

Land at Bancroft Park, Little Abington

Greater Cambridge Call for Sites – New Site:

Contact Information

What is your name?

[REDACTED]

What is your organisation (if applicable)?

Carter Jonas

What is your address?

One Station Square, Cambridge CB1 2GA

What is your phone number?

[REDACTED] [REDACTED]

What is your email address?

[REDACTED]

Promoter Information

Please indicate your status

- Landowner
- Developer
- Land Agent
- Registered Provider
- **Planning Consultant**
- Other (please specify)

Landowner details -

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Is there more than one landowner?

- Yes (please attach landowner details in the Additional Information section at the end of this form)
- **No**

Have all landowners been informed of this submission?

- **Yes**
- No

Are there any issues that would prevent council officers to undertake a site visit?

- Yes

- **No**

Site Details

Please provide the site address and postcode

Land at Bancroft Park, Little Abington CB21 6BQ

Please select the site by searching or drawing on the map. (Please note, if you are submitting an amendment to a previously submitted site, please select or draw the new site boundary)

Is the site greenfield or previously developed land?

- **Greenfield**
- Previously developed land

What is the current use of the site?

- Agricultural Land / Building
- Car Park
- Commercial / Industrial
- Education / Community
- Infrastructure
- **Paddock / Scrub**
- Recreation
- Residential
- **Woodland / Orchard**
- If the site is developed but not currently in use, what was the last use of the site and when did it cease?

Proposed Use

Please provide the suggested use for the site

- Residential
- Non-residential
- **Mixed-use**

Are you looking to provide accompanying uses?

- **Yes**
- No

When is the site available for development?

- **0 to 5 years**
- 6 to 10 years
- 11 to 15 years
- 16 years plus
- Unknown

Please elect the broad type/location of the site from the list below (as many as are applicable)

- Within the Cambridge Urban Area
- On the edge of Cambridge outside of the Green Belt
- Within the Cambridge Green Belt
- A new settlement of over 4,000 homes

- A new settlement of under 4000 homes
- On a high-quality public transport corridor (inc, existing or proposed Guided Busway and/or railway e.g. Cambourne)
- **In the Rural Southern Cluster (south of Cambridge in close proximity to Babraham Research Campus, Wellcome Genome Campus and Granta Park)**
- Within or adjacent to a Rural Centre (Cottenham/Great Shelford, Stapleford/Histon and Impington/Sawston)
- Within or adjacent to a Minor Rural Centre (see Local Plan page 34)
- Within or adjacent to a Group Village (see Local Plan page 35)
- Within or adjacent to an Infill Village (see Local Plan page 36)
- Elsewhere in the district

Site Constraints

Is the site affected by flood risk?

- **Yes**
- No

Does the site have access to key utilities?

- **Yes**
- No

Does the site contain or lie adjacent to key infrastructure (such as pipelines, pylons, or electricity sub-stations)

- Yes
- **No**

Additional Information

Please upload any additional information you wish to submit to support your submission.

The Site

The following report has had specific regard to the potential for new development on land at Bancroft (the 'Site'). Bancroft Park forms a site of 12.2 ha of open pastureland and woodland that extends from Church Lane in Little Abington to the north and bound by the River Granta to the south. The site is held in single ownership (Biomed Realty). It has commissioned a feasibility study to assess the merits of the Site for residential development.

The Site is bounded by the River Granta to the south and west; Church Lane and the back gardens of the residential dwellings on West Field and an adjacent arable field to the north; and St Mary's church and graveyard to the north-east. Granta Park, an important science, technology and biopharmaceutical business park, which is designated as an Established Employment Area in the adopted Local Plan (2018), is located to the west of the Site on the other side of the River Granta.

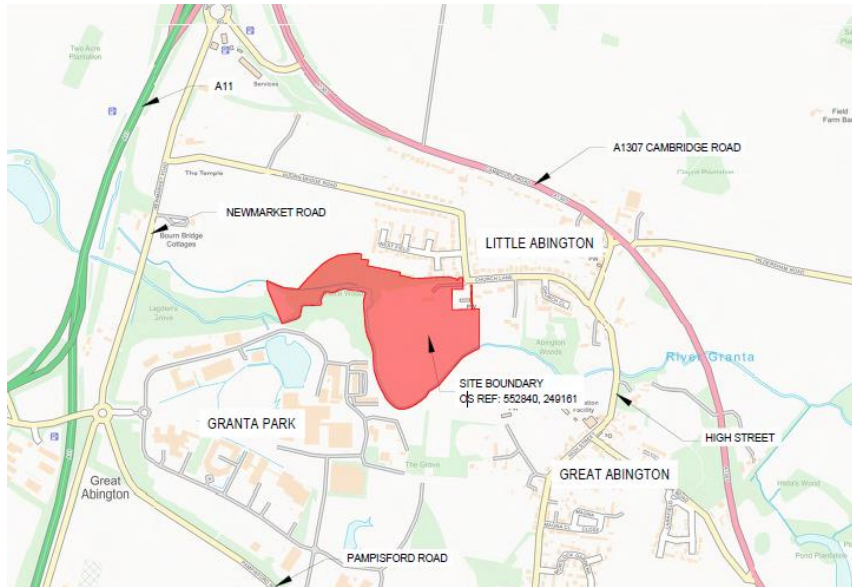


Figure 1 The Site

We have examined flood risk, transport/highways, archaeological and historic context and our study led by a number of expert professionals concluded that the site is suitable for residential use.

The site sits north-east of Granta Park and is particularly well related in terms of the established R&D park at Granta Park, which provides a high-quality working environment for 3,700 people across 21 buildings, which cover 1.3 million sq ft.

The nearby Campus offers a work-life balance with a very strong amenity offering including the Apiary, a 40,000 sq ft state of the art amenity centre comprising a Fitness Centre with over 60 classes per week, a 25m swimming pool, spa, tennis, and squash courts, climbing wall and fully equipped gym. The building also houses a restaurant and juice/coffee bar. Additional Park amenities include a modern 90-capacity Montessori Nursery, a cricket pitch and pavilion, and a 250-delegate conference centre.

Our vision for Bancroft Park would be to provide high quality residential accommodation focusing on staff employed at Granta Park and their families/dependents. There is also an opportunity to provide a link between the housing scheme and Granta Park as quasi key working housing, and the site can accommodate direct pedestrian and cycle access into Granta Park. Early assessments suggest we could deliver up to 100 dwellings on part of the site taking into consideration flooding and heritage constraints. The “call for sites” seeks a minimum and maximum range, which could be between 55 dwellings up to 100 dwellings.

Glanville Consultants have also assessed the flood risk implications, but in summary the development would be promoted for the Zone 1 area of the site only, which is estimated to be approximately 3.6 hectares, excluding the woodland.

The submission is also accompanied by a heritage report prepared by Montagu Evans, which includes at appendix 1 a “heritage asset plan” which is also issued separately. This shows in yellow a zone where development would be less sensitive. The yellow area does sit entirely within FRA zone 1, but it has been tapered to respond to surrounding heritage assets (i.e. avoid interference with sightlines etc).

The scheme presents an opportunity to secure public benefits within the wider site which is referenced elsewhere. By focussing new development footprint within the yellow area shown on the Heritage Asset Plan (see Appendix 1.0) and outside the flood zone the majority of the Site would be maintained in its current condition and any impacts on appearance and character would be confined to a geographically limited area.

Access

A Technical Note has been produced by Glanville Consultants, on behalf of BioMed Realty. The site has an existing gated access onto the southern side of Church Lane. This gated driveway serves 43 Church Lane and is sited around 80m south of the junction with West Field and 225m west of Church Close. It is proposed that vehicular access to the proposed site is achieved via this existing gated driveway. An indicative potential site access arrangement in accordance with the Cambridgeshire Highways Design Guide. The 5.5m wide road plus 2m footways is sufficient to serve up to 100 dwellings without a separate emergency access is provided. A separate pedestrian / cycle access can be provided to the east of St Mary's Church which would connect to the site along the eastern boundary.

Sustainability

The proposed site is in a sustainable location and has good accessibility to alternative modes of travel other than a car.

The Linton Greenway is accessible from a shared use footway / cycleway on the southern side of the A1307 which is accessible from Linton Road, a 1.6km (8 minute) cycle ride south east of the site access.

The closest bus stops to the proposed site are on the High Street within Little Abington and on the A1307 to the north of Little Abington. It will provide a new 'park and ride' facility with improved bus connections to both Cambridge and the wider area including a 5-mile-long segregated bus route from Babraham to the Cambridge Biomedical Campus and Cambridge South railway station. The bus route would also have an adjacent pedestrian / cycle path.

The site is well-related to the transport infrastructure improvements proposed in the Greater Cambridge Partnership's Cambridge South East Transport (CSET) project, which includes a new public transport route into Cambridge, a greenway/cycle route through Linton to Granta Park and Babraham Research Campus, and a rural travel hub at Linton. The Greater Cambridge Partnership's Making Connections project also proposes a more frequent bus service for Great Abington. As such, there will be realistic alternatives to the car for travel to and from Great Abington once the Cambridge South East Transport project and Making Connections projects have been delivered.

Flood Risk

Glanville Consultants have also assessed the flood risk implications, but in summary the development would be promoted for the Zone 1 area of the site only, which is estimated to be approximately 3.6 hectares, excluding the woodland. By only developing the Zone 1 area, the river corridor will be preserved for wildlife, creating a wide buffer between the development and the watercourse, helping to preserve its natural quality. This ties in with the applicant's vision of the scheme referenced below but looking to promote significant public benefits including open meadow/parkland open to wider public.

Heritage

The accompanying Heritage Report prepared by Montagu Evans has identified that there is scope for sensitive development within the bounds of the Site. This study concludes that the site has the potential to accommodate an element of residential development, subject to a design that has regard to the identified heritage sensitivities. As the local plan progresses, it is BioMed Realty's intention to develop how such proposals could be designed and in discussion with the planning authority and other third parties as appropriate.

In summary, and taking into account the relevant heritage context, there is scope for sensitive development within the bounds of the Site, subject to a number of considerations including but not limited to:

- Scale and density of development and design approach relative to the character and appearance of the Great and Little Abington Conservation Area ('CA');
- Location of development relative to non-designated heritage assets within the Site boundary;
- Location of development relative to nearby listed buildings;
- Heritage benefits arising from sustainable re-use of assets and their potential contribution to placemaking, also better revealing their significance.

The report goes on to conclude that enhancement measures could be identified in a detailed allocation policy that would promote the conservation of the earthworks and historic parkland and the wider conservation area. Such measures could include:

- Retention of open land adjacent to the River Granta;
- Design codes intended to promote distinctive forms of development, reinforcing the character and appearance of the CA;
- Building offsets and retention of viewing corridors between surrounding Grade II* listed buildings;
- Promoting differential densities to take heritage sensitivity into account, and integration of landscape with new forms of development to mitigate impact on appreciation of retained landscape; and
- A landscape-led scheme to manage visual impacts across the Site and better reveal the significance of heritage assets within its boundaries and immediate vicinity.

The Heritage Report concluded that the emerging Local Plan could identify the Site on the following basis:

- The identification of the Site for development presents an opportunity for a positive conservation strategy, in line with NPPF guidance (see paragraph 203) and as elaborated and endorsed in HE guidance on local plans (see again paragraphs 10, 13, 17 and 24).
- Such a strategy would support distinctive place making, again in line with the NPPF (paragraph 210) and related design guidance (the National Design Guide).
- The inclusion of the earthworks and historic parkland within an allocation would facilitate the long-term physical conservation of the assets and improved public access.
- A conservation strategy can be prepared as part of the next stage allocation process, in consultation with all relevant and interested parties. This can become a reference document in the allocation and inform outline and reserved matters applications. It would establish principles and potential locations, and would be accompanied by a design document treating landscape and architectural concepts and approaches.

The identification of the Site as suitable for residential development presents an opportunity to promote a positive vision for the historic environment. Through appropriate and sensitive design, informed by an appreciation of heritage significance, there is an opportunity to create a distinctive and memorable place.

The Scheme Vision

The proposed residential development area would be located within the Flood Zone 1 area of the site only, which is estimated to be approximately 3.6 hectares, excluding the woodland. By only developing the Zone 1 area, the river corridor will be preserved for wildlife, creating a wide buffer between the development and the watercourse, helping to preserve its natural quality.

The site forms part of a Conservation Area and therefore our aim for the proposed development would be to provide high quality housing that in-keeping with its context in a vernacular and layouts that are sympathetic to this.

Our vision for Bancroft Park is a landscape-led design where the proposed development will be sympathetically developed in a respectful manner of its immediate surroundings embellishing the wonderful woodland and access to the River Granta.

The landscape focused approach will embellish the existing surroundings and deliver as part of the proposals an extensive open parkland to the south, fronting River Granta, providing access paths for the local community to enjoy whilst also significantly enhancing the ecological context and substantially increasing biodiversity on site through enhanced native species and the delivery of a Nature Reserve.

The scheme will utilize renewable technologies with a view to minimize carbon emissions and promote sustainability measures.

Given the flooding and heritage constraints identified with the wider site, we anticipate the developable zone for residential uses to be in the region of 10 acres; taking into account the woodland area of approximately 7 acres, we expect the proposed development to provide in excess of 9 acres of open space that can form part of an open meadow/parkland open to wider public offering substantial community benefits and increase Biodiversity net gain.

A suitable vehicle access serving up to 100 dwellings is achievable off Church Lane with a segregated pedestrian / cycle access which would represent a density of 27 dwellings per hectare (dph).

Bancroft Park offers a unique opportunity to bring forward a high quality, truly sustainable residential-led scheme providing accommodation to the Granta Park tenant base whilst offering substantial community benefits and increased ecological value.

The need

The site is being promoted by BioMed Realty. As a general strategy The Greater Cambridge Partnership is seeking to direct development to where it has the least climate impact, where active and public transport is the natural choice, where green infrastructure can be delivered alongside new development, and where jobs, services and facilities can be located near to where people live.

The rural southern cluster of employment sites include the following: removal of land at Babraham Research Campus from the Green Belt and an allocation for an extension for employment uses; and, a mixed use allocation at the Genome Campus in Hinxton for research related employment, 1,500 dwellings specifically for campus workers, a new school and other community facilities.

There is a real issue of providing housing to meet the needs of 3,700 employees at Granta Park with Cambridge being one of the most expensive cities in the UK for buying a home, second only to London relative to local pay. Improving affordability and easing journeys will boost the supply of skilled labour to the city, removing one of the major constraints to Cambridge's economic growth. The provision sensitively designed housing will help support the continued excellence of Granta Park.

In January 2023, the Councils published details of updated evidence on housing and employment needs and the updated evidence indicates the following: the key employment sectors have continued to see

fast growth, and population growth in Cambridge in particular has been significantly higher than previously estimated; the jobs requirement and housing.

It is considered that land at Great Abington and within the A1307 Corridor would be a suitable location for additional residential allocation for residential development because it sits immediately adjacent to Granta Park and is required to help attract and retain the best R&D companies into Scams.

At regulation 19 stage, with a supportive emerging allocation, BioMed Realty will engage with SCDC and GCSP to develop that positive vision through design and a conservation strategy. This work can inform the drafting of any allocation policy to ensure the objectives of conservation as defined in Chapter 16 NPPF are delivered through applications which maximise heritage and other planning outcomes.

Do not resubmit files you have sent us previously through Site Submissions or Local Plan consultations.

To be uploaded:

- **Local Area Site Location Plan**
- **Wider Area Site Location Plan**
- **004_4240568_DK_Supporting Note Issue 2 (highways and floodrisk)**
- **Land at Bancroft Park - Heritage Statement - Call for Sites**
- **JOB001494 Land at Bancroft Park_MAPS**

Do not include any sensitive information such as signatures or personal information like email addresses.

If there is more than one landowner, please provide this information here.