

Our ref: Q220545
Your ref: N/A
Email: [REDACTED]
Date: [REDACTED]



Planning Policy
Greater Cambridge Shared Planning
South Cambridgeshire Hall
Cambourne Business Park
Cambridge
CB1 0JH

To whom it may concern,

Compass House, Cambridge, CB24 9AD – Representations to Greater Cambridge Local Plan: Site Submissions 2025

These representations, prepared by Quod, respond to the Greater Cambridge Local Plan: Site Submissions 2025 consultation and are submitted on behalf of Columbia Threadneedle Investments ('CTI' or 'the Applicant') who own the Compass House site (situated on the southern side of Chivers Way) and the adjacent parcel of land to the south between Station Road and the guided busway which was a former railway yard.

These representations seek to promote both the Compass House site and the adjacent site to the south as a single, consolidated employment site ('the Site').

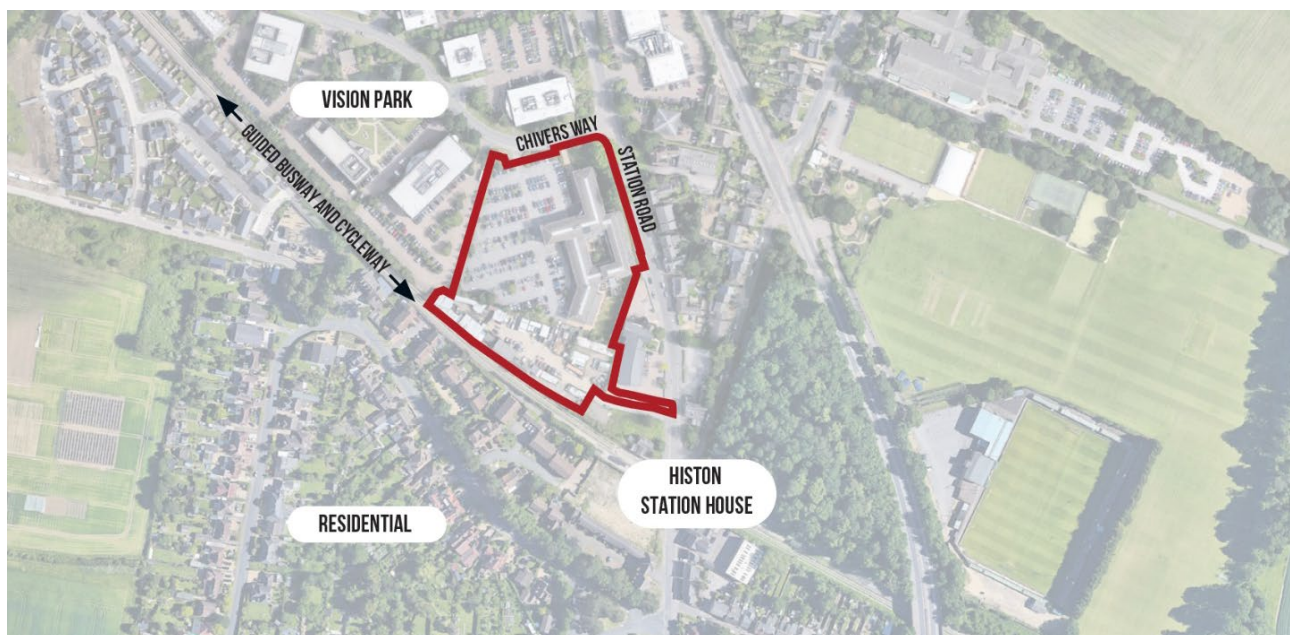


Figure 1: The Site (Compass House, and former railway yard to the south)

[REDACTED]
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Background

The Site is approximately 1.73ha in size and is located approximately 6km north of Cambridge City Centre, situated east of the M11, north of the A14. The Compass House part of the Site is accessed off Chivers Way and is located within the boundary of Histon and Impington Parish Council. The former railway yard is accessed off Station Road.

The Site is brownfield land, with the northern part currently comprising a detached two and three storey office building with a large area of car parking to the west. The southern part of the Site currently comprises an empty former railway yard. Several mature trees are located along the Site's north-eastern boundary along Station Road which are subject to Tree Preservation Orders ('TPOs').

The northern part of the Site falls within the **Vision Park Policy Area (Policy HIM09)**, as identified in the Histon and Impington Neighbourhood Plan. with the southern part falling within the **Mixed-Use Development in Histon & Impington Station Area (Policy E/8)**, as identified in the South Cambridgeshire Local Plan. Both Policy HIM09 and Policy E/8 promote the intensification of employment and commercial uses and therefore it is logical for the site to be promoted as one consolidated employment site.

The immediate locality is employment based with residential uses located to the east of the Site and further afield to the south. The Cambridgeshire Guided Busway runs parallel to the Site's southern boundary.

The Applicant has engaged with Greater Cambridge Shared Planning in a number of pre-application discussions to date regarding the redevelopment of the Site to deliver high quality employment floorspace and this has driven these representations to promote the Site as a single consolidated employment site.

Representations

The representations have been submitted via the online site submission form, however the responses have also been set out in the table below.

Question	Comment
Are you submitting a new site or an amendment to an existing submission?	I am submitting a new site.
What is your contact information?	Name: [REDACTED] Organisation: Quod



	Phone number:
Please indicate your status.	Planning Consultant
Is there more than one landowner?	No.
Have all landowners been informed of this submission?	Yes.
Are there any issues that would prevent Council Officers to undertake a site visit?	No.
Please provide the site address and postcode.	Compass House and adjacent land, Chivers Way, Histon, Cambridge, CB24 9AD
Please select the site.	Location Plan is submitted as part of these representations.
Is the site greenfield or previously developed land?	Previously developed land.
What is the current use of the site?	Commercial / industrial with ancillary uses
If the site is developed but not currently in use, what was the last use of the site and when did it cease?	N/A
Please provide the suggested use for the site.	Office, and research and development space and lab space.
What is the minimum employment floorspace you are looking to provide on the site? (sqm)	Unknown
What is the maximum employment floorspace you are looking to provide on the site? (sqm)	22,000



Are you looking to provide accompanying uses?	Ancillary uses such as aparthotels to accompany the commercial uses
When is the site available for development?	0 to 5 years
Please select the broad type/location of the site from the list below.	Cambridge Urban Area
Is the site affected by flood risk?	No
Does the site have access to key utilities?	Yes
Does the site contain or lie adjacent to key infrastructure (such as pipelines, pylons, or electricity substations)?	No

The following documents have also been uploaded to support these representations:

- Location Plan;
- This Covering Letter.

Should you require any further information on the above, please do not hesitate to contact me or my colleague [REDACTED]

Yours sincerely

