

Kathryn Waldron  
Sphere 25

By email to:

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Dear Kathryn

### **Response to presentation on Cambridge Science Park North**

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.

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Thank you for your presentation to our Planning Committee earlier this month.

This letter sets out the points we made to you at that meeting.

1. We have an objection in principle to this development. Under the adopted plan the site is not allocated for development and lies within the Green Belt. The emerging plan for Greater Cambridge does not allocate the site, and retains it in the Green Belt. There is therefore a current and emerging policy presumption against the development.
2. You justify the development as meeting a need for Mid-Tech. The Employment Supplement on Strategic Spatial Options Assessment (July 2021, GL Hearn and Icen Projects) concludes that office and lab requirements are largely met through existing supply. In addition, there have been a number of speculative developments permitted - Grafton Centre, Taylor Vinters Milton Road, Vitrum Building St John's Innovation Park, Melbourn Science Park, Former Treatment Works Hauxton and there are other proposals awaiting a decision – land south of Coldham's Lane, Beehive Centre, Westbrook Centre. We are therefore not convinced of the justification of need to override Green Belt policy.

We support plan-led growth of Greater Cambridge based on up-to-date evidence. We therefore cannot currently support this proposal.

Notwithstanding these objections we have the following comments about the scheme.

3. The scale of the development means that it will attract employees from across the region. It is vital that the site is linked to public and sustainable means of transport to reduce travel by car. We question the approach of providing a mobility hub. The site is already next to a P&R site and the provision of a mobility hub only encourages people to drive to the hub from outlying villages. A more environmentally sustainable approach is to support better public and active transport from surrounding areas.



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4. We welcome the large area of land proposed as accessible open space. However, we consider that provision of open space to the east of the site, towards Milton would be beneficial where it would help relieve visitor pressure on Milton Country Park. It would also assist in providing open space to the future residents of the development of North East Cambridge and Hartree where it is acknowledged that the Area Action Plan provides insufficient open space. The open space needs to be accessible by safe pedestrian/cycle routes under/over the A14. We are please to hear that you are already considering how the open space is to be managed.
5. We hope that any development is built to BREAM Outstanding, and we support your ambitions to be at least carbon neutral if not carbon positive.

I trust that you will take our comments into consideration.

Yours sincerely

*Sarah Nicholas*

Principal Planning Officer