

Your ref:

Our ref:

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Date:

26/03/2024

Stephen Kelly (by email)  
Planning Director  
Greater Cambridge Planning Service  
South Cambridgeshire Hall  
Cambourne Business Park  
Cambourne  
Cambridge  
CB2 1PB

Dear Stephen,

## **CSET2- BUDGET ANNOUNCEMENT 6 MARCH 2024**

I hope you are well and managing to keep the numerous planning plates spinning.

I write to you following the positive news from the recent Budget announcement with respect to the confirmation of government funding to pump-prime the start of CSET 2 from the Biomedical Campus to Granta Park. In light of this announcement which has been welcomed by the Greater Cambridge Partnership, I wanted to remind you of our clients' proposals which we have promoted on their behalf through the recent Joint Local Plan process. The proposals are integral to the CSET 2 objectives with the critical infrastructure of the busway and Travel Hub on our clients' land. Our proposals which are Residential led would provide much needed homes for the growth in worker numbers on the adjoining Babraham Research Campus, Granta Park Science Campus and Cambridge Biomedical Campus.

I do not want to bombard you with copious documents so I have attached a landowner's response column to the councils HELAA Site Assessment (**Site 40297 on pages 391-398 of Appendix 4a from the HELAA report**) to summarize our detailed responses to the Council's site comments which we submitted in report form to the local plan consultation in December 2021.

In addition to the information attached in the landowner's response column I set out below the essential benefits which would be delivered by the proposals:

- The site lies within easy walking distance of both Babraham Research Campus and Granta Park, both major employers with further buildings consented, and our site is also the allocated park & ride car park and hub for the CSET scheme, which promises to offer speedy, direct access to Cambridge Biomedical Campus and the wider city of Cambridge.
- Technical work associated with our vision document has proved the deliverability of around 3,000 homes plus schools and other infrastructure, R&D development and a country park.



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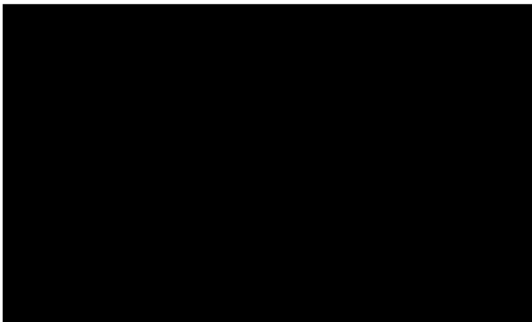
There is also substantial additional acreage available to provide a solar farm which would potentially enable the scheme to be operationally net zero and also supply renewable energy to the two neighbouring science parks.

- The land is currently in use as an arable farm and has the benefit of a substantial water abstraction licence used for crop irrigation. Our client would be prepared to surrender this licence and we are led to believe that the water usage of the new homes would be a broadly similar amount therefore the development could achieve water neutrality. Our client's proposals will be able to make a positive contribution to solving the important Water Neutrality issues locally following the Budget announcement on the setting up of the Water Scarcity Group.
- The Allocation of the site for the development proposal would deliver significant community, public recreation and environmental benefits from the creation of a new 170 hectare country park, comprising up to 250,000 new trees, 30 hectares of new chalk grassland and footpaths connecting with existing chalk grassland and the wider environment, including the Roman road, the very popular Wandlebury Park and the ancient woodland at Granta Park. In terms of NBS uplift our current assessment suggest the proposal may be able to deliver a circa 53% NBS uplift.

We would welcome a meeting with you to discuss how our client's proposals can deliver positive outcomes on these important issues which are currently holding back development.

I look forward to hearing from you.

Yours Sincerely



**Rob Hopwood**  
Partner, Planning

