

Brockton Everlast  
c/o Marengo Communications

By email to:  
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nick.vose@marengocomms.com

06/08/2024

Dear Nick

**Response to second consultation on redevelopment of Trinity Hall Farm Industrial Estate, Milton Road, Cambridge**

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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Cambridge Past, Present & Future still have some concerns about the impact of this development on the local environment.

We still have reservations about the design and impact of the northern elevation fronting the busway. This elevation will be visible when approaching along Milton Road from the north and to cyclists and pedestrians using the busway cycle path. We note that the buildings have been stepped back to allow more landscaping, but we do not consider that there is sufficient articulation to break up or soften the impact of the 27m high buildings. They will appear as a wall of development with minimal landscaping restricted by the gas main. The rooftop plant, although stepped is bulky in itself, and appears to be out of proportion to the lower floors of the building, as show in your image of the view looking down Nuffield Road. We recommend that you consider ways to reduce or disguise the mass and height of the plant. Will the designs include extraction flues?

Our previous response talked of the city's skyline, which is characterised by towers, turrets and chimneys. Previously we have objected to developments which propose large square boxes. We note the proposed variation in height from north to south but are still concerned that the development will be perceived as a large block. We await to see the townscape and visual impact assessments to be submitted with the planning application to assess how the development is perceived locally and from a distance.

The layout and design have resulted in minimal landscaping. We reiterate that for the landscaping proposed to be successful the design needs to allow sufficient space for trees to grow to maturity and prevent the need for pollarding.



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We welcome the inclusion of 'Active uses' along Milton Road which will increase the vibrancy of the area. Should permission be granted we hope these units will be actively promoted for such uses and not remain vacant only to become lab/office space in the future.

I trust that you will take our comments into consideration.

Yours sincerely

*Sarah Nicholas*

Principal Planning Officer