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UNITED KINGDOM

04 March 2025

File Ref: 3313440201/A5/JD

Greater Cambridge Shared Planning

South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridgeshire
CB23 6EA

Dear Sir / Madam

GREATER CAMBRIDGE LOCAL PLAN – SITE SUBMISSIONS UPDATE 2025: LAND SOUTH OF COLDHAM’S LANE, CAMBRIDGE

Introduction

[REDACTED] in response to the Greater Cambridge Local Plan – Site Submissions Update 2025, ‘Call for Sites’ exercise, regarding ‘Land South of Coldham’s Lane, Cambridge’ (hereafter known as ‘The Site’) as shown on the location plan at **Appendix 1**. Following several changes in circumstance we write to provide updated information relevant to the Site and its Cambridge City Council Local Plan (2018) policy allocation.

Adopted Development Plan Context

The Site is allocated in the Cambridge Local Plan 2018 under Policy 16 ‘South of Coldham’s Lane Area of Major Change’. The policy allocates:

- Land south of Coldham’s Lane but lying north of the railway line, for appropriate commercial uses (also known as ‘Parcel A’);
- Some outdoor recreational uses and ecological enhancement on the area marked B on Figure 3.4 of Policy 17; and,
- Primarily passive outdoor recreation opportunities in the form of a new urban country park on the area of land south of the railway line (also known as ‘Parcel C’).

Changes in Context

Since the adoption of the 2018 Local Plan and the 2021 Call for Sites exercise, there have been changes in context in relation to ownership, and planning status of the Site, particularly relating to land known as Parcel A.

Ownership

[REDACTED]

Planning Status

Outline planning permission was granted on the Site on 31 January 2025 (ref: 23/04590/OUT) ("the Planning Permission") for:

"Offices (Use Class E(g)(i)), Research and Development (Use Class E(g)(ii)) Ancillary retail & facilities (Use Classes E(a) and E(b)), car and cycle parking, landscape and public realm, infrastructure and associated works, leisure uses (sui generis), and community uses (Use Class E (a-f)) including landscape works."

[REDACTED]

The land uses approved under Parcel A have therefore changed from those assumed in Policy 16, to now allow a broader range of commercial uses, including offices, research and development, ancillary retail and community uses.

Summary

The Site is deliverable in the next five years and will contribute towards meeting the need for employment floorspace in Greater Cambridge over the next plan period.

As the Joint Local Plan progresses, updates to Policy 16 should reflect the land uses now permitted by the Planning Permission.

We request that the information provided in this letter and the Call for Sites e-form is acknowledged and considered as part of any updates to the current Policy 16 allocation in the emerging Joint Local Plan.

Please do not hesitate to contact me should you wish to discuss any of the information provided above.

Sincerely

[REDACTED]

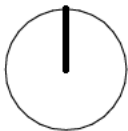
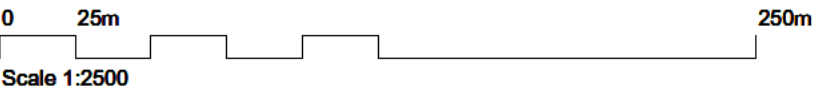
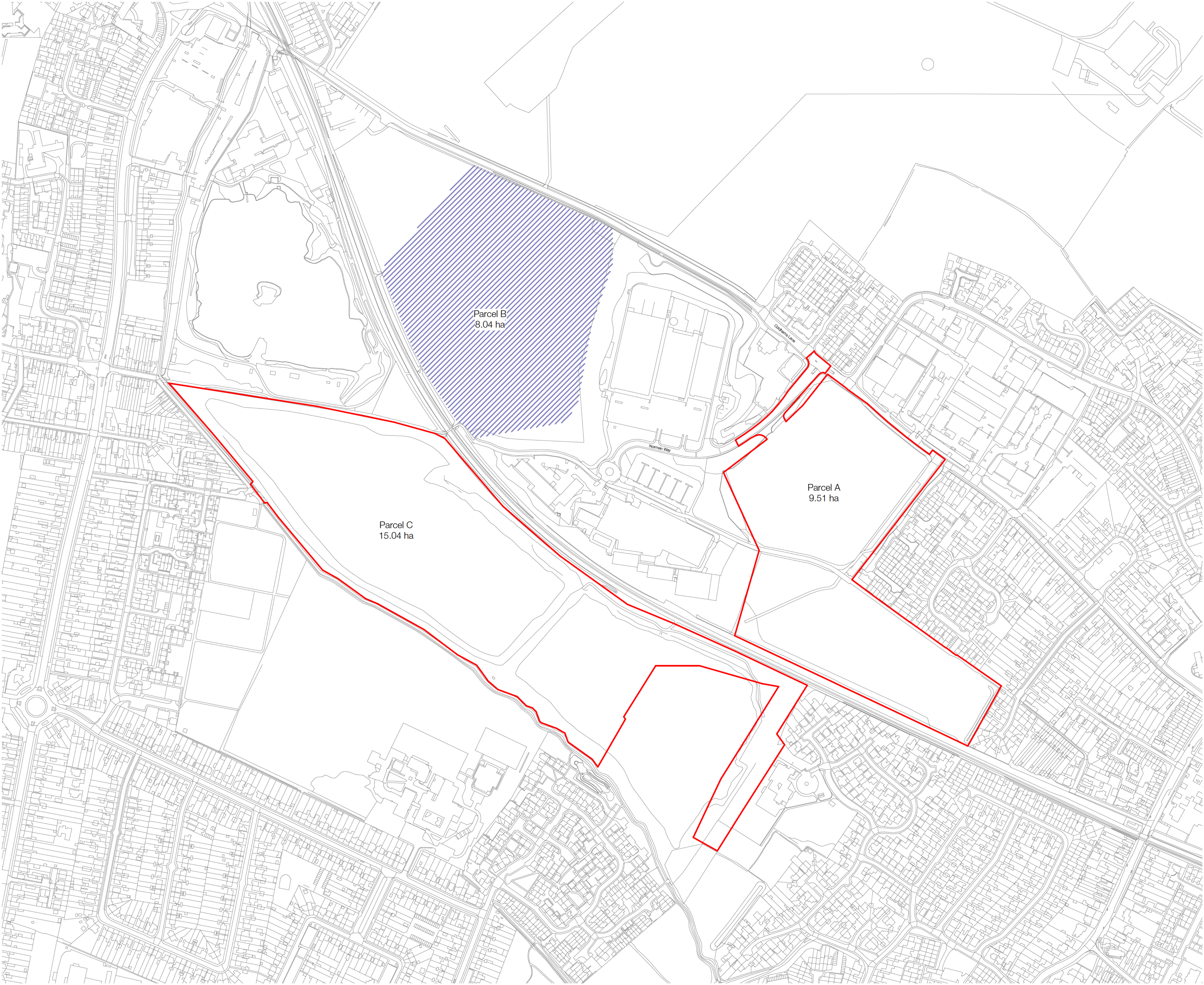
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[REDACTED]

[REDACTED]

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Appendix 1 – Site Location Plan



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No implied licence exists. This drawing should not be used to calculate areas for the purposes of valuation. Do not scale this drawing. All dimensions to be checked on the site by the contractor and such dimensions to be their responsibility. All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect. To be read in conjunction with Architect's specification and other consultant information.

Rev	Description	Date
P01	Issued for ES Scoping	24.04.23
P02	Issued for EIA	25.07.23
P03	Issued for Planning	10.08.23

Key
— Planning Application Boundary

/// Additional land forming part of the wider masterplan known as Parcel B

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Hawkins\Brown

Project
Project Newton
Coldhams Lane
CB2 3HL

Drawing
Site Location Plan

Scale @ As indicated	Date 22/03/22
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Drawn By AL	Checked By NG
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Job Number 220239	Status S2	Purpose of Issue For Information
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Drawing No.
NEWT-HBA-SW-XX-DR-A-080001

Rev
P03