

Mr Stephen Kelly
Joint Director of Planning
Greater Cambridge Shared Planning
Guildhall
Cambridge
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Dear Stephen

GREATER CAMBRIDGE LOCAL PLAN : CALL FOR SITES CONSULTATION

JESUS COLLEGE – LAND ON NORTH SIDE OF STATION ROAD

I write further to our recent meeting at your offices at which I was invited to talk about key issues and key sites in advance of your formal call for sites. I referred to the above site and our recent instruction by Jesus College to act as their strategic planning advisor.

Jesus College own land north of Station Road and are in the process of reviewing the sites' potential for redevelopment and the opportunities it could offer.

As a first step, the site is being put forward for consideration as part of the Call for Sites consultation for the emerging Greater Cambridge Local Plan. This letter provides some of the background context and accompanies the Call for Sites proforma. The submission is also accompanied by an Initial Significance Assessment prepared by Bidwells and a location plan to identify the site. The heritage issues will be crucial so it appropriate and proportionate to deal with in a little more detail from the off.

The College are keen to work collaboratively with officers from the City and County and other stakeholders as part of this process and we would welcome further discussion with you in due course.

The Site

The Site is located on the north side at the western end of Station Road, Cambridge. Station Road provides access from Hills Road (A1307) in the west to Cambridge (Central) Rail Station at the eastern end.

The Site stretches from the Hills Road/ Station Road junction eastward to Tenison Road and sits opposite Kett House, 10 (Jupiter House) & 20 (CB1 Business Centre) Station Road and Demeter House which all sit on the southern side of Station Road.

The Site is composed of approximately 32 plots running along the eastern side of Hills Road and then wrapping around the corner on to the north side of Station Road, each consisting of a building and surrounding curtilage.

The Site is located within the New Town and Glisson Road Common Conservation Area. None of the

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buildings within the Site are listed, however they are all identified as Buildings of Local Interest (51-53 Hills Road and the Station Mews are excluded from this list). In addition, they are identified as 'Buildings of Positive Townscape Value' in the New Town and Glisson Road Conservation Area Character Appraisal (2012), (51-53 Hills Road and the Station Mews are excluded from this list). As such, the existing buildings are considered to be "non-designated heritage assets".

In light of the above, the College recognise that it is important to understand the relative merits of the existing buildings and land in the context of these designations and the relevant legislation and policy framework. The College have therefore instructed an Initial Significance Assessment to understand the historic interest of the existing properties and this is enclosed with my letter. The findings from the Initial Significance Assessment are that the site could accommodate some form of development within its heritage context.

Planning Policy Context

The site falls within the Cambridge Railway Station, Hills Road Corridor to the City Centre Opportunity Area (Policy 25). Policy 25 confirms that development proposals within the Cambridge Railway Station, Hills Road Corridor to the City Centre Opportunity Area will be supported if they help promote and coordinate the use of sustainable transport modes, and deliver and reinforce a sense of place and local shops and services. Development proposals are also expected to deliver a series of coordinated streetscape and public realm improvements.

The College are fully supportive of the aims and objectives of Policy 25 and the drive to deliver an improved public realm along Station Road.

However, the site falls outside of the Station Areas West and Clifton Road Area of Major Change (Policy 21). Within the Local Plan 2006, the Site was located within the identified Station Area 'Area of Major Change' under Policy 9/9. This Area of Major Change has been taken forward into the recently adopted Cambridge Local Plan (2018), however it no longer covers Land on north side of Station Road.

It is therefore requested that the boundaries of the Station Areas West and Clifton Road Area of Major Change is reviewed as part of the emerging Greater Cambridge Local Plan, to include for Land on north side of Station Road.

The Opportunity

The Station Road area has changed beyond all recognition since the preparation of the Station Area Development Framework (SADF) adopted in April 2004. Significant development has since come forward along Station Road as part of the CB1 masterplan resulting in the successful delivery of a world-class city quarter today, including high quality public realm. As well as the physical change, the area around the station is now a cluster of highly specialised research on Artificial Intelligence with tenants including Microsoft, Amazon, Samsung and others. What is clear to Bidwells and others, is the significance of the clustering and the benefits this has to Cambridge and the UK economy.

In effect the CB1 development has created a recognisable and distinct CBD that has been missing previously and it has attracted a number of significant pre-lets, a sign of its desirability. All the commercial buildings within CB1 along Station Road now have planning permission or a resolution to grant permission, so that area is in effect complete.

Land on the north side of Station Road provides a further development opportunity to continue the successful transformation of this part of the city and provide additional capacity to support the further clustering around the Station or simply very well-located development opportunities.

The site is within single ownership and capable of delivering a well-designed, high quality development that could make efficient use of a brownfield site, in a sustainable location, whilst also being able to respect the significance of the heritage assets. The site's proximity to Cambridge railway station, links to the Chisholm trail and the transport interchange at the Station also enables opportunities to promote sustainable transport modes.

The College are at an early stage in considering potential development options for the site but consider that a range of different uses could be accommodated on the site and look forward to working with the Council, stakeholders and local community to refine the proposals further.

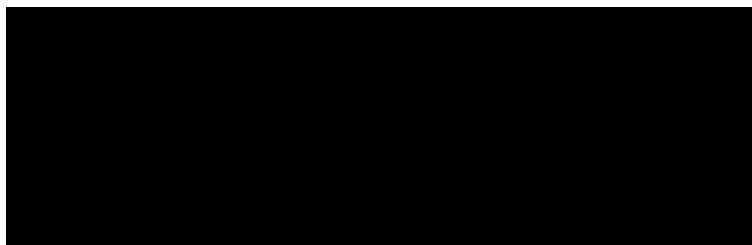
Summary

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As a first step, the site is being put forward for consideration as part of the Call for Sites consultation for the emerging Greater Cambridge Local Plan. The submission is also accompanied by an Initial Significance Assessment prepared by Bidwells and a location plan to identify the site.

The College are keen to work collaboratively with officers and stakeholders as part of this process and we would welcome further discussion with you in due course.

Kind regards



Mike Derbyshire BA (Hons) MRTPI
Head of Planning

Enclosures

**Call for Sites Proforma
Site Location Plan
Initial Significance Assessment**

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