

## Mairead O'Sullivan

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**From:** Garth Hanlon [REDACTED]  
**Sent:** 23 September 2019 14:30  
**To:** LDF  
**Cc:** Rachael Morey; Wood S.L.; [REDACTED]; Garth Hanlon  
**Subject:** RE: Call for Sites Submission - Land north of Madingley Road, Cambridge  
**Attachments:** We sent you safe versions of your files; SBursary\_C319091616140.pdf; Madingley Road, Cambridge - Site Location Plan.pdf

**Follow Up Flag:** Follow up  
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Dear Sir/Madam

In response to your queries concerning our submission in the context for Call for Sites , I have responded to each of this in red below:

- Evidence of landowner support for the submission, in the form of, for example, a signed letter from the landowner. ( see enclosed which I have previously sent through)
- Details of proposed future uses –**an estimation of potential numbers of residential units and/or potential employment floorspace in square metres, that can be accommodated.** (having regard to site character and size of site we are suggesting that the site has the potential to accommodate at least 25 new dwellings. The College has also suggested that he site could come forward as an alternative for new student rooms and in this context could accommodate say 50 new rooms and communal areas at this initial stage of investigation.
- 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? **Please give details and location of current or proposed access arrangements.**

There are two means of vehicular access to the site from Madingley Road, which is adopted public highway. The western-most access would be appropriate to serve as a vehicular access to the redevelopment, subject to potential slight widening (depending on vehicle tracking) that could be undertaken within the site. This widening would be so that a vehicle entering the site can wait at the site access clear of Madingley Road (including the footway) whilst a vehicle exits the site, and without the need to reverse onto Madingley Road. Some clearance of vegetation may be required to improve intervisibility to / from the site access, but it appears that the required visibility splay of at least 2.4m x 43m is available.

The eastern-most access would not be appropriate to serve as a vehicular access to the redevelopment because of the vicinity to the signalised junction with Grange Road - although an existing access, it appears to have a low level of use. Vehicles wanting to turn right into the site (travelling from Madingley Road East) would need to give-way to eastbound traffic and in doing so are likely to block westbound traffic. The resulting queue would quickly extend back through the Madingley Road / Grange Road junction. Vehicles approaching the junction on Madingley Road (East) or Grange Road may not anticipate the potential for such queuing traffic if they have a green signal, and therefore may need to brake suddenly.

The eastern-most access, however, would be an appropriate pedestrian and cycle access into the site. Closing this access to vehicular traffic would result in a reduction in the number of Madingley Road access points from an existing two accesses to only one access. This is considered a road safety benefit in itself, as there will be one less point of

potential conflict between road users on Madingley Road, and even low an existing low level of use, it would remove the right turn safety issue raised above.

The comments above are based on either a residential development in the order of 25 dwellings, or student accommodation in the order of 50 student rooms. Increasing these scales of development may invite further considerations about highway safety and the capacity of using the western-most access, and which would therefore need some further technical assessment. However for the purposes of this initial assessment of the site, we consider that the westernmost access following widening an improvement will allow further potential redevelopment opportunities for the site

- 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? **The site lies within the defined urban area of Cambridge and is a site which already contains 4 large residential properties and which possesses the normal access to the relevant utilities. On the basis that this site is surrounded by a substantial amount of development and all connected into the utilities it follows that there are no insurmountable issues that would prevent this site coming forward for development**

We hope the above comments are helpful and these address any necessary outstanding queries you have regard to our submission

Regards

Garth Hanlon

**Garth Hanlon BSC (Hons) MRTPI**  
**Planning Director**  
**Planning**

Savills, Unex House, 132-134 Hills Road, Cambridge CB2 8PA

 Tel [REDACTED]  
Mobile [REDACTED]  
Email [REDACTED]  
Website :[www.savills.co.uk](http://www.savills.co.uk)



 Before printing, think about the environment



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**From:** LDF [mailto:LDF.LDF@scambs.gov.uk]  
**Sent:** 13 September 2019 14:39  
**To:** Rachael Morey [REDACTED]  
**Cc:** Garth Hanlon [REDACTED]  
**Subject:** Call for Sites Submission - Land north of Madingley Road, 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 north of Madingley Road, Cambridge.**

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

- Evidence of landowner support for the submission, in the form of, for example, a signed letter from the landowner.
- Details of proposed future uses –**an estimation of potential numbers of residential units and/or potential employment floorspace in square metres, that can be accommodated.**
- 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?  
**Please give details and location of current or proposed access arrangements.**
  - 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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