent industry use to the west
- 5 Sensitive boundary to existing residential development to the east



The Site Site Opportunities

- ① Utilise access through The Press site to the south
- ② Will create space to support R&D uses at The Press
- ③ Dense woodland to the north and tree lined boundaries providing nice outlook and amenity space
- ④ Key views across green spaces to be maximised



The Site Site Submission Consultation 2021 vs 2025

The Site was submitted in the previous ‘Call for Sites’ exercise conducted by Greater Cambridge in 2021 (site ref. 40159) and was promoted for residential development of 15 dwellings.

The Site was assessed negatively and hence was not considered for allocation within the Greater Cambridge Local Plan First Proposals (2021). The Local Planning Authority’s main concern was that the site does not have a direct link to the adopted public highway and that there was no possibility of creating a safe access. Further issues identified included:

- Outside the development framework;
- Location within 200m of the Cambridge Green Belt and within 250m of a Mineral and Waste Consultation Area;
- Recreational impact on SSSIs, ecology and the environment;
- Within 100m of Foxton Conservation Area;
- Archaeological potential of the site;
- Affect on site from noise and nearby industrial / commercial practices;
- Contamination likely to be present.

What’s Changed?

Since 2021 Mission Street have been committed to investing Foxton to deliver high quality employment floorspace through the development of Burlington Press (Burlington Park); which borders the site the immediate south. Across three phases Burlington Park has been transformed from a dilapidated industrial estate to a state-of-the-art modernised science and innovation campus in the heart of the Cambridge Southern Cluster providing in excess of 100,000sq ft. of laboratory and office floorspace. Burlington Press has hence cemented Foxton’s strategic position within the Cambridge Southern Cluster and the Oxford – Cambridge Growth Corridor, both of which are of significant importance to the local and national economy.

As such since the publication of the 2021 HELAA the redevelopment of Burlington Press has transformed the context of the Site from disconnected greenfield land to a site physically connected to a key employment site. This presents an opportunity for the site to aid the economic function of Burlington Press and enhance its productivity and offer to the Cambridge Southern Cluster.

A table which compares the 2021 HELAA Assessment to a revised 2025 assessment of the site is included in **Appendix A**. The revised assessment accounts for the changing context of the site and its surroundings outlined above. Overall, the site is assessed positively and it is demonstrated that there is no reason to prevent the allocation of site for employment uses.



CGI of the new site access to The Press from Station Road

The Needs Case

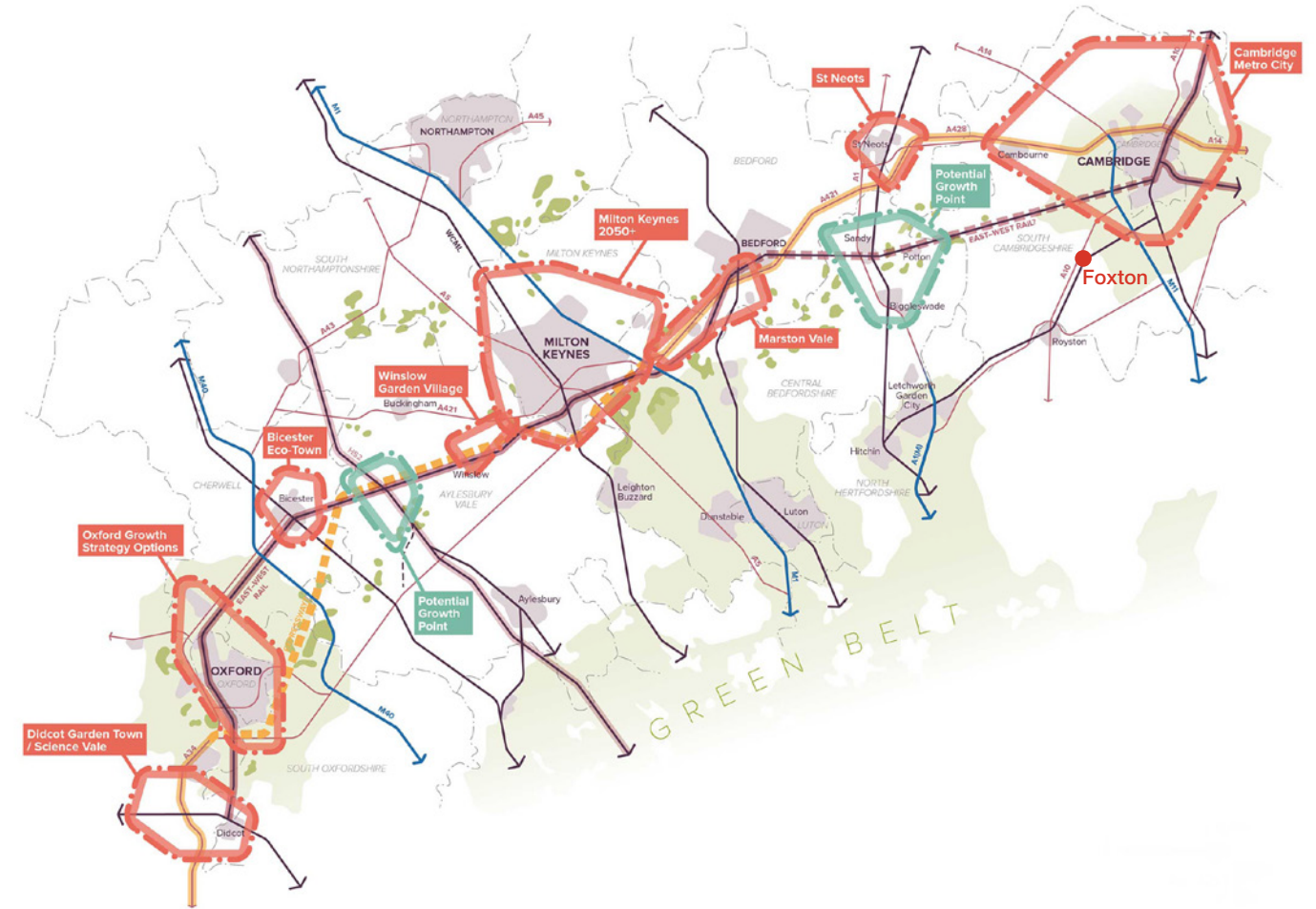
Advanced manufacturing facilities or ‘mid-tech’ development are fundamental to support the process of R&D practices that take place within laboratories. As Burlington Press emerges into its operational phase, potential occupiers have expressed interest in the potential for advanced manufacturing facilities / mid tech development at the site to support R&D uses.

The Site’s immediate location next to Burlington Press provides a suitable and deliverable opportunity to deliver an economic role in supporting and facilitating R&D processes. The unique opportunity would aid the transformation of Burlington Press into an eco-system whereby crucial supply chain infrastructure is located on site. Further locating such supporting development on site will enhance the sustainability credentials of the site as a whole, reducing the need for transportation of goods and capital. Locating such development in close proximity to an existing cluster directly speaks to market demand and trends as stated within the Greater Cambridge Employment and Housing Evidence Update (2023) as outlined above.

Further the transformed context of the Site’s immediate surroundings enables direct access from the site to the highways network to be provided via Burlington Press, mitigating issues previously identified with the site regarding access.

Burlington Press and the Site sit at heart of both the Cambridge Southern Cluster and the Oxford -Cambridge Growth Corridor. The site represents an opportunity to contribute to the growth agenda mandated by national government and build on the success of an established R&D employment site. The proposals would be consistent with national and local growth ambitions with regards to supporting the key industries of Advanced manufacturing, digital and technologies and life sciences.

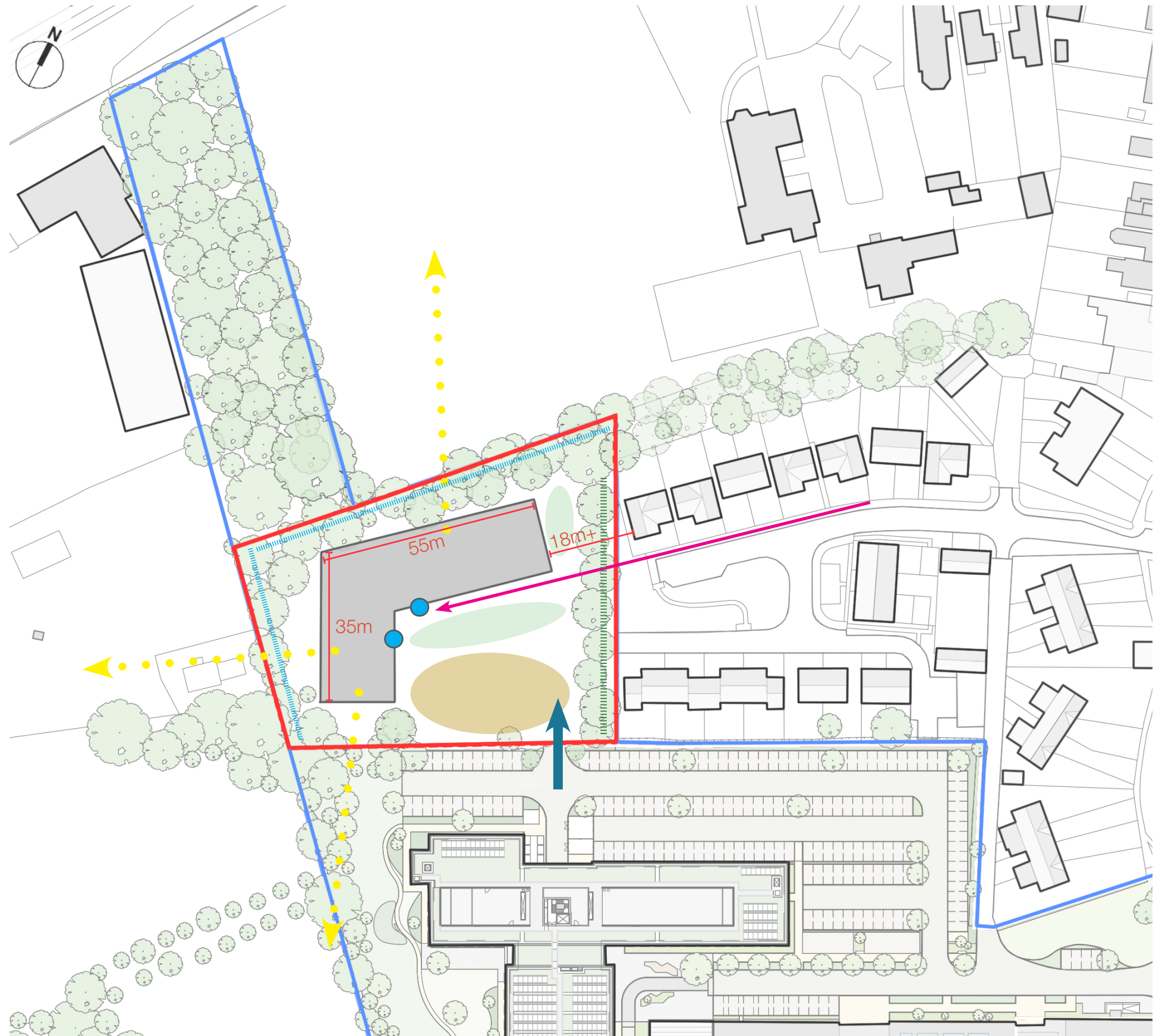
As explored within the vision document development at the site can be located with no detriment to nearby residential units and any future proposal will be able to take full account of the constraints of the site.



Oxford to Cambridge Arc, David Lock Associates. With Foxton identified

Design Response

- Total site area
Area = 5,500m² (0.55ha)
- ➡ Primary site access
- ||||| Tree lined boundaries to be retained
- ||||| New tree lined boundary between commercial and residential uses
- ..➡ Key views to be maximised
- ➡ Sight-line along existing residential street retained
- New building form (plan depth 18m)
Proposed GEA (over 2 floors) = 3,000m²
- xx Key dimensions
- Options for building entrance
- Car parking and deliveries area to service the new building
- Landscape and amenity space to enhance setting of new building



The Benefits

Delivery of mid tech / advanced manufacturing uses at the site would provide the following benefits:

- Contribute to the delivery of an ecosystem at Burlington Press, the major employment site in Foxton.
- Delivery of mid tech / advanced manufacturing facilities on site, in a sustainable manner, to serve the approved uses at Burlington Press.
- Meeting the identified demand for mid tech / advanced manufacturing floorspace within Greater Cambridge.
- Contributing to economic growth mandated by national government within the Oxford-Cambridge Growth Corridor in a key priority growth sector.

Examples of mid-tech buildings:



Zeus Building, Harwell, Oxford



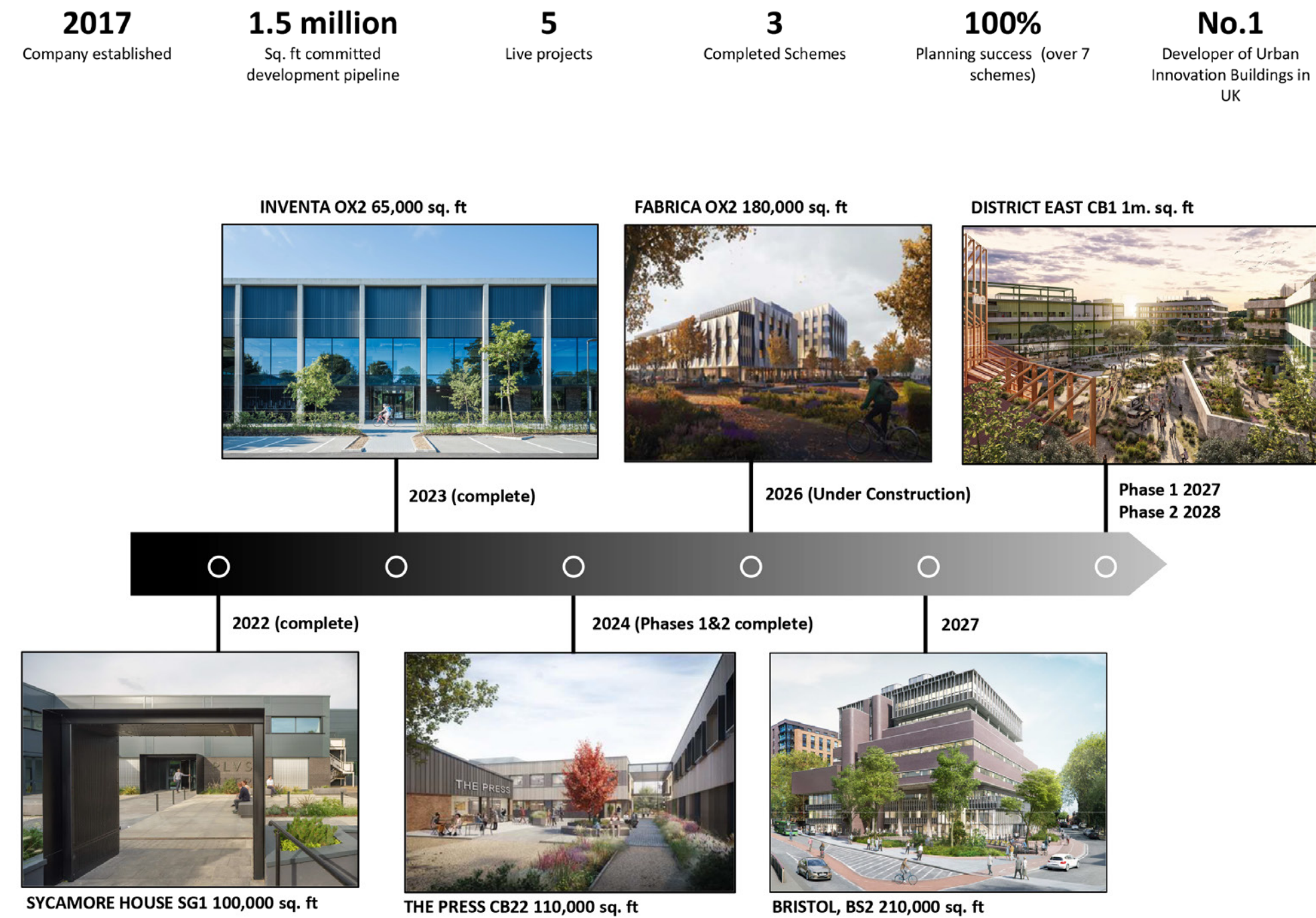
Zeus Building, Harwell, Oxford



Zeta Building, Harwell, Oxford

About Mission Street

Specialist science & innovation real estate investor, developer and operator



Mission Street (MS) is led by a best-in-class team with an unrivalled track record in delivering and operating innovation buildings:

- Developing the most centrally located Urban Innovation Districts in both Oxford and Cambridge
- Pioneered the ‘West End’ district of Oxford – catalysing 2.5m sq. ft development pipeline of academic and commercial innovation development
- Developing the largest ‘blank canvas’ Urban Innovation District in the Golden Triangle (23-acre site/ 1m sq. ft in Cambridge)
- 7.0 million square feet of development experience across the team
- Led over 1.8 million square feet of Science and Innovation Buildings
- Assets managed in excess of £7.0 billion in AUM
- Over 8.0 million square feet of real estate transacted

Appendix A

2025 Response to Greater Cambridge Local Plan

Greater Cambridge HELAA 2021 Criteria	Issue/ Question	Greater Cambridge HELAA 2021 Assessment	Greater Cambridge HELAA 2021 Comments/ Response	Landowner/ Promoter 2025 Assessment	2025 Response
Suitable	Adopted Development Plan Policies	Amber	Outside of Development Framework Within 200m of the Cambridge Green Belt Within 250m of a Mineral and Waste Consultation Area	Amber	No change
	Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 15% lies in a 1 in 1000 year event.	Green	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 15% lies in a 1 in 1000 year event. Risk of surface water could be mitigated through design. Proposed uses (Class B/ E) are classed as 'less vulnerable' uses.
	Historic Environment	Amber	Within 100m of a Conservation Area. The site is close to the boundary of the Foxton Conservation Area which wraps around this site and the adjacent building to the east, development of the site could have a detrimental impact on the Conservation Area, but the impact could be reasonably mitigated.	Amber	No change in statutory designation. However, the approved employment development at Burlington Park ("The Press") has changed the immediate context and setting of the site.
	Archaeology	Amber	Archaeological investigation in advance of development at Challis Close identified Bronze Age enclosures.	Amber	No change.

Greater Cambridge HELAA 2021 Criteria	Issue/ Question	Greater Cambridge HELAA 2021 Assessment	Greater Cambridge HELAA 2021 Comments/ Response	Landowner/ Promoter 2025 Assessment	2025 Response
Suitable	Landscape and Townscape	Green	<p>NCA 87 The East Anglian Chalk District Area The Chalklands, site is typical of the settlement character.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands Development upon this site would have a negligible impact to the landscape settlement character. Landscape enhancement measures to include the following: the development to reflect the existing settlement rural characteristics, existing boundary planting to be protected and retained and a new landscape buffer to be included to the south of the site.</p>	Green	No change.
	Biodiversity and Geodiversity	Amber	Recreational impacts on SSSIs to be considered. Scattered trees and boundary habitats may qualify as Habitat of Principal Importance/priority habitat and/or be of high ecological importance. Otherwise, habitats within the site likely to be of low ecological value. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.	Amber	No change.
	Open Space/ Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.	Green	No change.

Greater Cambridge HELAA 2021 Criteria	Issue/ Question	Greater Cambridge HELAA 2021 Assessment	Greater Cambridge HELAA 2021 Comments/ Response	Landowner/ Promoter 2025 Assessment	2025 Response
Suitable	Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p>	Green	<p>Changes relate to:</p> <p>Distance to Employment Opportunities: Less than 100m (Approved development at Burlington Park, including new café).</p>
	Site Access	Red	<p>The proposed site does not have a direct link to the adopted highway.</p> <p>No possibility of creating a safe access.</p>	Green	Access to be provided via Bulington Press – an existing employment site with strong vehicular and access links to both Station Road and High Street

Greater Cambridge HELAA 2021 Criteria	Issue/ Question	Greater Cambridge HELAA 2021 Assessment	Greater Cambridge HELAA 2021 Comments/ Response	Landowner/ Promoter 2025 Assessment	2025 Response
Suitable	Transport and Roads	Amber	Potentially part of a cluster and, therefore, may require a cumulative assessment. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.	Amber	Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
	Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by noise from nearby industrial / commercial activities but is acceptable in principle subject to appropriate detailed design considerations and mitigation.	Green	The industrial use of Burlington Park no longer operates since the grant of planning permission for The Press, which is now nearing completion. Any noise impact on nearby residential properties can be adequately mitigated through detailed design
	Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.	Green	No change.
	Contamination and Ground Stability	Amber	Brownfield site, contamination expected, conditions required	Amber	No change.
Further Constraints	Constraints to development	-	Agricultural Land Classification: 100% Grade 2		No change.
	Strategic Highways Impact	Green	Within Highways England Zone 10 – South West <2,000 dwellings / 5,000m2 employment – Capacity for growth	Green	No change.
	Employment	-			
	Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:		Not applicable.

Greater Cambridge HELAA 2021 Criteria	Issue/ Question	Greater Cambridge HELAA 2021 Assessment	Greater Cambridge HELAA 2021 Comments/ Response	Landowner/ Promoter 2025 Assessment	2025 Response
Available	Is the site controlled by a developer or landowner who has expressed an intention to develop?	-	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.		The site ownership has since changed since 2021. The Site is submitted by the landowner/or site promoter who has confirmed the site is available for development in the timescales indicated
	Are there known legal or ownership impediments to development?	-	No		No
	Is there planning permission to develop the site?	-	No relevant planning history		No relevant planning history
	When will the site be available for development?	-	0-5 years		0-5 years
Achievable	Is there a reasonable prospect that the site will be developed?	-	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density		The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and commercial development is likely to be viable and consistent with surrounding uses.