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Cambridge City Council
Call for Sites Consultation,
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Planning Services
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Garth Hanlon

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Dear Sirs,

CALL FOR SITES SUBMISSION –LAND NORTH OF MADINGLEY 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.

It is clear in such a context, both in terms of development in villages as well as the application of a development strategy which looks at development on the edge of Cambridge, that a review of Green Belt boundaries is required. To retain Green Belt boundaries as currently defined in the adopted plans is to maintain a pattern of development which generates significant problem of commuting and the cost therein by forcing new housing and businesses in to more remote locations beyond the main focus of demand which remains the City of Cambridge. In addition the tightly drawn Green Belt Boundaries around a number of the larger necklace villages surrounding Cambridge have prevented their own growth and in a climate associated with the next plan review where we consider development pressures will remain.

Land north of Madingley Road, Cambridge

St John's College are landowners of a 1.98 hectare site on the northern side of Madingley Road which is presently occupied by four residential properties set in large grounds back from the road. These four properties provide accommodation for 37 students/fellows/staff as well as accommodation of the President of Murray Edwards College.

As a significant landholding within the urban area of Cambridge, it is important that the College looks at the future development potential of this land in the context of any Local Plan review and accordingly is proposing that the future use of this site during the course of the next Plan period should be assessed in terms of new residential development as well as an option for new student accommodation.

The site lies within the Central Conservation area and whilst this is clearly an important designation it is the case that development can be permitted in circumstances where it preserves and enhances that designation. The property, Elterholm, (12 and 12A Madingley Road) in the north eastern corner is Grade II Listed. A number of substantial mature trees are located within the site and clearly these will need to be assessed in any future potential.

The College is looking at a number of options for this site which include the provision of new market and affordable housing as well as the potential of new student accommodation in this area. In assessing the capacity of this site for new development, much will depend upon the uses that come forward. However, it would be appropriate to envisage a scenario where there would be substantially more built form on the site than presently exists and of a high quality design and layout commensurate with the conservation area designation.

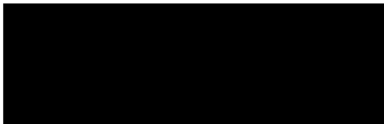
The site possesses an existing access on to Madingley Road and as a location in west Cambridge where demand for new housing and student accommodation remains high, it should be considered as an option for



future development within any new Plan. Lying within the urban area with excellent cycleway and pedestrians networks nearby to the surrounding area, it is clearly in a sustainable location and at the top of any development location sequence as part of any plan review strategy

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.

Yours sincerely,



Garth Hanlon
Director