

Cambridge City Council
Call for Sites Consultation
Planning Policy Team
Planning Services
Cambridge City Council PO Box 700
Cambridge
CB1 0JH

By Email

Our Ref: 30085/A3/JH/SO
25 March 2019

Dear Sir/Madam,

**GREATER CAMBRIDGE LOCAL PLAN:
STRATEGIC HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT – CALL FOR
SITES AND BROAD LOCATIONS:
RESPONSE ON BEHALF OF TELEREAL TRILLIUM LTD**

On behalf of our client, Telereal Trillium Ltd ('Telereal'), we have pleasure in presenting 4 no. Sites for inclusion within the emerging Greater Cambridge Local Plan. Please find attached 4x completed Response Forms, one per Site, as follows:

Henry Giles House (existing Allocation Site R4), Chesterton Road, CB4 3AP

Current Policy Status

Henry Giles House is currently allocated for residential development as Site R4 in the adopted Cambridge Local Plan 2018, which identifies the Site as having capacity for 48 dwellings (based on an average density of 62 dwellings per hectare (dph)). In addition, the Site lies within the Mitcham's Corner Opportunity Area (Policy 22 of the 2018 Local Plan). The separate 'Mitcham's Corner Development Framework' was adopted by the Council as a Supplementary Planning Document (SPD) (January 2017). Our client, Telereal, worked with the Council in the preparation of the Development Framework, which includes specific 'Site Guidance' for Henry Giles House (Section 4.3) and also references a Site capacity of 48 dwellings. It is important to note that 'Carlyle House' is considered as part of the allocation 'R4' but not owned by Telereal.

The principle of the redevelopment of the Site for residential use is well established in planning policy. A Statement of Common Ground (SCG) agreed between Telereal and Cambridge City Council in March 2015 refers to the most likely time-frame for development coming forward between 2019 to 2023.

Telereal 2019 submitted a response form to the 'Greater Cambridge Housing Trajectory' in March 2019, which outlined Telereal's plans for the Site in terms of housing delivery and potential numbers onsite.



Site & Surroundings

The Site extends to 0.57 hectares and comprises an office building (Use Class B1) and associated car parking. Telereal is currently leasing the Site to the Department for Work and Pensions, for Jobcentre Plus. The Site is located within the Victoria Road Conservation Area. There are no other statutory environmental or historic designations on the Site. The nearest Listed Building is the pair of Telephone Kiosks by Jesus Lock Bridge, which are located almost directly opposite the Site along the other side of Chesterton Road.

Pedestrian access to the Site is from Chesterton Road (A1303). Vehicular access is from Carlyle Road, which bounds the west of the Site. To the west of the Site are three storey dwellings and to the east are two-storey dwellings. To the north of the Site are further residential dwellings, highlighting that the Site is located within an established residential area.

Proposed Response to Call for Sites Consultation

Telereal considers that the Site could accommodate a higher density on the Site, despite it being situated in a Conservation Area. Telereal is of the opinion that the Site can accommodate up to 80 dwellings. Chapter 11 of the National Planning Policy Framework (NPPF), revised in February 2019, states that strategic policies should focus on accommodating objectively assessed needs in a way that makes as much use as possible on previously-developed land. The previous Local Plan and the SPD was written prior to the updated NPPF, which states at Paragraph 123 that where there is an anticipated shortage of land to meet identified housing needs it is especially important that Planning Policies avoid homes being built at low densities. It references that policies should seek a 'significant uplift' in average residential densities, which this revised Local Plan must be considered in accordance with to be 'sound'. As such it is appropriate to maximise density on central sites such as this to ensure the Plan passes the necessary tests of soundness.

The Site is located approximately 1km away from the City Centre, within easy cycling distance. Paragraph 103 of the NPPF states that "significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes". The Site is adjacent to a bus stop, which provides regular services to central Cambridge and Cambourne. Therefore, residential development should be focused on this Site, given its proximity to the city centre and the availability of various transport options.

The proposed development would be on previously developed land. The NPPF states that developments should make optimal use of the land, especially on previously-developed land. Therefore, the density should be increased to reflect this national planning policy. To demonstrate how such an increase in the density could be achieved, a Feasibility Report was undertaken to analyse the Site's potential (BroadwayMalyan Report, 2016). The Report concluded that despite the Site being located within the Victoria Road Conservation Area, it can accommodate up to 80 dwellings. The Feasibility Report only considered the potential development on the Site itself (Henry Giles House) and did not analyse the potential development on the allocation overall, which includes Carlyle House. Taking this into account, Telereal judges that the Site allocated as 'R4' has the potential to accommodate over 100 dwellings in total, which reflect national planning policy guidance.

Telereal acknowledges that the design will have to ensure that it enhances the Conservation Area in terms of its scale, but initial work that was undertaken as part of the Feasibility Report states that the scale of the future development would be in keeping with the surrounding area (residential dwellings to the west of the Site are three storeys). Any potential development would incorporate the design principles set out in the Mitcham's Corner Development Framework. Further capacity work would be undertaken to determine the exact number of dwellings that can be accommodated on the Site.

The Site is expected to become available in the 5-10 year period of the Plan from adoption, around 2029/2030. It is expected that development on site will last about 1-2 years, so completion is expected 2030/2031. The availability of the Site could be earlier, but is dependent on the existing

lease between the Department for Work and Pensions and Telereal. However, it is still expected to be delivered throughout this new Plan Period.

In conclusion, the Site is suitable for a greater density than currently allocated. An initial Feasibility Report has demonstrated that the Site can accommodate up to 80 dwellings, increasing the total number of dwellings across the whole 'R4' site to over 100. This is in accordance with national planning policy which states that there can be an increase in density on a previously-developed, sustainable site.

BT Telephone Exchange & Car Park, Long Road, CB2 8HG (existing Allocation Site R14)

Current Local Plan Status

The BT Telephone Exchange & Car Park on Long Road is allocated for residential development as Site R14 in the Local Plan, identified as having capacity for 76 dwellings (at 38 dph). A Statement of Common Ground was agreed between Telereal and the Council in March 2015 and stated that the Site would be delivered within the plan period and the most likely period identified as being 2019 to 2022.

Site & Surroundings

The Site extends to 2.01 hectares. Access to the Site is from Long Road. There are no environmental or historic statutory designations on the Site. The Site is bound by a mixture of uses. To the west of the Site, is a school. To the east of the Site, there are playing fields, which are protected open space as delivered in the 2018 Local Plan. Across Long Road, there is residential development, which is currently under construction. The Site is located within easy cycling distance of Cambridge Train Station and the city centre. National planning policy encourages a greater focus on development that is in close proximity to sustainable transport modes. It adds that development should also make optimal use of the Site on previously developed land. Therefore, it is considered that the Site is appropriate for residential development.

Telereal 2019 submitted a response form to the 'Greater Cambridge Housing Trajectory' in March 2019, which outlined Telereal's plans for the Site in terms of housing delivery and potential numbers onsite.

Proposed Response to Call For Sites Consultation

The Site is currently occupied by BT. Therefore, this Site is expected to become available after the Plan Period. However, Telereal is still committed to delivering housing on the Site which will contribute to Greater Cambridgeshire's housing need in the future. Given the size of buildings on the Site and its location within an urban area, the capacity of the Site (76 dwellings at 38dph) presented in the adopted Local Plan (2018) is considered to be low. It's redevelopment would be compliant with national planning policy as it is making optimal use on previously developed land but a density of circa 500 PH (supporting closer to 100 units) is considered more appropriate to ensure compliance with chapter 11 of the NPPF which was introduced a material consideration in July 2018 and for soundness purposes, the new Local Plan must be in accordance with.

In conclusion, Telereal is committed to providing residential development at the Site, which benefits from its proximity to services and facilities, including good public transport links. The Site is currently occupied by a number of businesses, which affects the immediate availability of the Site. However, Telereal supports the inclusion of the Site in the Council's 2018 Local Plan and for a potential allocation of circa. 100 dwellings within the Greater Cambridgeshire Local Plan to support Greater Cambridgeshire's future housing need.

Cherry Hinton Telephone Exchange, 152 Coleridge Road, CB1 3PW (part of existing Allocation R8)

Current Local Plan Status

The Cherry Hinton telephone exchange on Coleridge Road, Cambridge, forms part of a larger site allocation in the adopted Local Plan (Site R8). Including the Swiss Laundry buildings (149 Cherry Hinton Road, CB1 7BY), the entire Site is allocated for residential development as Site R8, identified as having capacity for 33 dwellings (at 43 dph). In relation to the telephone exchange element of the wider Site, the March 2015 SCG considered that the most likely time-frame for development would be 2029 to 2031.

Site & Surroundings

The telephone exchange is currently operated by BT. It extends to approximately 0.2 hectares out of the entire R8 allocation of 0.76 hectares. There are no statutory environmental and historic designations on the Site. It is located within close walking distance of a neighbourhood centre, as defined by the Cambridge Local Plan 2018. It is also within easy cycling distance of Cambridge city centre. The Site is principally surrounded by residential development.

Telereal 2019 submitted a response form to the 'Greater Cambridge Housing Trajectory' in March 2019, which outlined Telereal's plans for the Site in terms of housing delivery and potential numbers onsite.

Proposed Response to Call for Sites Consultation

Telereal continues to support the allocation of this site for residential development, given its location to a number of facilities and services, including Cambridge Train Station. National Planning Policy encourages a greater focus on development that is in close proximity to sustainable transport modes. National planning policy also encourages making optimal use of previously developed land. Therefore, it is considered that the Site is appropriate for residential development, given its surroundings and the fact that it is situated on previously developed land.

As the Site is currently occupied by BT, it is anticipated that the Site will be available post the Plan Period. However, Telereal is still committed to providing residential development on the Site, which will contribute towards Greater Cambridgeshire's future housing need. The capacity of the entire Site, including Swiss Laundry, (33 dwellings at 43dph) is considered broadly appropriate for the area. It is compliant with national planning policy as it is making optimal use on previously developed land in a sustainable location.

In conclusion, Telereal is committed to providing residential development at the Site, which benefits from its proximity to services and facilities, including good public transport links. The availability of the Site is subject to the BT lease, but Telereal supports the inclusion of the Site in the Council's 2018 Local Plan and for its potential allocation within the Greater Cambridgeshire Local Plan to support Greater Cambridgeshire's future housing need.

Trumpington Telephone Exchange (Cambridge 'D'), High Street, CB2 2HR

The Cambridge 'D' Telephone Exchange is proposed for consideration as a new site allocation within the emerging Greater Cambridge Local Plan. The Site is accessed from the High Street via a lane between numbers 43 and 45a High Street. The Site is bounded by the rear gardens of existing residential properties on all sides (High Street, Wingate Way and Alpha Terrace). The Site is not currently allocated for any form of development within the adopted Local Plan, neither does it fall under any wider policy designation. The Site is just to the north of the Trumpington Conservation Area. The average density for residential development in this area is approximately 30dph.

The Site extends to 0.5 hectares and two-three storey buildings cover circa. 70% of the site footprint, the remainder of which comprises hardstanding for car parking. There are no statutory environmental or historic designations on the Site itself, but it lies just to the north of the Trumpington Conservation Area. There are two Grade II Listed Buildings within 100m of the Site. These are The Coach and Horses Public House, located 77m to the south-west and a Milestone 91m to the north-west.

The Site is located in the centre of Trumpington, which has a number of services and facilities, including a Primary and Secondary School. The nearest bus stop is located less than 100m to the south-west of the Site with services to Cambridge city centre. The Site is therefore located within an established residential area with excellent accessibility and transport links including a large Waitrose circa. 500 metres to the south.

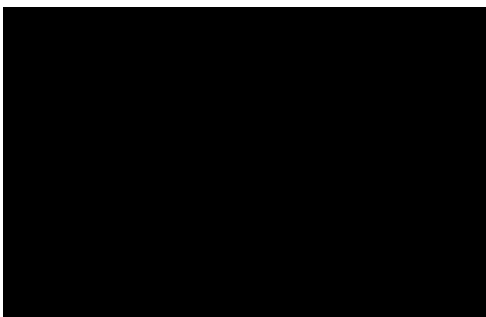
Located within an established residential area, with excellent accessibility and transport links, the Site represents a sustainable location for future housing development. Gardens to the north set residential properties back circa. 50 metres from the site boundary, whilst setbacks are circa. 20 metres to the east and west and 10 metres to the south. Allowing for standard depth gardens/amenity space, and the average density for the area, it is considered that the Site can accommodate up to 50 dwellings of various types to complement the surrounding area, while reflecting the Conservation Area to the south. It is anticipated that a full feasibility study will be undertaken to establish the exact number of the dwellings that the Site can accommodate.

National Planning Policy encourages an 'optimal use of land' to consider the density of the Site. Also, the NPPF states that development should be focused on locations, which can be accessed by sustainable transport modes. As the Site is already insensibly developed and is situated within Trumpington centre and on previously developed land, it is considered that a higher density can be achieved on the Site. Telereal does acknowledge that any design would consider the surrounding area and the impact on the Conservation Area to the south. Notwithstanding this, it is still proposed that the Site can accommodate 50 dwellings. Telereal is aware that any application would have to be supported by the appropriate technical assessments, which will also inform the exact future number of the Site.

The Site is current used by BT as a Telephone Exchange. It is anticipated that the Site will be vacant from 2026/2027. Therefore, the Site will be available and developable during the first 6-7 years of the Plan Period. Once planning permission is granted and construction commences on site, it is anticipated that building works would be completed over 1-2 years. Therefore, the dwellings could be ready for occupation by 2029, within the Plan Period.

If we can assist you with any further information, in addition to the completed forms and site location plans, then please do not hesitate to contact me. We look forward to engaging with you further during the local plan preparation.

Yours sincerely,



Director

Encs 4x Completed Call for Site and Broad Locations Response Form 2019
 4x Site Location Plans