

Duxford HUB

**The Supply Chain Hub for
Cambridge Life Science and
Technology Cluster**

July 2024



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FINAL VERSION (v2)

FOREWORD

Albanwise and Russell Smith Farms are local landowners with a combined parcel of land covering an area of 314 hectares adjacent to the internationally renowned Imperial War Museum at Duxford, located at the heart of the Cambridge Life Sciences Cluster.

Drawing inspiration from the recently published 'The Case for Cambridge' document and our experience of farming in the local area, we recognise the importance of supporting and helping facilitate the continued economic growth of Greater Cambridge. The 'Case for Cambridge' recognises the area's role as Europe's leading life sciences centre, which is home to a wide variety of internationally-renowned businesses and dynamic start-ups. The site provides an excellent opportunity to complement the existing cluster by providing mid-tech and start up commercial and laboratory space.

As our vision will explain, we believe that the Duxford HUB can play a critical role at the centre of the Cambridge Cluster, helping to support existing life sciences and technology businesses by providing supporting businesses aiding the local supply chain. With its unique geographical position benefitting from access to the UK's motorway network, a mainline railway station at Whittlesford Parkway, access to public transport corridor and active travel corridors and the nearby runway at Duxford Airfield, the Duxford HUB can play a pivotal role in enabling Cambridge to reach its full economic potential. We believe the Duxford HUB can deliver much needed additional research space ensuring Cambridge continues to compete against its international rivals while at the same time providing a new sustainable travel mobility hub, and providing much needed new public open space, biodiversity enhancements, and attracting greater visitor numbers to the Imperial War Museum, the largest aviation museum in Europe.

We would be delighted to work together with the Cambridge Delivery Group, and our nearby businesses and communities to provide a world-class facility of which we can be proud.

Max Barnes - Albanwise
Managing Director

Robert Smith - Russell Smith Farms
Managing Director



Extent of landownership

Government Objectives: The Case for Cambridge

On 24th July 2023 the Secretary of State for Levelling Up, Housing & Communities announced plans that involved “*supercharging Europe’s science capital*” – meaning Cambridge could see huge new development by 2040. It was recently reported that the housing secretary was drawing up proposals for the city and surrounding area that could see an additional 150,000 homes built.

It is clear that there are numerous benefits that stem from agglomeration and this matters to research-intensive cities like Cambridge both in terms of academia and industry. Currently we are aware that many of the city’s world class businesses and research institutes are struggling to expand due to a shortage of office and laboratory space. In addition, Cambridge has an acute need for more housing and supply has not kept up with demand making the city and many of the surrounding areas increasingly unaffordable for most.

Duxford Hub seeks to play a significant contribution to meeting the Chair of the Cambridge Delivery Group, Peter Freeman CBE’s vision that ‘*Cambridge in 2050 should be an exemplar for placemaking, combining good design, sustainable transport, new employment and housing that benefits everyone*’.

The Government recognises that the ‘*potential contribution Cambridge could make to the UK economy is significant*’. It predicts that ‘*Illustrative growth scenarios show that if 150,000 new homes are built by 2050, which could increase the*

population and number of economic residents, there is potential to add approximately £6.4 billion to the economy’.

The Case for Cambridge notes that ‘*As a home to global leading research clusters, demand for specialist skills is very high*’ and that ‘*Cambridge has the highest share of graduates of all cities in the UK*’. It also has ‘*the highest share of qualifiers in science, technology, engineering and mathematics (STEM) subjects*’.

The Case for Cambridge acknowledges that there is an acute need for laboratory space. It states that ‘*In 2020 the volume of laboratory space sought by companies by the city exceeded the level of office space available*’. It also acknowledges the benefits of agglomeration and this demonstrates why Duxford Hub is so beneficially located to help embed this. It states that ‘*The positive impact of geographic concentration is already visible right across Cambridge’s unique life sciences and technology ecosystem, and if we hold agglomeration as a central principle of any future growth plans the benefits will continue to increase. This is especially the case as knowledge based industries, which Cambridge is famed for, tend to benefit most from the free flow of knowledge and information. At present the difficulty of moving speedily is constraining the effective size of Cambridge and its potential for productive growth*’

Local Plan Context

In March 2024, the Greater Cambridge Shared Planning Service published an update to the timetable for the preparation of its new Greater Cambridge Local Plan. This is a key planning document which would ensure that growth in Cambridge and South Cambridgeshire is delivered in a sustainable way for people and the environment.

Councils are required to maintain up-to-date timelines for their plan-making processes. As the existing timetable for the Local Plan can no longer be met, owing to multiple external factors which need to be addressed before it can be completed, the timetable update sets out the planning service’s best estimate for the Local Plan’s next steps. This is now likely to take into account some of the points raised in the Government’s recent publication of the Case for Cambridge

Both councils have existing Local Plans which were adopted (individually) in 2018. Work on the emerging Greater Cambridge Local Plan – the first joint Local Plan for Cambridge and South Cambridgeshire – has been ongoing since 2019, with public consultations taking place in 2020, and late 2021, ahead of both councils agreeing the ‘Development Strategy Update’ in early 2023. Current evidence in the emerging Greater Cambridge Local Plan identifies a need for a further 14,500 homes between 2020 and 2041, in addition to the 37,200 homes already provided for by the 2018 Plans, reflecting jobs forecast for the area.

Factors affecting the progress of the Local Plan include uncertainty about:

Water supply: an issue which the Greater Cambridge Planning Service warned in January 2023 could delay existing plans for housebuilding if not addressed by Government. Government has now established a Cambridge Water Scarcity Group and allocated funding to help address the issue, but work is in the early stages

Transport: next steps to enable a sustainable transport strategy that can support the Plan, addressing issues raised by the decision by the Greater Cambridge Partnership not to take forward the Making Connections proposal and to pause the Cambridge South East Transport Scheme. Local partners now need to collaborate to address these issues via the forthcoming Greater Cambridge Transport Strategy

Waste Water Treatment Plant: Anglian Water’s Development Consent Order process to seek to relocate its Waste Water Treatment Plant is ongoing, with a decision due towards the end of 2024. If approved, this would unlock land for a new North East Cambridge development which would be a major site in the emerging Plan

National planning reforms: expected to be introduced in autumn 2024. While the intention of the reforms is to speed-up plan making, GCSP planners do not yet know what additional work may be required to update work already done as part of the emerging Plan, in order to meet new requirements. Overall, the reforms may not impact the timeline, but planners cannot be certain at this stage.

The landowners recognise the important role the GCSPS has in delivering The Case for Cambridge and looks forward to engaging proactively and constructively to deliver a shared vision for the area.

The Right Location



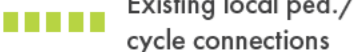





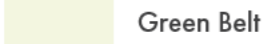
Duxford Hub offers a unique opportunity to provide a highly sustainable new complimentary life science and research campus supporting the Cambridge Cluster and very well placed to provide excellent connectivity to jobs and opportunities at the nearby life-sciences cluster around the Cambridge Biomedical Campus. The site is unique in Greater Cambridge in having direct access to a motorway, mainline railway station and airfield runway.

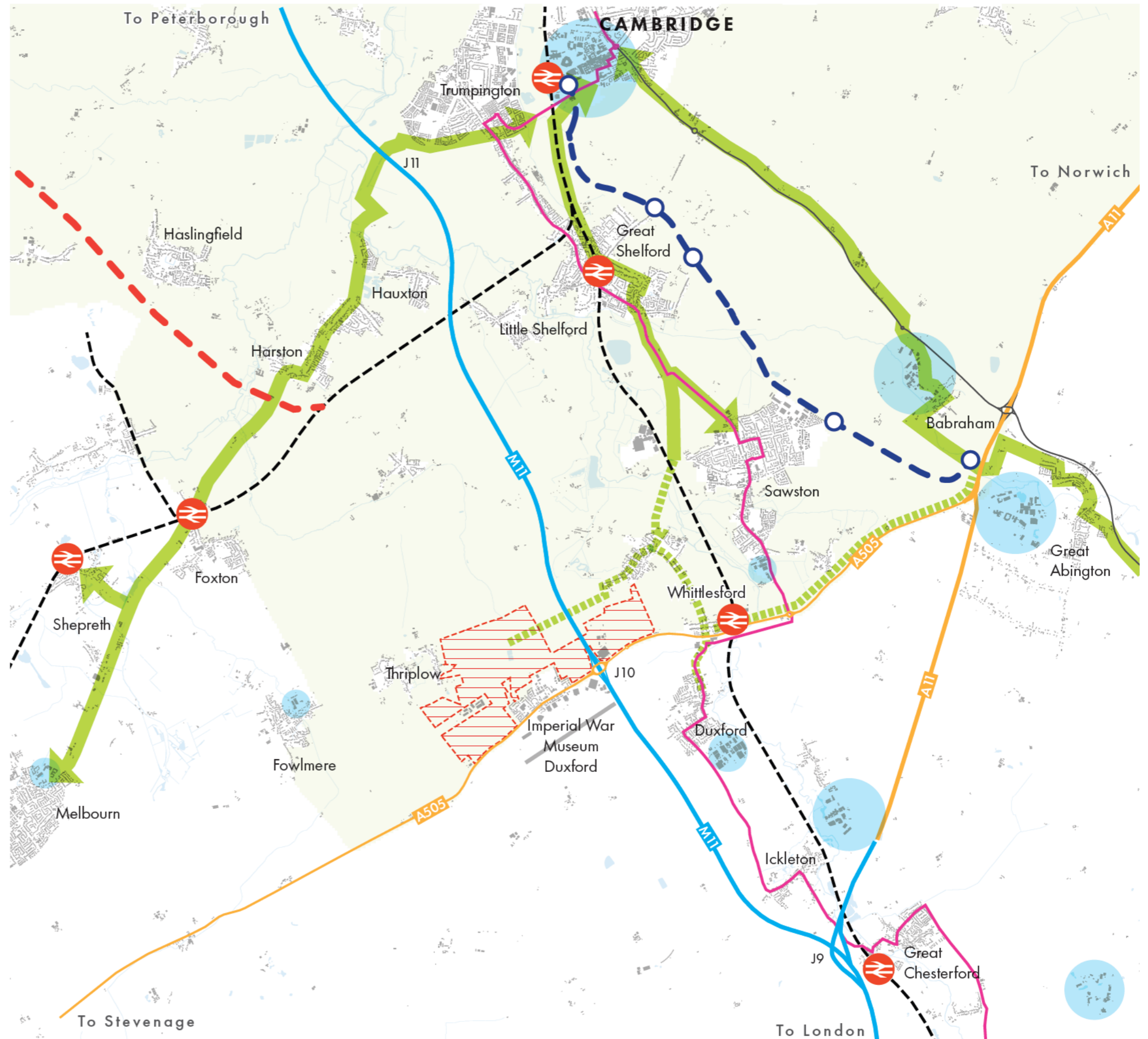
Duxford Hub seeks to deliver a commercial-led development to support the ambitious growth aspirations set out in the Government's recently published document: 'The Case for Cambridge', which recognises the huge demand for commercial floor space in the Cambridge Cluster.

Duxford Hub is strategically located immediately adjacent to junction 10 of the M11 motorway, and approximately 1Km. west of Whittlesford Parkway railway station, which provides fast rail links to Cambridge, Stansted Airport, and London, and in 2025 will be just a 5 minute train journey to Cambridge South and the Cambridge Biomedical Campus. The creation of a complimentary commercial hub to serve the surrounding life sciences and research and development clusters provides a unique opportunity, and the location of Duxford HUB is unique in this regard benefiting from access to road, rail, and air.

We know that Cambridge is experiencing an acute shortage of commercial space, particularly of laboratory space, and there is a strong demand from both start-ups and large companies, including multi-national life science companies.

LEGEND

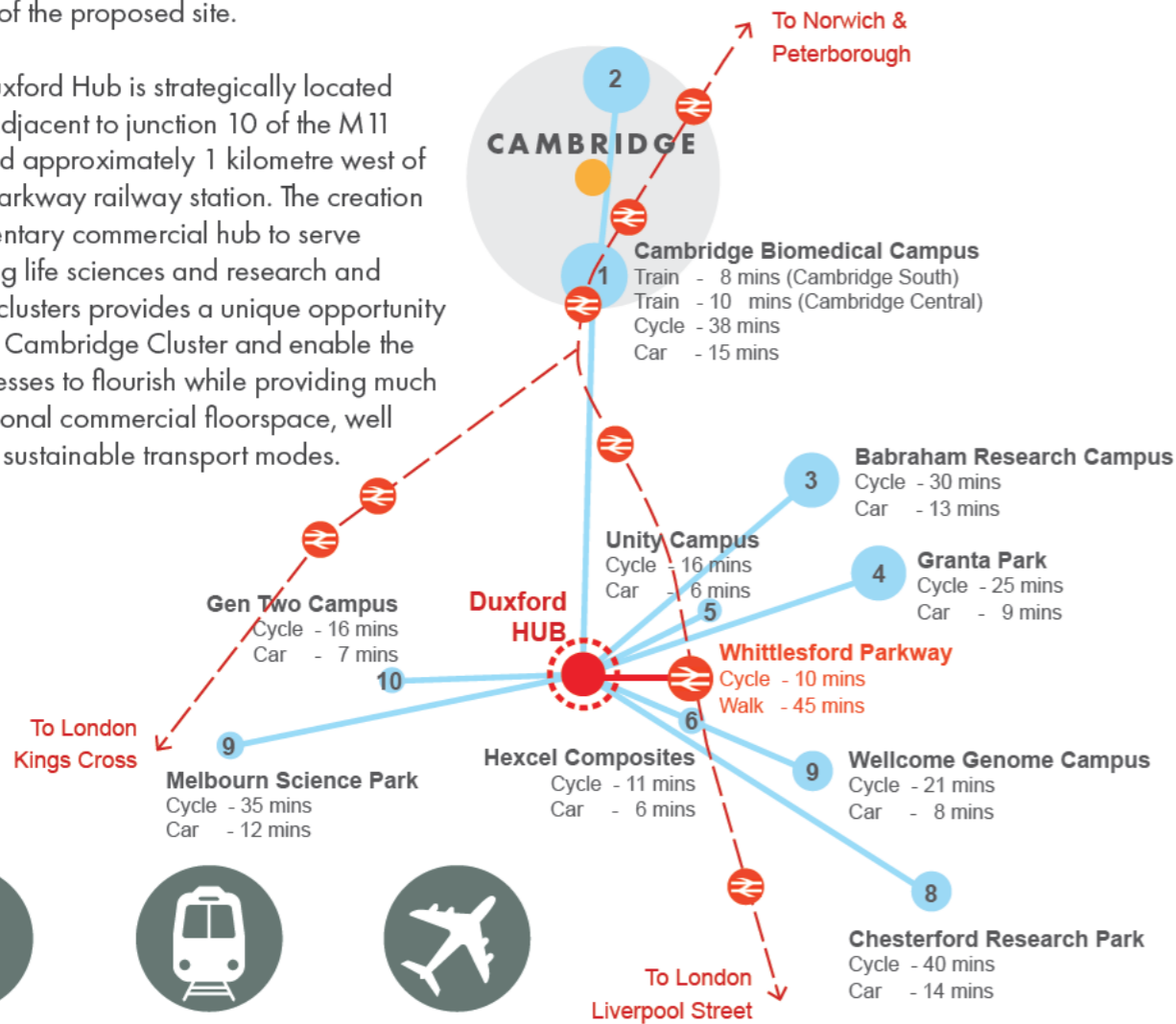
-  Site
-  Citi 7 bus route
-  Existing local ped./cycle connections
-  Life Science/Technology campus
-  Railway line and stations
-  Cambridge Greenways
-  East West Rail route
-  CSET route
-  Green Belt



At the Centre of the Cambridge Cluster

Cambridge is home to Europe's largest life sciences, research and development cluster, consisting of more than 30 science and technology parks within 20 kilometres of the city. Duxford HUB lies at the centre of this globally important cluster of companies; all within 12 kilometres of the proposed site.

In addition Duxford Hub is strategically located immediately adjacent to junction 10 of the M11 motorway, and approximately 1 kilometre west of Whittlesford Parkway railway station. The creation of a complimentary commercial hub to serve the surrounding life sciences and research and development clusters provides a unique opportunity to support the Cambridge Cluster and enable the existing businesses to flourish while providing much needed additional commercial floorspace, well connected by sustainable transport modes.



64 mins
London
Liverpool Street
by train



55 mins
London
Kings Cross
by train via Cambridge
station



28 mins
London
Stansted Airport
by train

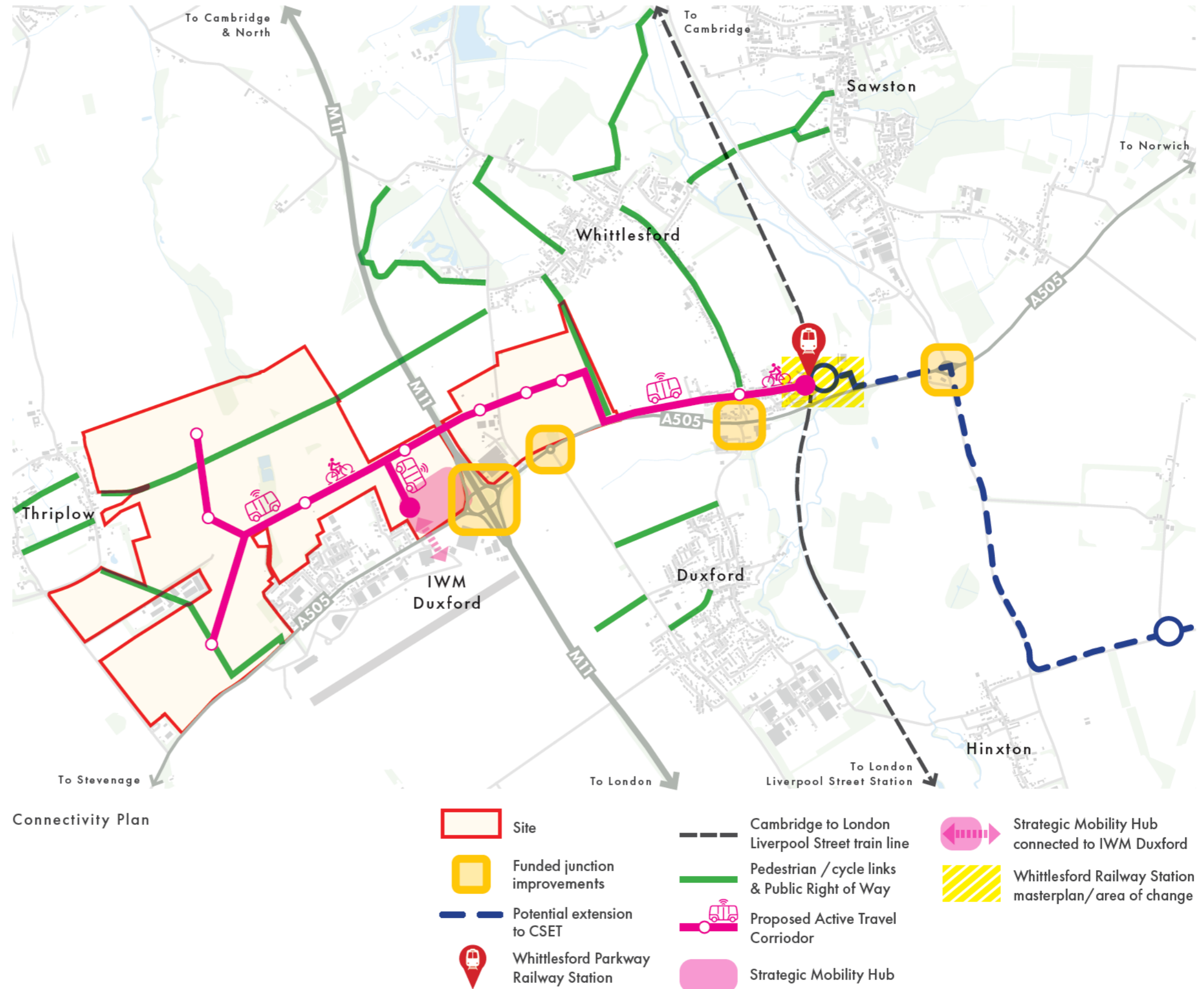


Duxford HUB

A Connected Place

Our vision for Duxford HUB is for it to be a highly connected place focussed around sustainable and active travel that will include:

- Enhanced highway junctions including junction 10 of the M11, enabling better connectivity and safety at key junctions and increasing traffic flow.
- A new Strategic Mobility Hub (with shops, toilets, cafés etc.) providing commuters and visitors with parking facilities linking into the new sustainable transport network to reduce traffic on the A505 and other local roads.
- Multi-modal connectivity between Whittlesford Parkway and the new Strategic Mobility Hub adjacent to the Imperial War Museum enabling a significant uplift in visitors to reach this major tourist attraction by a variety of modes.
- Extension to Cambridge South East Transport (CSET) to provide a direct spur to link to Whittlesford Parkway railway station providing direct sustainable transport links to other nearby life sciences and research parks.
- Enhancements to Whittlesford Parkway railway station to accommodate a significant increase in passenger numbers and better interchange facilities between transport modes
- A dedicated sustainable and active travel corridor with an autonomous shuttle service alongside high-quality cycling, walking, and wheelchair provision linking the commercial areas of Duxford Hub with the Strategic Mobility Hub/Imperial War Museum and Whittlesford Parkway/CSET interchange, creating a safe environment that minimises conflicts with motorised traffic.
- Enhancements to existing and proposed new pedestrian and cycle links building on the emerging Greenway network, and providing sustainable links to surrounding villages including Duxford, Sawston, Thriplow, and Whittlesford.



Connectivity Plan

Duxford HUB Concept

The Illustrative Concept Plan opposite has been prepared to provide an early indication of the potential quantum and disposition of uses across the site. It also begins to illustrate how a local rapid transport network/corridor can be incorporated into the scheme and connect to the wider public transport network.

Duxford HUB in numbers:

280 HA - Site Area

80 HA - Mid-Tech & Start up development

183 HA - Areas of public open space, biodiversity enhancements and sports pitches

10 HA - Strategic Mobility Hub

7 HA - Heathfield Community Hub

All areas are approximate gross areas and subject to possible change as masterplan evolves.

LEGEND

- Site
- Mid-Tech & Start up development
- Strategic Mobility Hub
- Active travel corridor and Stops -
 - Autonomous Vehicles (AV)
 - Pedestrian
 - Cycle
 - Electric Scooters
- Primary Greenway Corridors



Illustrative Concept Plan

- 1** Heathfield Community Hub
 - Local shop
 - Sports pitch
 - Skate Park
 - Play space
 - Community Orchard
- 2** Areas of public open space and habitats and biodiversity enhancements and SuDS.
- 3** Sports fields.
- 4** Roman Fields - Area of public open space on Scheduled Monument incorporating interpretation boards.

Duxford HUB

For Now and the Future

At the heart of Duxford HUB is the delivery of a modern, high-quality sustainable employment development for Cambridge and region with a deliverable long-term active travel and environmental strategy at its heart.

Modern Working Environment

Set over 80 hectares, Duxford HUB will deliver new, state of the art Mid-Tech commercial employment space that is focussed on the Cambridge Life Science and Technology cluster.

The HUB will provide a modern, fit for purpose development that benefits from its central location within the Cambridge cluster and the transport network.

The development will deliver sustainable and active travel strategy, encouraging journeys to and from work by train, bus cycle and walking.

The development will also benefit from a parkland setting and sports and social facilities that fosters a collegiate, co-working environment, promoting collaboration, health and wellbeing.



Strategic Mobility Hub

The sustainable access strategy for the site will include a 'Strategic Mobility Hub', this will draw different modes of transport together - walking, cycling, scooters, lift sharing, and public transport as well car parking. The hub could be expected to include services such as cycle and e-mobility (e-scooter, e-bike) hire, cycle tool station, public transport information, parcel collections/deliveries, EV charging, coffee kiosks, retail or offices etc, and would be set within a landscaped community square providing high quality public realm.

It is expected that the hub would also benefit IWM Duxford for parking, particularly on air show days.



Active Travel Corridor

Running through the centre of the site will be a dedicated active travel corridor. The corridor will be designed to provide safe, convenient and pleasant routes for pedestrians, cyclists, scooter and buses. The corridor will connect to all areas of the site and to the new Strategic Mobility Hub. The ambition is also for the corridor to connect to Whittlesford Parkway railway station and for it to accommodate autonomous shuttle service.



Active and Biodiverse Landscape

Duxford HUB will be set within a new parkland setting of around 183 hectares.

This provides the scope and opportunity to deliver substantial new areas of blue/ green habitat and biodiversity enhancements, strengthening the ecological networks and responding to our changing climate.

The proposals will include a rich mix of new tree, orchard, hedgerow and species-rich meadow planting. Several new ponds, swales and wetlands would be incorporated. This will create a diverse range of habitats and substantial gains in biodiversity and an attractive and pleasant working environment.

New areas of sports pitches are also provided as part of the overall design for the comprehensive employment scheme, together with local pitches and facilities for residents of Heathfield.



Summary

Having carefully considered the compelling 'Case for Cambridge' we believe that Duxford HUB is a unique opportunity to complement the existing life sciences and research & development cluster, and provide a new cluster of business and facilities that will enable this key sector to grow. Benefitting from its prime location immediately adjacent to the M11 motorway and within 1 kilometre of Whittlesford Parkway railway station, Duxford HUB benefits from its excellent connectivity and is strategically placed at the heart of this important cluster. Its location to the north of the internationally renowned Imperial War Museum and with an opportunity to link into wider CSET proposals and active travel corridors, the Duxford HUB proposals provides an opportunity to deliver a high-quality integrated transport system focused around a new strategic mobility hub that enables meaningful modal shift to more sustainable modes of transport including active travel, while at the same time offering a unique opportunity to dramatically increase visitor numbers to the Imperial War Museum.

The site benefits from a straightforward landownership situation making deliverability much less complex than on many other sites with several landowners. Albanwise and Russell Smith Farms have an agreed vision and purpose, as well as a commitment to working constructively and collaboratively with the Cambridge Delivery Group and other public sector bodies and businesses. For these reasons and those set out in this vision document, we believe Duxford HUB's role in helping the deliver the 'Case for Cambridge' should be seized to enable the wider benefits for the UK economy to be realised.



RIGHT LOCATION

WITHIN 1KM OF
WHITTLESFORD PARKWAY
RAILWAY STATION AND
OFF JUNCTION 10 OF THE
M11 MOTORWAY



80 HECTARES

MODERN MID-TECH
SPACE TO SUPPORT
THE CAMBRIDGE
LIFE SCIENCE CLUSTER



10 HECTARES

STRATEGIC MOBILITY HUB
AND DEDICATED
ACTIVE TRAVEL CORRIDOR



183 HECTARES

PUBLIC OPEN SPACE,
BIODIVERSITY AND
HABITAT ENHANCEMENTS
AND SPORTS FACILITIES

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