

Hinxton Masterplan


















Diagrams to support Reps

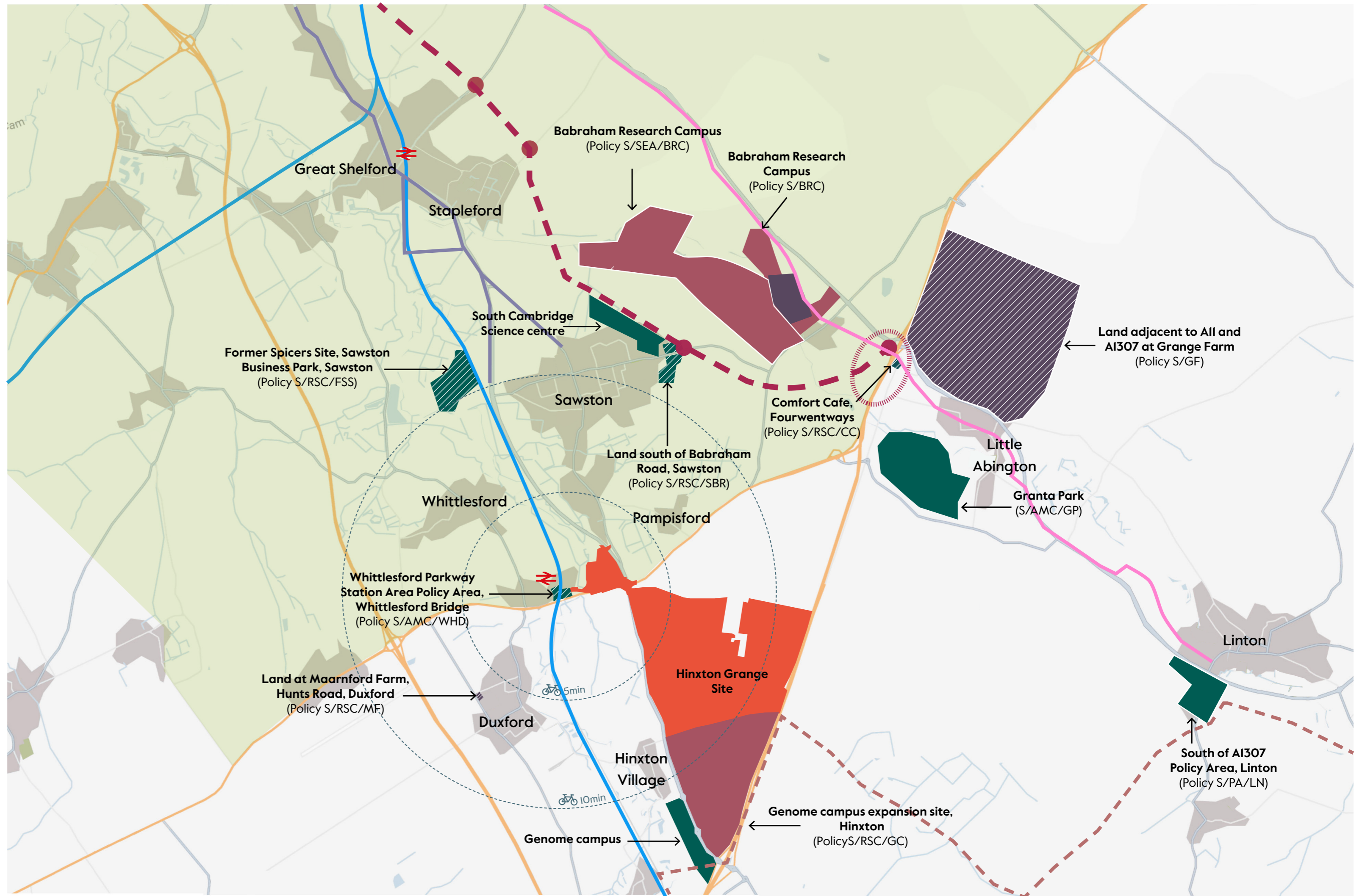
23 January 2026

**Pollard
Thomas
Edwards**

Site Location Plan





























KEY

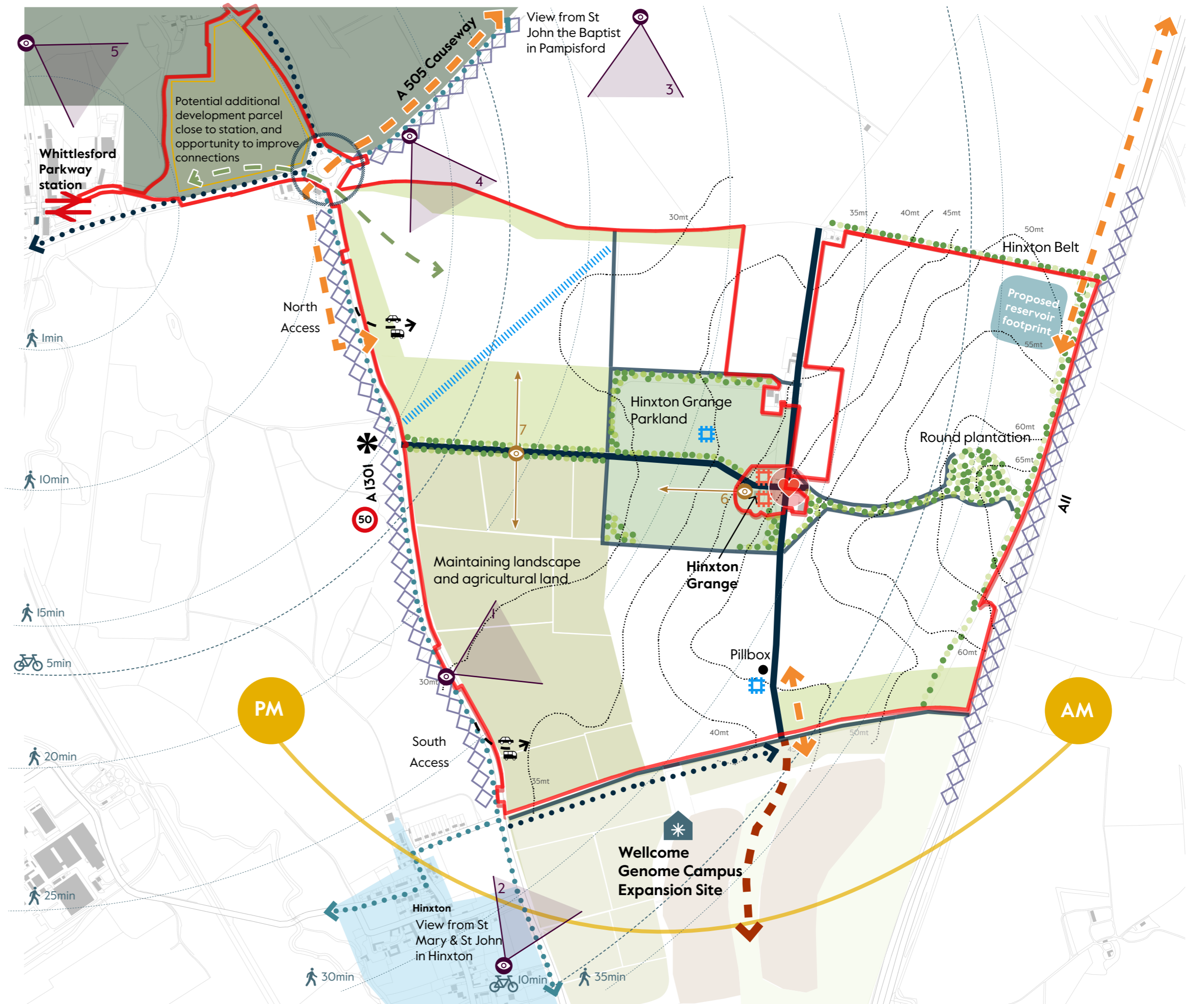
-  The site
-  Proposed new mixed-used site allocations
-  Proposed new residential site allocations and policy areas
-  Existing residential site allocations
-  Existing research/business park site allocations
-  Proposed new research/business park site allocations and policy areas
-  Existing settlements
-  Green Belt
-  Train line
-  Train station
-  Planned CSET Busway route and stops
-  Proposed A11 Travel hub
-  Sawston Greenway
-  Linton Greenway
-  Uttlesford District Council boundary
-  Main roads
-  Cycle distances



Site opportunities and constraints














KEY

-  Site Boundary
-  Sunlight
-  Existing Buildings
-  Potential road noise
-  Existing woodlands and treebelts/historic landscape features
-  Grade II listed buildings and their settings
-  Non-designated heritage assets and their settings
-  Historic centre
-  Existing Vehicular lanes
-  Minor existing paths and tracks
-  Contours
-  5min Cycling distances
-  5min Walking distances
-  10min Potential pedestrian and cycle connection to Genome Campus expansion
-  Possible future CSET Connections
-  Existing cycle routes
-  Planned cycle routes
-  Existing access gate
-  Gas main
-  Roundabout subject to capacity improvements as part of Wellcome Genome Campus consent
-  Hinxton Conservation area
-  Green belt
-  TVIA Views from previous planning application (Ref. S/4099/17/OL)
-  Landscape edges
-  Key heritage views. View 6: View west from the front of Hinxton Grange. View 7: to St John's Pampisford and St Mary and St John Hinxton
-  Ricketts Field
-  Wellcome Genome Campus Expansion (Ref. S/4329/18/OL)
-  Built area of Wellcome Genome Campus Expansion Site

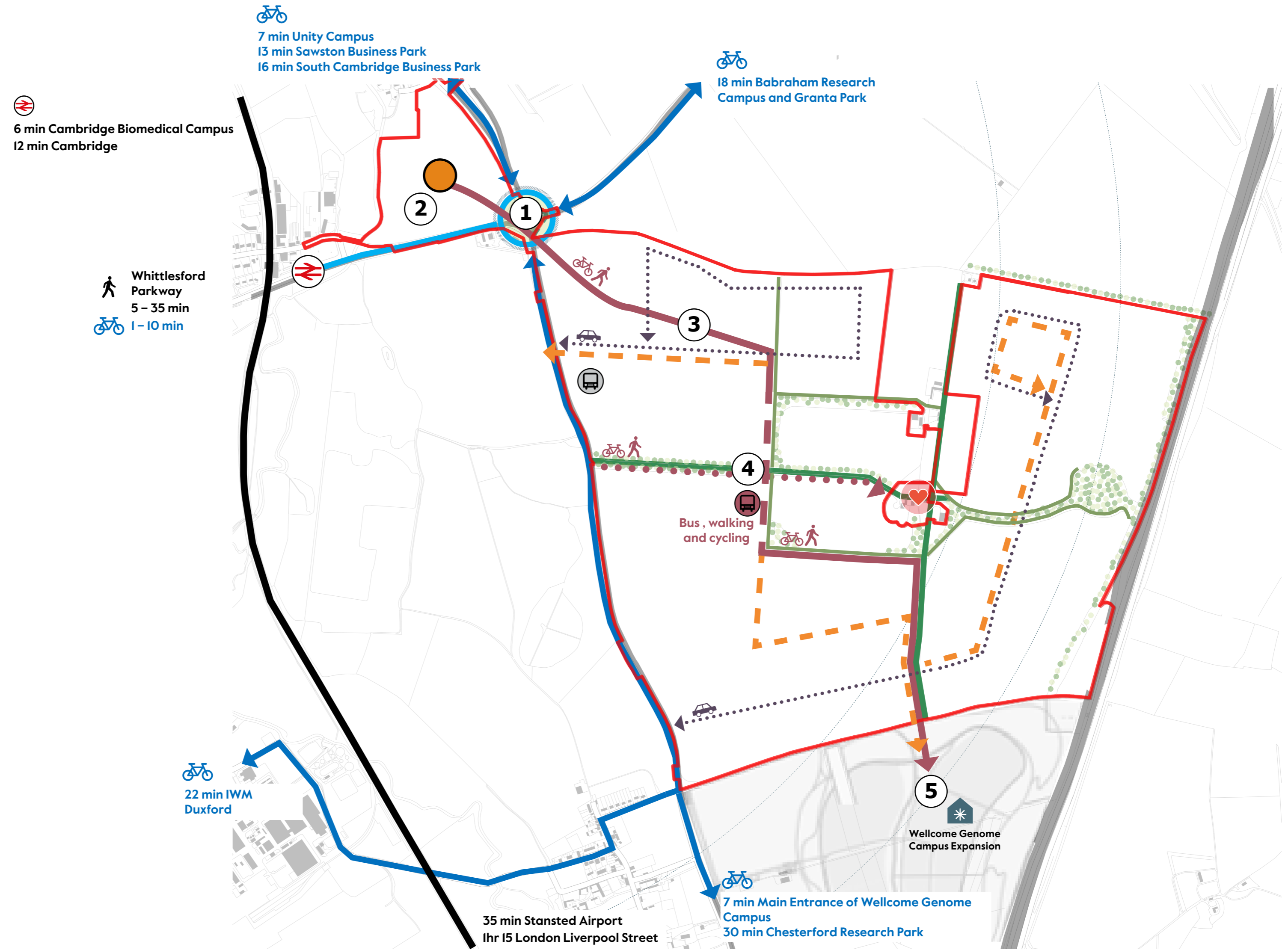


Connections

KEY
























-  Site Boundary
-  Existing buildings
-  Existing woodlands and treebelts/historic landscape features
-  Existing Active Travel Route
-  Existing lane and avenue: Walking/cycling priority low traffic routes
-  Existing trackways: Walking and Cycling priority
-  Planned Active Travel Route (Wellcome)
-  Existing Rail
-  Potential New Greenway
-  Potential Active Travel Connector Route
-  Potential Public Transport Route
-  Potential Sustainable Transport only spine
-  Potential Vehicular Access Route

- 1 A505 / A1301 Roundabout:** Capacity and crossing improvements proposed as part of Wellcome Genome Campus Expansion Consent
- 2 Sustainable transport Gateway:** An opportunity to establish a gateway that brings all sustainable routes together, offering wayfinding and travel information to guide onward journeys into the wider area
- 3 Proposed Greenway:** A dedicated walking and cycling route providing fast sustainable access between Whittlesford Parkway Station, the site and potentially also the Wellcome Genome Campus
- 4 Connected for people, not cars:** Sustainable transport spine along the Grange frontage ensures permeability between neighbourhoods for walking, cycling and public transport whilst restricting car use
- 5 Wellcome Genome Campus:** Potential opportunity for onward sustainable transport-only connection



Emerging Concept

KEY

-  Site Boundary
-  Existing Buildings
-  Existing woodlands and treebelts/historic landscape features
-  Grade II listed buildings and their settings
-  Historic centre preserved and sensitively re-purposed
-  Existing Vehicular lanes
-  Minor existing paths and tracks
-  30mt Contours
-  Future pedestrian and cycle connection to Genome Campus expansion
-  Existing cycle routes
-  Planned cycle routes
-  Primary route
-  Green corridors
-  Neighbourhoods Green parks
-  Potential CSET Extension (Short-term)
-  Potential CSET Extension (long-term)
-  Old lane maintaining access to existing buildings
-  Key heritage views
-  Development area proposed
-  Potential additional development parcel
-  Green nodes
-  Preserved farm land
-  Amenity Landscape
-  Community and school use
-  Green Belt



Copyright in this document and all contents belongs to Pollard Thomas Edwards LLP (excluding only material reproduced from other sources where shown). The document is confidential and may not be disclosed to any third party without the permission of Pollard Thomas Edwards LLP.

Save trees, save paper. Please consider the environment before printing.

Diespeker Wharf
38 Graham Street
London NI 8JX
020 7336 7777
mail@ptea.co.uk
pollardthomasedwards.co.uk

**Pollard
Thomas
Edwards**