

For office use only  
Agent number:  
Representor number:  
Representation number:



# Draft North East Cambridge Area Action Plan Consultation 2020

## Response Form

### How to use this form

If you are able to, please comment online at [www.greatercambridgeplanning.org/nec](http://www.greatercambridgeplanning.org/nec). You can comment on part or all of the Draft Area Action Plan online, and your response can be analysed more quickly and efficiently if you do so.

If you wish to comment using this form, please note we will transcribe all your responses into our online consultation system, and they will be published as part of our consultation feedback.

There are three parts to this form. Please fill in the form electronically or in black ink.

All comments must be received by **5pm on Monday 5 October 2020**. Thank you for taking the time to respond to this consultation.

### Part A – Your details

- We ask for your name and postal address because the Councils must comply with national regulations for plan-making. We also ask for contact details but it is optional for you to give these. Please be aware that if you do not provide contact details and 'opt-in' to future notifications, we will not be able to notify you of the future stages of the North East Cambridge Area Action Plan.
- Your name will be published alongside your representations on our website, but your email address, address and phone numbers will not.

### Part B - Response to the ten big questions

- This section asks you to answer ten important questions about the Area Action Plan. You can answer some or all.
- Each question has a multiple choice answer and the opportunity to add further comments.

### Part C – Comments on specific policies and supporting documents

- You can comment on specific policies in the draft Area Action Plan, and on the draft Sustainability Appraisal, draft Habitats Regulations Assessment and draft Policies Map.
- Please copy this part of the form as many times as you require. You should complete a separate response for each policy or supporting document you wish to comment on.

If you need any further information or assistance in completing this form please contact the Greater Cambridge Shared Planning Policy Team on: 01954 713183 or [nec@greatercambridgeplanning.org](mailto:nec@greatercambridgeplanning.org)

## Part A – Your Details

Please note that we cannot formally register your comments without your name and postal address, because the Councils must comply with national regulations for plan-making.

We also ask for contact details but it is optional for you to give these.

If you do not provide contact details and 'opt-in', we will not be able to notify you of the future stages of the North East Cambridge Area Action Plan.

Name:	<b>Mr Michael Gunn</b>	Agent's name: <b>Matt Hare</b> (if applicable)
Name of organisation: (if applicable)	<b>GCR Camprop Nine Ltd</b>	Name of Agent's organisation: (if applicable) <b>Carter Jonas LLP</b>
Address: <b>c/o Agent</b>	Agent's Address: <b>One Station Square, Cambridge</b>	
Postcode:	Postcode: <b>CB1 2GA</b>	
Email (optional):	Email (optional): <b>[REDACTED]</b>	
Telephone (optional):	Telephone (optional): <b>[REDACTED]</b>	

Signature:	Date:	02/10/20
If you are submitting the form electronically, no signature is required.		

## Data Protection

We will treat your data in accordance with our [Privacy Notice](#). Information will be used by South Cambridgeshire District Council and Cambridge City Council solely in relation to the North East Cambridge Area Action Plan. Please note that all responses will be available for public inspection and cannot be treated as confidential. Comments, including your name, are published on our website, but we do not publish your address or contact details. **By submitting this response form you are agreeing to these conditions.**

The Councils are not allowed to automatically notify you of future consultations unless you 'opt-in'. Do you wish to be kept informed about future planning consultations run by the Greater Cambridge Planning Service on behalf of Cambridge City Council and South Cambridgeshire District Council?

Please tick: Yes  No

## Part B – Response to the ten big questions

### 1. What do you think about our vision for North East Cambridge?

- Strongly agree
- Agree
- Neither agree nor disagree
- Disagree
- Strongly disagree

Further comments:

### 2. Are we creating the right walking and cycling connections to the surrounding areas?

- Yes, completely
- Mostly yes
- Neutral
- Mostly not
- Not at all

Further comments:

### 3. Are the new 'centres' in the right place and do they include the right mix of activity?

- Yes, completely
- Mostly yes
- Neutral
- Mostly not
- Not at all

Further comments:

**4. Do we have the right balance between new jobs and new homes?**

- Yes, completely
- Mostly yes
- Neutral
- Mostly not
- Not at all

Further comments:

**5. Are we are planning for the right community facilities?**

- Yes, completely
- Mostly yes
- Neutral
- Mostly not
- Not at all

Further comments:

**6. Do you think that our approach to distributing building heights and densities is appropriate for the location?**

- Yes, completely
- Mostly yes
- Neutral
- Mostly not
- Not at all

Further comments:

**7. Are we planning for the right mix of public open spaces?**

- Yes, completely
- Mostly yes
- Neutral
- Mostly not
- Not at all

Further comments:

**8. Are we doing enough to improve biodiversity in and around North East Cambridge?**

- Yes, completely
- Mostly yes
- Neutral
- Mostly not
- Not at all

Further comments:

**9. Are we doing enough to discourage car travel into this area?**

- Yes, completely
- Mostly yes
- Neutral
- Mostly not
- Not at all

Further comments:

**10. Are we maximising the role that development at North East Cambridge has to play in responding to the climate crisis?**

Yes, completely

Mostly yes

Neutral

Mostly not

Not at all

Further comments:

## Part C – Comments on specific policies and supporting documents

Document details:	
Which document are you commenting on? (please tick)	<input checked="" type="checkbox"/> Draft North East Cambridge Area Action Plan <input type="checkbox"/> Draft Sustainability Appraisal <input type="checkbox"/> Draft Habitats Regulation Assessment <input type="checkbox"/> Draft Policies Map
Policy or section of supporting document that you are commenting on (Please state and be as precise as possible)	
Is your comment (tick one):	<input checked="" type="checkbox"/> Support <input type="checkbox"/> Neutral <input type="checkbox"/> Object

### Comments:

Please provide your response to the policy of part of the document you are commenting on. This box will automatically enlarge if you need more space.

Please copy this page for each policy or part of the document you are responding to.

#### Introduction

These representations relate to a site at 127-136 Cambridge Science Park. The site is currently occupied by a single storey building. The existing building is used for Class B1 business use, and has a floor area of approximately 1,000sqm. A planning application has been submitted on behalf of GCR Camprop Nine Ltd for the redevelopment of the site to provide a new office/research and development building (App Ref. 20/03444/FUL); a number of technical reports have been prepared in support of the proposed development and the application is currently pending. The proposed new building would be 5 storeys and provide approximately 4,600sqm GIA of new floor space.

The proposed building is of passive led design, leading to reduced need for mechanical cooling and proposes the use of Cross Laminated Timber as primary construction material (a 100% renewable resource and a first in the Science Park). The CLT construction proposed means reduced groundworks and environmental impact and a shorter construction programme and reduced site traffic during the construction period.

As set out in these representations, GCR Camprop Nine Ltd supports the North East Cambridge AAP in terms of the policies that relate to the proposed redevelopment of the building at 127 – 136 Cambridge Science Park. As demonstrated in these representations, the proposed redevelopment of the site, and promoted in the current planning application, is consistent with the relevant policies and aspirations for Cambridge Science Park as set out in the emerging AAP. The owner of Cambridge Science Park – Trinity College – is in the process of preparing a

masterplan for the whole area, and the proposed redevelopment of the site would be consistent with the landowner's masterplan.

#### Policy 1: A comprehensive approach at North East Cambridge

The comprehensive approach towards development and regeneration at North East Cambridge is broadly supported. Policy 1 expects the criteria in Policy 23 (Comprehensive and Coordinated Development) to be addressed for development proposals. It is noted that Policy 23 requires applications for major development to successfully integrate with the surrounding area. In summary, it is proposed in the AAP that there would be intensification of existing employment floorspace within Cambridge Science Park including the redevelopment of under-utilised premises and associated car parks. The redevelopment of the existing building at 127 – 136 Cambridge Science Park would be consistent with the development strategy for this area.

#### Policy 2: Designing for the climate emergency

The principles of sustainable design and construction as set out in Policy 2 are supported. The planning application for the proposed development at the site was supported by a Sustainability Statement including Renewable Energy and Water Conservation Strategy, which demonstrated how the proposed development would satisfy all of requirements identified in Policy 2.

#### Policy 5: Biodiversity and Net Gain

Policy 5 sets out the requirements for developments to achieve a net gain in biodiversity. The Ecology Report submitted in support of the proposed redevelopment of the site concluded that the proposals would deliver a net gain of approximately 130%.

#### Policy 6a: Distinctive design for North East Cambridge

The aspiration for development at North East Cambridge to provide distinctive, high quality and contemporary design is broadly supported. The design criteria identified in Policy 6a are supported, and could be achieved for the proposed redevelopment of the site at 127 to 136 Cambridge Science Park.

#### Policy 9: Density, heights, scale and massing

Figure 21 shows proposed building heights for Cambridge Science Park of 4 to 5 storeys with a maximum of 6 storeys. The existing building at 127-136 Cambridge Science Park is a single storey building. The current planning application for the redevelopment of the site would provide a building of 5 storeys in height, which would be consistent with the building heights specified in Policy 9 and Figure 21.

#### Policy 10c: Science Park Local Centre

Figure 24 shows the proposed location of new centres for North East Cambridge, which includes a new Local Centre within Cambridge Science Park. The location and mix of uses included within the proposed Local Centre are supported.

#### Policy 12a: Business

Policy 12a sets out the approach to the delivery of business uses in North East Cambridge, including within Cambridge Science Park. The site at 127-136 Cambridge Science Park falls within the area which the AAP identifies as the principal source of new business space via intensification of existing buildings. The proposed redevelopment of the site for office/research and development use – the subject of a current planning application - seeks to make a more intensive use of an existing site that is substantially underused at present, and to provide a substantial increase in employment floor space from 1,000sqm to approximately 4600sqm.



The Design and Access Statement prepared in support of the planning application demonstrates how the proposed building would be flexible and adaptable and will be able to meet the needs of a variety of occupiers e.g. either a single large occupier or multiple smaller occupiers.

The proposed redevelopment of 127-136 Cambridge Science Park would be consistent with development strategy for the area, in terms of intensification of existing sites, increased building heights, and proposed business use.

#### Policy 14: Social, community and cultural infrastructure

The inclusion of additional social, community and cultural facilities within the North East Cambridge area is supported.

#### Policy 15: Shops and local services

The inclusion of additional shops and local services, including a new district and local centres, within the North East Cambridge area is supported.

#### Policy 16: Sustainable Connectivity

Figure 36 shows proposed strategic walking and cycling routes in the North East Cambridge area, including routes through Cambridge Science Park and along Milton Road. The site at 127-136 Cambridge Science Park would be located on and close to these strategic walking and cycling routes, and also in close proximity to the existing mobility hub on the Cambridge Guided Busway. The aspirations for sustainable connectivity across the North East Cambridge area is supported.

We note under 16a that a bridge connection crossing over Milton Rd is identified as part of the pedestrian and cycle connections to be made. No further details on the parameters of a bridge are provided within the draft AAP document. More information should be provided in this regard as now is the appropriate time to be defining the parameters for such infrastructure. Notwithstanding this, we do not consider that the provision of a bridge in this location would conflict with the existing building at 127-136 or indeed the proposed replacement building.

#### Policy 17: Connecting to the wider network

Figure 37 shows proposed connections for non-motorised transport within the AAP area and to neighbouring areas. The site at 127-136 Cambridge Science Park would be well related to the following proposed connection improvements: crossing points over the Guided Busway; new crossing on Milton Road; and, improved junction on Milton Road for pedestrian and cycle movements. Proposed connection improvements are supported and we agree that these should encourage increased travel by walking and cycling from Cambridge Science Park.

The proposed movement corridor alongside the first public drain is noted, although it is unclear precisely which side of the drain the corridor is proposed (or indeed if it proposed along both sides). Ownership along the northern edge of the First Public Drain in the vicinity of 127-136 is fragmented and as such the availability of land for the delivery of such a movement corridor is not clear. However, the proposals for the redevelopment of plot 127-136 seek to move built elements away from the first public drain so as to facilitate such provision if necessary.

#### Policy 22: Managing motorised vehicles

Policy 22 seeks to define a maximum vehicle trip budget for motorised vehicles across the North East Cambridge area, in order to reduce travel by private car. The proposed redevelopment of 127-136 Cambridge Science Park is based on a restrictive approach to car parking, with no

increase in car parking from existing levels at the site. The site is accessible by walking, cycling and public transport. The proposed redevelopment of the site would be consistent with the aims to reduce and manage motorised vehicles within the North East Cambridge AAP.

#### Policy 23: Comprehensive and Coordinated Development

Policy 23 seeks to ensure a comprehensive and coordinated approach to development and regeneration at North East Cambridge, which is broadly supported. Policy 23 requires applications for major development to successfully integrate with the surrounding area and to successfully mitigate environmental constraints. There is a single development strategy for Cambridge Science Park i.e. intensification of existing employment floorspace, redevelopment of under-utilised buildings and car parks, reduction of car parking, and building heights of 4 to 5 storeys. The proposed redevelopment of the building at 127 – 136 Cambridge Science Park would be consistent with the development strategy for this area, and as such could be integrated with any future redevelopment of neighbouring buildings.

Policy 23b as drafted seeks to require all major development proposals to be supported by a comprehensive masterplan. This is an appropriate requirement for largescale major development proposals which might relate to a significant element of the North East Cambridge Area overall. However, smaller scale major development proposals at the individual plot level on the Science Park in particular (which may for example comprise the provision of a single building) are unlikely to be sufficiently large enough so as to warrant a masterplan approach. Such development proposals remain capable of a proportionate contribution to the achievement of the vision and strategic objectives for North East Cambridge, however.

The proposed policy should be worded to reflect such circumstances.

#### Policy 25: Environmental Protection

Policy 25 seeks to ensure that environmental impacts are considered for development at North East Cambridge, and identifies criteria for development. As set out in the Introduction, a number of technical reports have been prepared in support of the current planning application for the redevelopment of the site at 127-136 Cambridge Science Park. The assessments of the proposed development demonstrate that there would be no significant adverse environmental impacts associated with the redevelopment of the site. Therefore, the proposed redevelopment of the site would be consistent with Policy 25.

#### Policy 29: Employment and Training

The employment, skills and training initiatives associated with development within North East Cambridge are supported.

Completed response forms must be received **by 5pm on Monday 5 October 2020**. These can be sent to us either by:

Email: [nec@greatercambridgeplanning.org](mailto:nec@greatercambridgeplanning.org) or post, to:

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