

From: [REDACTED]
Cc: [REDACTED]
Subject: RE: Call for Sites Submission - SJC Innovation Park, Cambridge
Date: 23 September 2019 15:16:40
Attachments: [image001.jpg](#)
[image003.jpg](#)
[image004.jpg](#)
[image005.jpg](#)
[image006.jpg](#)
[image002.gif](#)

Dear Sir/Madam

Thank you for your email dated the 19th September seeking clarity on matters in respect of the representations that Savills have made in respect of St Johns Innovation Park . Our comments in response to the points you raise are set out below in red

- Details on the following site features and constraints, **including a description of the extent of the constraint** and whether it can be addressed or mitigated to enable the site to be suitable for development. Any available evidence to support this should be attached to your response:
 - Site access – is there a current means of vehicular access to the site from the public highway and does this access need to be improved or an additional access created to enable development? **The St Johns Innovation Park is a key employment site in that area now known as North East Cambridge (NEC) and it is the case that the College and its advisors have played an important and significant role in the various workshops that have taken place this year in respect of the future development of the Park and in the wider context of the NEC. A concept masterplan has been put forward by the College’s project team and has been considered in the context of the NEC Workshops and indeed is the subject of a pre-application enquiry which is currently with SCDC. It is the case that the site has currently two main existing vehicular accesses serving most of the Park with a direct access off Cowley Road for the Jeffreys Building. A number of pedestrian and cycleway access points exist around the site , the most recent of which has been constructed to access the Maurice Wilkes Building. In respect of the implications of new development , in the context whereby no new parking is coming forward then it is entirely appropriate that no changes are needed to the access points. However in view of the longer term proposals for the whole of the Park having regard to intensification of use, meaning the demolition of buildings and the erection of new buildings , then the College intend to re-assess access points to ensure that there is consistency and compatibility with NEC proposals for the wider area.**
 - Infrastructure – Does the site have access to key utilities? Will provision need to be made or capacity created or reinforced to enable development (this includes mains water supply, mains sewerage, electricity supply, gas supply and broadband internet)? Is the site crossed or adjacent to a key utility such as a pipeline or by pylons? **As an established employment site, the site has existing access to all the necessary utilities. Clearly as with any development coming forward within the NEC area, within which the Innovation Park sits, provision will need to be made for the upgrading of services commensurate with projected levels of growth. In terms of the crossing of the site by utilities, we are unaware of any constraints imposed by any utilities that would prevent development coming forward. Overhead pylons are evident on the**

southern fringe of the Park but these in any case cross over open land south and west of the Maurice Wilkes building.

We hope these comments address all outstanding issues

Regards

[REDACTED]

23/9

Garth Hanlon BSC (Hons) MRTPI
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Planning

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Before printing, think about the environment

From: LDF [mailto:LDF.LDF@scambs.gov.uk]

Sent: 19 September 2019 10:38 AM

To: [REDACTED]

Cc: [REDACTED]

Subject: Call for Sites Submission - SJC Innovation Park, Cambridge

Dear Sir/Madam,

Thank you for your submission in response to the Call for Sites request we issued earlier this year.

After a period of unavoidable delay, we are now registering, checking and validating each of these sites.

As soon as this process is complete, each validated site will be uploaded onto both the Cambridge City Council and South Cambridgeshire District Council websites, for your reference.

There are, however, some items missing from the HELAA response form sent to us in relation to your submission for land at **SJC Innovation Park, Cambridge**.

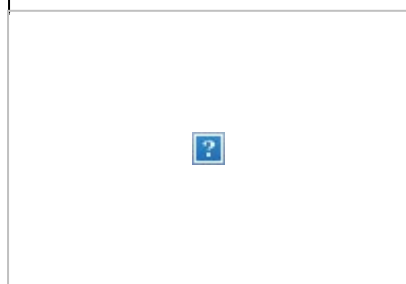
Accordingly, please now supply the following information and return it to us, within the next 10 working days.

- Details on the following site features and constraints, **including a description of the extent of the constraint** and whether it can be addressed or mitigated to enable the site to be suitable for development. Any available evidence to support this should be attached to your response:
 - Site access – is there a current means of vehicular access to the site from the public highway and does this access need to be improved or an additional access created to enable development?
 - Infrastructure – Does the site have access to key utilities? Will provision need to be made or capacity created or reinforced to enable development (this includes mains water supply, mains sewerage, electricity supply, gas supply and broadband internet)? Is the site crossed or adjacent to a key utility such as a pipeline or by pylons?

Many thanks for your patience.

Kind regards

Planning Policy Strategy and Economy Team



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<https://www.scambs.gov.uk/planning/>

<https://www.cambridge.gov.uk/planning>

Greater Cambridge Shared Planning: a strategic partnership between Cambridge City and South Cambridgeshire District Councils

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