



By Online Planning Register

Cambridge Past, Present & Future
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27/08/2025

Response to 25/02853/FUL: Erection of an accommodation block to create 12 No. bedrooms and accompanying car park at Three Horseshoes High Street Madingley

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 Hinxton Watermill.

Cambridge Past, Present and Future object to this application as it does not overcome the areas of concern raised against 24/02872/FUL and insufficient information is provided to assess its impact on the Conservation Area and Historic Parkland.

The site lies within Madingley Conservation Area and adjacent to the Grade II Madingley Hall Historic Park and Garden. Policy NH/14 requires development to sustain and enhance the special characteristics of these heritage assets.

The heritage statement forms part of the Design and Access Statement. No information is provided on the significance of the conservation area or the Historic Parkland. No information is provided as to the visual impact of the accommodation block on the Conservation Area or Historic Parkland, and therefore it is difficult to judge whether there is any harm to the special characteristics.

The application site is framed by mature trees on the boundary and beyond. The current application contains no arboricultural report or information on the impact of the development on the trees, setting out which trees will be lost.

In relation to the previous application, the Council's arboriculturist requested a number of amendments including repositioning of the car park and accommodation block in order to retain some of the trees. Neither of which have been done in the current application.

The Accommodation block sits very tight against the north and eastern boundary, completely filling the eastern corner of the site. It therefore appears very cramped and too large for its setting.

In order to understand the impact of the development and loss of trees on the heritage assets, it would be useful to have a visualisation of the accommodation block, as seen from the High Street across the car park showing its setting against the remaining trees.

I trust that you will take our comments into consideration.

Yours sincerely

Sarah Nicholas

Principal Planning Officer