

6th March 2025

**Planning Policy Team
Greater Cambridge Joint Planning Services**

Dear Sir/Madam,

GREATER CAMBRIDGE CALL FOR SITES SUBMISSION – AMENDED SITE REF: 40095 – LAND EAST OF M11 DUXFORD

We write on behalf of Gonville and Caius College, the landowners, to submit an amendment to the Site originally submitted for the Call for Sites in 2020.

The original Site comprised two separate parcels of land, one to the east of the M11 Duxford and one on the west side of Imperial War Museum.

The proposal is to separate the two parcels of land into two Sites. We therefore submit an amendment to reference 40095 to refer to the parcel of land to the east of the M11 only. A new proposed Site for the land on the western side of Imperial War Museum (IWM) is submitted separately.

These Sites would be brought forward in two phases. Whilst the two are linked in terms of development, delivery of the Sites is on different timescales and they have different proposed mix of uses, characteristics and context. This Site would be phase 2.

The Sites in combination will deliver unique specialist employment floorspace for advanced aviation technology cluster (“AvTech”) focused on the next generation of low and zero carbon air mobility vehicles space.

AvTech is a special case in that a fundamental requirement of the operation is its location. The first phase must have direct access to an airfield and in this case IWM Duxford airfield. Phase 2 will be in the same AvTech use and needs to be close by to operate as an economic cluster with Phase 1 accommodating the developing business in the specialist aviation sector. This Site will therefore be Phase 2 and will deliver circa 70,000 sqm specialist employment space (AvTech) together with associated 800 new homes (plus 40ha country park , social and community infrastructure). Phase 1 would also deliver new museum space for IWM (known as IWM LAB).

IWM Duxford Phase 1 Avtech and IWM LAB to be delivered in years 0-6. Phase 2 Avtech and 800 new dwellings surrounding Duxford Village to be delivered from year 6 onwards.

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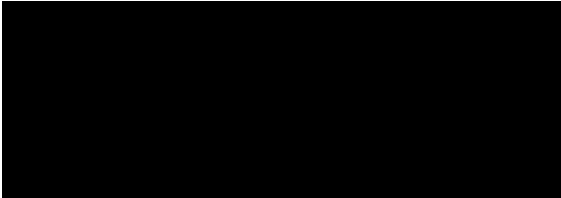
[REDACTED]

There are no changes to the red line boundaries. However, the red line for the Site is not straightforward therefore a detailed location plan is included with the submission.

This is explained further in the accompanying statement.

Any site visits by Council officers should be arranged via the agents.

Yours sincerely

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