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Dear Sirs,

**CALL FOR SITES SUBMISSION – LAND SOUTH OF 8-10 ADAMS ROAD, CAMBRIDGE**

**SUBMISSION TO GREATER CAMBRIDGE LOCAL PLAN ON BEHALF OF ST JOHNS COLLEGE, CAMBRIDGE**

Savills (UK) Ltd Planning Team are instructed by St John's College, Cambridge to provide planning consultancy advice in respect of their landholdings across the country including those landholdings in the city of Cambridge and South Cambridgeshire.

**Context**

In such a context, we are instructed to make the necessary representations to the various stages of consultation as it relates to a review of the currently adopted Local Plans. To this end we welcome the Council's embarking on a review of those Plans to create a new Greater Cambridge Local Plan for the next plan period. We certainly consider that there is great merit in a single plan covering the Cambridge area because there is a very clear relationship between the City and the area surrounding it.

The application of previous planning policies has been part of a planning strategy which has sought to control growth on the edge of the City which in turn has led to a more dispersed pattern of development requiring settlements within South Cambridgeshire District Council's administrative area needing to accommodate new development whilst looking at Cambridge to mainly provide for the main focus for employment, retail, leisure and cultural needs.

Consequently, a significant amount of commuting takes place within and across South Cambridgeshire's administrative area in to and out of Cambridge. A series of initiatives remain in the pipeline to address the issue of influencing patterns of travel to encourage alternative modes of transport other than the private motor car. Whilst such programmes are welcome, it remains the case that a development strategy that analyses all possible options should be taken forward within the next plan period.

The development strategy within the recently adopted Local Plans for the City and South Cambridgeshire acknowledges that Cambridge remains the most sustainable location for new development – that strategy identified the urban area as the starting point for new development. The next most sustainable location for new development was the edge of Cambridge in terms of a development sequence and this part of the strategy has seen significant new developments at Trumpington Meadows, North West Cambridge, land between Huntingdon Road and Histon Road, north of Newmarket Road and land north of Cherry Hinton. Whilst significant in terms of numbers, such development in our view, has not had a significant adverse impact on the qualities that the City seeks to protect and accordingly we consider that there is certainly potential for further growth on the City's edge within the next plan period.

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After the City edge, the Council's took the view that new settlements were the next most sustainable options for growth – Waterbeach, Cambourne West and new development at Bourn Airfield form part of the current planned growth and indeed further growth at such locations may form part of any new strategy in the next plan period.

In the case of the other settlements within South Cambridgeshire there was a general view taken within the strategy as it relates to the current adopted plan that development should be generally limited. This was on the basis of sustainability reasons.

Thus the development strategy within the current adopted plans was part of a mixed approach having regard to the development sequence although such a strategy was heavily skewed in number terms towards new settlements and expansion of Cambourne. A number of representations were made to the Inspectors on this point and the Council's responded on these specific issues during the course of the Examination.

It is our view that it remains the case that the development strategy to be adopted in any single plan review across both local planning authority's areas should consider a range of development options and allocations within the urban area, on its urban edge, at new settlements and within the villages. There is no single location for growth in such a context.

However it remains the case that the built up area of Cambridge should remain at the top of the development sequence and such sites as that below should be the focus for development in the first instance having regard to the sustainability credentials of this location.

#### **Land at 8-10 Adams Road, Cambridge**

The site to the south of Adam's Road, Cambridge comprises 0.649 hectares of greenfield undeveloped land. The site is rectangular in shape. To the north of the site are the rear gardens of 8-10 Adams Road. To the east of the site is existing built residential development. To the west of the site is the allocation Policy U3 for student accommodation in the recently adopted Local Plan. There exists tree cover across the site and the topography of the site is flat. Vehicular access is intended to be sought from Herschel Road.

The site lies within the West Cambridge Conservation Area and therefore any development coming forward is required to conserve and enhance the surrounding area. Careful planning will ensure that the majority of the trees can be retained whilst delivering much required residential development. The site is wholly located in Flood Zone 1; the least risk of flooding and where development should be directed. There exists no heritage assets on the site. There are no ecological designations on or in proximity to the site.

The site represents a sustainable location for residential development for market/affordable or College use. There are a number of employment facilities both to the north and east of the site along Huntingdon Road and Grange Road, to the west of the site in West Cambridge and further into Cambridge City Centre. All of these employment opportunities are within walking and cycling distance of the site. Regular bus services run along Grange Road and Maddingley Road to the south of the site into central Cambridge every 10 minutes and where there exists a large number of services and facilities. Although there are no utilities currently at the site, these can be secured at a later stage.

It is considered that the Councils should look at this opportunity to secure much need new housing or accommodation for College use in this sustainable location in a well-established location within the city, which has good public transport and cycling links into Cambridge City Centre. In such a context the site is considered appropriate for new residential development.

We look forward to being kept informed of plan progress and should you have any queries concerning the contents of submission please do not hesitate to contact me



Yours sincerely,



**Garth Hanlon**  
**Director**