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Cambridge City Council
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Dear Sirs,

CALL FOR SITES SUBMISSION – TRIANGLE SITE, STACEY LANE, CAMBRIDGE

SUBMISSION TO GREATER CAMBRIDGE LOCAL PLAN ON BEHALF OF ST JOHN'S 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 into 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 intense, the focus on accommodating new growth in and on the edge of villages will continue to be a major issue and the planning authorities need to adopt a strategy which acknowledges this issue.

Triangle Site, Stacey Lane, Cambridge

The site known as the Triangle Site comprises 0.593 hectares of undeveloped, greenfield land which is located within the Green Belt. The site lies south of Stacey Lane which forms the northern boundary of the site. To the east of the site lies Wilberforce Road, whilst to the south and south west of the site is the cycle path connecting Wilberforce Road to the employment facilities located at West Cambridge. The site is triangular in shape with the taper to the western end of the site. The site has a frontage to Wilberforce Road. There exists some trees and a hedgerow around the perimeter of the site, with grassed areas across the site. The topography of the site is flat.

The site was promoted in the previous Call for Sites Consultation in 2011 for the most recently adopted Cambridge Local Plan (2018) where representations were put forward by the College questioning the logic of the inclusion of this area within Green Belt designation and suggesting that on the basis that the land was excluded from such designation, then it provides a real opportunity to secure new housing in a highly sustainable location. While it is acknowledged that the site is relatively small and triangular in shape, it is put forward for new housing development on the basis that it might provide up to 5 new dwellings and accordingly this representation is submitted to this Call for Sites consultation exercise. The site lies within the Green Belt but is not subject to any other policy designations. The site is wholly located in Flood Zone 1; the least risk of flooding and where development should be directed. To the north of the site lies the Grade II Listed 'Emmanuel College College Sports Pavilion, including Groundsman's House and Stable', therefore any development coming forward on the site would look to preserve and enhance the heritage asset's significance and siting. There are no ecological designations on or in proximity to the site. There is no known contamination at the site.

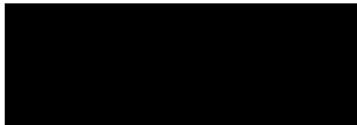


The site is well related to the existing built development along Wilberforce Road and Adams Road. To the north and south of the site lie University of Cambridge and College sports facilities. There are a number of employment opportunities within walking and cycling distance. Regular bus services run from Madingley Road to the north of the site into central Cambridge every 10 minutes 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 market housing (including affordable housing) in this sustainable location in a well-established location within the city, which has good public transport and cycling links into Cambridge City Centre. A review of Green Belt boundaries is consequently required a part of the plan review and 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