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Date: 18/03/2019

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

Dear Sir/Madam

**GREATER CAMBRIDGE LOCAL PLAN CALL FOR SITES CONSULTATION – LAND CORNERING M11 AND MADINGLEY ROAD, CAMBRIDGE**

I write to you on behalf of my client, Trinity College Cambridge, in relation to the submission of land cornering the M11 and Madingley Road, Cambridge to 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.

**Site Description**

The site is located within the administrative boundary of Cambridge City Council (CCC). The site is situated in the south western corner of the North West Cambridge site, which comprises Green Belt land in CCC and South Cambridgeshire District Council (SCDC) that has been released to contribute towards the development needs of the University.

The site forms an irregular shaped parcel of land measuring approximately 4.2ha. It is located to the north of Madingley Road, to the west of the Madingley Road Park & Ride and to the east of the M11. The site was previously used as farmland, comprising an open field with a strip of woodland on the southern boundary. It is currently in use as a temporary access and car parking for the North West Cambridge site.

As per the Cambridge Local Plan Proposals Map (2018) the site is designated as Green Belt. However, it is considered that the current use of the site has significantly changed the character of the site.

The site is not subject to any environmental designations and is located within Flood Zone 1, as indicated by the Environment Agency's Flood Maps, and therefore has a 0.1% chance (low probability) of flooding.

The site is not located within a Conservation Area, nor are there any Listed Buildings within close proximity.

### **Surrounding Area**

The surrounding area is characterised by urban development on the western fringe of Cambridge, with the city centre located approximately 2.6km to the east.

The area represents a sustainable location for development given the proximity of: the Maddingley Road Park and Ride; the development of the North West Cambridge site, delivering residential development and a range of services and facilities; and the University's West Cambridge Site to the south of Maddingley Road providing employment and education opportunities across the research and science and technology industries.

### **Relevant Planning History**

As aforementioned the site is currently in use as a temporary access road and car park for the North West Cambridge site. Planning permission was granted on 19 April 2013 for *"The temporary use of land to provide a temporary access road from Maddingley Road into the North West Cambridge site during construction. The temporary use is for a period of 10 years. The development comprises the laying out of the road, a surfaces vehicle turning and inspection area, a pedestrian link for site operatives, a storage area, a security kiosk and barrier and drainage."* (Application reference 13/0279/FUL).

### **Development Proposals**

The site is capable of accommodating a number of different uses such as residential, education, hotel, etc. which would be well related to the uses within close proximity to the site. The final decision on an appropriate use, or mix of uses, would be determined through the local plan process and stakeholder engagement.

Any development proposals which come forward would incorporate a significant amount of landscaping and open space to ensure that the site could appropriately respond to its context. This would provide opportunities to enhance visual screening, ecology/biodiversity and amenity.

### **Benefits**

It is considered that the development proposals could deliver the following benefits:

- Making best use of a site which is in a sustainable location, benefiting from close proximity to a range of nearby uses and Cambridge city centre;
- Making best use of existing sustainable transport infrastructure given that the site is located adjacent to the Maddingley Road Park and Ride; and
- An opportunity to deliver a planned edge up to the M11, incorporating development of an appropriate density whilst also delivering substantial landscaping and open space.

### **Conclusion**

The submission has been prepared by Bidwells on behalf of Trinity College Cambridge to submit land cornering the M11 and Maddingley Road, Cambridge to the Greater Cambridge Local Plan Call for Sites. The site is located within the south western corner of the North West Cambridge site, adjacent to the Maddingley Road Park and Ride and is considered to be in a sustainable location given its proximity to a range of nearby uses and sustainable transport infrastructure. The site is capable of accommodating a number of different uses and Trinity College wishes to engage with the Council and other stakeholders to develop a proposal which contributes and responds to its context and makes best use of a sustainable site.

If you have any queries regarding this submission or require further information, please do not hesitate to contact me.

Kind regards

Yours faithfully



**Anthony Child BPlan AssocRTPI MPIA AIEMA**  
Principal Planner, Planning

**Enclosures**    **Call for Site Forms**  
                         **Site Location Plan**