

REPRESENTATION TO
MATTER SC1 (1.5A) –
SOUTH
CAMBRIDGESHIRE
LOCAL PLAN
STRATEGY FOR THE
RURAL AREA

**REPRESENTATION BY
BIDWELLS ON BEHALF
OF THE
BABRAHAM
RESEARCH CAMPUS
(21428)**

REP NO: 60317 & 60318

1.0 Infill Villages

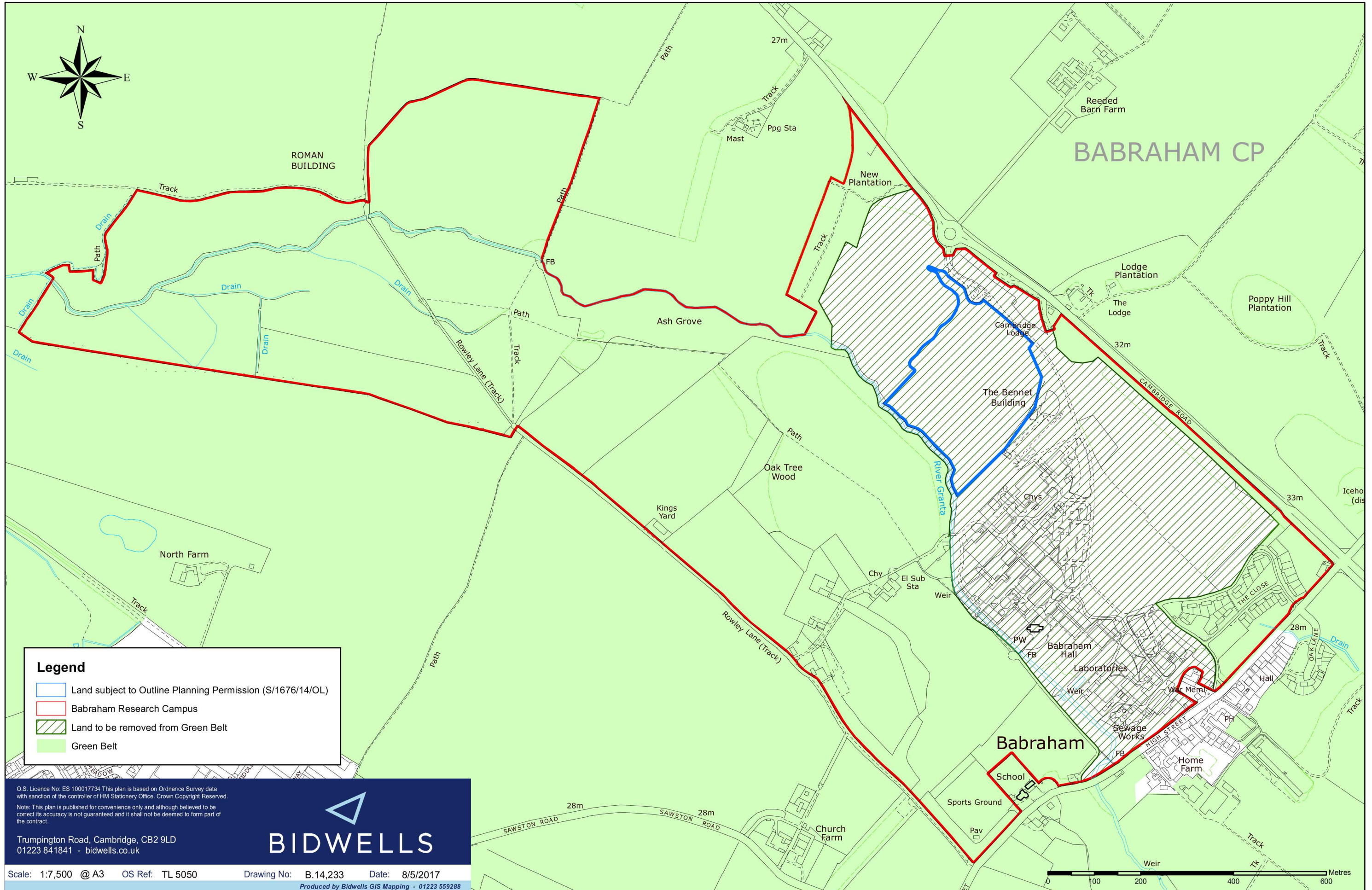
- 1.1 **Question 1.5A Babraham : Should the Babraham Research Campus be removed from the Green Belt and be allocated for employment development?**
- 1.2 Babraham Bioscience Technologies Ltd (BBTL) continue to support the overall aims and objectives of Policy E/9 insofar as it acknowledges the economic importance and promotes growth of biotechnology, biomedical and research and development employment clusters. This is in line with the National Planning Policy Framework (NPPF) which advises that in drawing up Local Plans, local planning authorities should '*plan positively for the location, promotion and expansion of clusters or networks of knowledge driven, creative or high technology industries*' (paragraph 21).
- 1.3 The Babraham Research Campus is considered to be the UK's leading campus to support early-stage bioscience enterprise. World class research and business come together to promote innovation and strengthen links between academia and the commercial world. Co-localised with the Babraham Institute, a world-renowned research organisation, the Campus offers bespoke, state-of-the-art research and development facilities and is an important and successful component of the world leading Cambridge research and innovation cluster.
- 1.4 Previous representations have referred to the data provided at Table C1-3 of the South Cambridgeshire and Cambridge City Employment Land Review (2012) which identifies existing capacity at Babraham for the development of 13,935sqm of research and development floorspace. However, since the report was published, the existing built area of the Campus at Babraham is now either developed or benefits from planning permission for development in order to accommodate an identified end user. Most notably, outline planning permission was granted in December 2014 for development of up to 10,000 square metres of research and development floorspace, along with access and associated infrastructure (under reference S/1676/14/OL). The application site comprised land outside of that part of the Campus which is designated as a Major Developed Site (MDS), under Policy GB/4 of the Development Control Policies DPD (2007), and therefore Very Special Circumstances applied.
- 1.5 Policy NH/9 of the emerging Local Plan effectively replaces Policy GB/4, permitting infilling and redevelopment of Previously Developed Sites in the Green Belt. However, the Policies Map for the emerging Local Plan includes a note stating that no policy area will be applied in the Local Plan. Without this certainty and continued policy designation, the future growth of the Campus would be at risk. As such, alternative provision must be made within the Plan for the future redevelopment and growth of existing employment sites. Failure of the Plan to take positive action in order to facilitate the development needs of the Campus will seriously constrain its economic potential and in doing so harm the wider objectives of Policy E/9.
- 1.6 Furthermore, given the economic importance of Babraham and the existence of large areas of existing built form it is not consistent with the NPPF for the site to continue to be washed over by Green Belt. The site is not of long term importance to Green Belt purposes and given the level of need for future redevelopment and growth, exceptional circumstances exist to justify the release. Failure of the Submission Local Plan to properly assess the growth needs of important clusters such as Babraham and identify specific suitable locations for expansion through an alternative policy raises serious questions over the soundness of the Plan.

- 1.7 **Accordingly, land at Babraham Research Campus should be removed from the Green Belt and be allocated for employment development.**
- 1.8 There is a continued need for expansion of Babraham Research Campus. In order to adopt an appropriately plan led approach and to avoid the need to consider further alterations to the Green Belt boundary before the end of the plan period, the Babraham Research Campus (including land benefitting from permission S/1676/14/OL and land identified for future growth) should be removed from the Green Belt in its entirety.
- 1.9 Alterations will be required to the Inset Map No.3: Babraham in order to identify land which is to be removed from the Green Belt. Please refer to the Plan at Appendix 1 for our proposed modifications to the Inset Map.
- 1.10 The Plan at Appendix 1 shows the extent of land within the Campus proposed to be released from the Green Belt. This follows logical tree buffers which form a strong and defensible boundary to the Campus. The area proposed for release also includes land within the Campus which is intended for amenity use.
- 1.11 Once removed from the Green Belt, land at Babraham Research Campus should be allocated as an Established Employment Area under the provisions of Policy E/15 and listed accordingly. It would also be necessary to add Babraham to the list provided at Point 2 of Policy E/9 to identify the Campus as an area especially suited for cluster development.

APPENDIX 1

PROPOSED CHANGES TO INSET MAP NO.3

The Babraham Research Campus



Legend

- Land subject to Outline Planning Permission (S/1676/14/OL)
- Babraham Research Campus
- Land to be removed from Green Belt
- Green Belt

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