

The Crown Estate
c/o Kanda Consulting



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Response to Consultation on the Future of Cambridge Business Park December 2024

Cambridge Past, Present & Future is Cambridge's largest civic society. We are a charity run by local people who are passionate about where they live. We operate in the greater Cambridge area and working with our members, supporters and volunteers we:

- Are dedicated to protecting and enhancing the green setting of Cambridge for people and nature.
- Care about Cambridge and are an independent voice for quality of life in the strategic planning of Greater Cambridge.
- Are working to protect, celebrate and improve the important built heritage of the Cambridge area.
- Own and care for green spaces and historic buildings in and around the city for people and nature, including Wandlebury Country Park, Coton Countryside Reserve, Cambridge Leper Chapel & Barnwell Meadows, Bourn Windmill and Hinxtton Watermill.

Thank you for inviting Cambridge Past, Present & Future to take part in your recent consultation event.

CambridgePPF will support a redevelopment which results in a place of exceptional design and sustainability, and which integrates into and connects with the surrounding developments.

1. **Connecting to adjoining land uses:** The site needs to incorporate connections in all directions – Hartree to the north, East Chesterton to the south, Cambridge North Station to the east and Cambridge Science Park to the west. A wide range of uses are being proposed for the site and the design needs to consider the relationships between land uses on and off the site. The residential development needs to feel a safe space and part of the residential development of Hartree and not an 'add-on' in a science park. Both residents and workers, on and off the site, need to be able to connect with the cafes, shops, bars, restaurants, sports, leisure and community facilities to support these uses during the working day as well as evenings and weekends. We consider that the site has an important role in connecting Hartree to East Chesterton so that Hartree is not an isolated community but part of the city.
2. **Greenspaces:** Throughout the preparation of the Area Action Plan for North East Cambridge, Cambridge PPF have expressed concern that the provision of green space will not be enough to meet the demands of the new community in terms of size or type of provision. The residential element of the site is likely to be at a high density. The kind of greenspaces that people in high density developments need access to, is large natural greenspace, where they can go for a long walk or run, experience nature and escape the pressures of urban life. You are unlikely to be able to provide this level of Greenspace on your site and so provision on CBP needs to integrate with provision elsewhere on the North East Cambridge site. Greenspace provision within the commercial development needs to be inviting to residents as well as workers.

3. **Form and Height of Buildings:** The Area Action Plan indicates building heights of 3-6 storeys (10-23m) at the Milton Road end and 5-8 storeys (16m-25m) to the east. The overall character of the city's skyline is one of relatively few taller buildings that emerge as 'incidents' above the prevailing lower buildings and trees. We support development which has variation in orientation and height, and sufficient gaps between blocks to create a layered, textured and interesting development to compliment the Cambridge Skyline and not appear as one large wall of development. It is not appropriate for all the buildings to be built to maximum height, as is indicated by your artist's impressions. Some buildings can be built taller, but this must be compensated by lower buildings. The design of the buildings needs to respect its location between Hartree and Trinity Hall Farm Industrial Estate (for which plans are being prepared to redevelop) and Nuffield Road. The site has a crucial role in acting as a step between the higher density development of Hartree and the lower buildings of Trinity Farm and Nuffield Road. We suggest that an interesting design could be created by the density of development building up towards the South East of the site, with development attractive to commuters, where it is closer to Cambridge North Station and falling away to the North West
4. **Sustainability:** We support the commitment to incorporating sustainable practices. You should consider how to limit the Whole Life-Cycle Carbon impact of demolishing the existing offices and constructing the new development.
5. **Energy and Water Efficiency:** the site should operate at the highest energy and water efficiency. We support the use of solar panels on roof tops.

I trust that you will take our comments into consideration.

Yours sincerely

Sarah Nicholas

Principal Planning Officer