

Your ref:
Our ref: GK/ 145857
DD: [REDACTED]
E: [REDACTED]
Date: 22/03/2019

Planning Policy Team
Planning Services
Cambridge City Council
PO Box 700
Cambridge
CB1 0JH

Dear Sir/Madam,

LAND OFF THE LAWNS, CAMBRIDGE

GREATER CAMBRIDGE CALL FOR SITES SUBMISSION

I write on behalf of our client, Gonville and Caius College, to submit 'Land off The Lawns, Cambridge' (hereafter referred to as 'the site') for consideration via the Greater Cambridge Local Plan Call for Sites consultation. The remainder of this letter provides a site description, sets out the context and background of the site, describes the potential development proposals that the site could accommodate and lists the benefits that the development could deliver. I enclose the following as part of the submission:

- Site proforma; and
- Site Location Plan.

Site Description & Deliverability

The site measures 1.2 hectares (ha) and the site currently comprises a field; its last use was as a hockey pitch in 2003.

The site is designated as Protected Open Space under Policy 67 of the Cambridge City Local Plan (2018) a matter rolled-on from previous Local Plans and Supplementary Planning Documents stemming from a time that the land was used for sports.

The site is within Flood Zone 1 and is therefore in a low risk flood area, which makes the site sequentially preferable to land which feature higher risk flood zone areas.

The site is within a Conservation Area and there are two Grade II listed buildings located approximately 250 metres to the east of the site (Emmanuel College Sports Pavillion and 9 Wilberforce Road).

Relevant Planning History

There have not been any planning applications submitted on the site for residential development.

The site was previously submitted and assessed as part of a wider site submission in the SCDC SHLAA (2013) and included the Lawn Tennis Club and Emmanuel College Sports Ground and was rejected as unsuitable (site reference: 182; 6.44 hectares).

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Development Proposals

The current proposal is a very different proposition to the larger Site 182 considered in the previous plan. The proposal now solely includes a single parcel of land that has not been used for sport/recreation since 2003. The development of the site will not lead to the loss of any sports/recreation facilities, but it will allow for a development that will increase public access to open space to be provided as part of the proposal and will enhance the ecological biodiversity and natural capital.

The land is well-related to the existing form of development and can be readily accessed via The Lawns. It is located in an area within walking distance to existing bus services and a short cycle to Cambridge City Centre.

The land has not been used since 2003 and it is now appropriate for the land to be put to an efficient and beneficial use in this sustainable location. The land would be best suited for residential development, delivered in a manner to be respectful of the neighbouring properties and the Conservation Area.

Benefits

It is considered that the development proposals could deliver numerous social, economic and environmental benefits to the local area, including:

- The opportunity to deliver affordable housing to help meet the needs of Cambridge;
- Making efficient use of a parcel of land in a sustainable, built-up area of Cambridge that has not been used since 2003;
- Include public open space/play space as part of the development to a parcel of land that is currently private and fenced-off;
- Locating residential development within a sustainable location with good sustainable transport links; and
- A landowner who wishes to work the community in order to shape a proposal which meets the needs of and can provide wider benefits to the village.

Summary

Gonville and Caius College are seeking an allocation for residential development on land off The Lawns, Cambridge to a piece of land not used since 2003. It is aspired for the development to be delivered on the site in a manner that will bring the greatest benefits to the community. The land identified is available, achievable and deliverable and bring a site back into beneficial use.

Should you have any queries then please do not hesitate to contact me and we would be most happy to meet with officers to explain the proposal in more detail and agree any consultation strategy.

Yours sincerely



Guy Kaddish
Partner, Planning

Enclosures **Site Location Plan**
 Site proforma