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South Cambridgeshire District Council  
Call for Sites Consultation  
Planning Policy Team  
South Cambridgeshire District Council  
Cambourne Business Park  
Cambourne  
Cambridge  
CB23 6EA

Garth Hanlon BSc (Hons) MRTPI

████████████████████  
████████████████████ 52  
F: +44 (0) 1223 347111

Unex House  
132-134 Hills Road  
Cambridge CB2 8PA  
T: +44 (0) 1223 347 000  
F: +44 (0) 1223 347 111  
savills.com

Dear Sirs

**CALL FOR SITES SUBMISSION – LAND AT ST JOHN’S INNOVATION PARK, COWLEY ROAD, CAMBRIDGE**

**SUBMISSION TO GREATER CAMBRIDGE LOCAL PLAN ON BEHALF OF ST JOHN’S COLLEGE, CAMBRIDGE**

Savills (UK) Limited Planning Team are instructed by St John’s College, Cambridge to provide planning consultancy advice across its landholdings across the country including those within and on the edge of Cambridge.

One of the key landholdings that the St John’s College own is land at St John’s Innovation Park in the northern part of Cambridge which falls to be considered within both the administrative areas of Cambridge City and South Cambridgeshire District Council.

In the light of the importance of the Park to the landowner and indeed to the continuing economic success of the Cambridge area it is entirely appropriate for the College to make the necessary and relevant representations to the current Call for Sites consultation in the light of the planning strategy which the College wishes to pursue. As such, we welcome the Council’s commencement of a review which combines the two Local Plans into a single entity to bring forward in the next plan period. There has always been a very close relationship to Cambridge City and the area surrounding it and this is even more acute with the continuing rise in house prices and the increase in commuting distances that are resulting from such factors. It is quite clear that Cambridge will retain its focus as a major centre for housing and employment as well as shopping and leisure needs and St John’s Innovation Park will continue to be a major component part of the continuing success of the City and within the local, regional and national economy.

St John’s Innovation Park is located within an area now known as ‘North East Cambridge’ as recently named by the Local Planning Authorities and it is this wider area which includes Cambridge Science Park in the west across to the Cambridge Kings Lynn rail line in the east. The area provides a major opportunity in the next Plan period and beyond to deliver sustainable development to help support the continued success of Greater Cambridge. We are aware that significant new development is envisaged on a number of major sites within North East Cambridge and includes the potential for the redevelopment of the Anglian Water site as a major brownfield site within the urban area to secure significant areas of new housing and employment in addition to the intensification of existing business parks including the St John’s Innovation Park.

The announcement of a £227m Government Fund to help relocating the Water Recycling Centre was announced on the 14<sup>th</sup> March 2019 and this is a key step forward in the strategy for significant new housing and employment within North East Cambridge. The relocation of such works would be the catalyst for significant

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regeneration of the area and which will have a significant impact upon the environment around the St John's Innovation Park.

The principle of intensification of employment uses within North East Cambridge and within St John's Innovation Park is established in the recent adopted Local Plans for Cambridge City and South Cambridgeshire. Whilst the principle for further development is contained within such Plans, the nature, scale and quantum of development will still need to be identified in a new joint Area Action Plan (AAP) which is currently out for consultation and to which representations will be made by St John's College.

St John's Innovation Park is bordered by Milton Road on its western side, by Cowley Road on its eastern side and by the A14 on the northern edge. The Park has developed on an area of land owned by St John's College since 1534 and saw the Innovation Centre completed in 1987 which was the first of its kind in Europe focusing on supporting knowledge based businesses. Following the success of the St John's Innovation Centre, a second phase called Dirac House was completed in July 1989 together with a self-contained Jeffreys building which was completed in 1990. Four further buildings at St John's House, Edinburgh House and the Vitrium and Platinum developments were completed in 2001. Most recently in 2018, the southern edge of the Park has seen the completion and opening of the Maurice Wilkes building.

It is the case that the layout and densities including the nature and internal scale and layout of the older buildings on the Park are not suited to 21<sup>st</sup> Century employment needs and accordingly the College is looking to a re-masterplanning exercise which proposes intensification of use on the Park through new floorspace which involves the demolition of existing buildings and the provision of new modern commercial buildings more relevant to current working requirements and responsive to an active market.

A masterplan which looks at the future of St John's Innovation Park over the next 15/20 years is an important part of the College's strategy for this area. Clearly a vision for the future must seek to assess market trends and sensitivities whilst ensuring an attractive new development set within a new re-modelled Innovation Park brought forward over the time period.

The College is part of the landowners group at North East Cambridge and the Councils are already aware of the College's intentions to create significant new floor space on the Park which could be in the order of an extra 35,000 sqm of new floorspace over the next 15-20 years.

In the short term, the College is looking at some demolition and the provision of potentially two new buildings potentially totalling around 20,000 sq m as part of any first phase and clearly the submission of such applications will need to be accompanied by a masterplan which considers how such development will sit as part of any wider Park scheme. Whilst we enclose a completed Call for Sites form, you will appreciate that it is difficult to predict floor space that could come forward within the next 20 years simply because of the scale of the development and which of course must adapt to the market however we hope that Officers will understand such a context in assessing this representation.

We look forward to being kept informed of plan progress and should you have any queries please do not hesitate to give me a call.

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Director