

# Cambridge City and South Cambridgeshire Local Plan Examination

## Statement for Matter CC8C: Newnham College Sites

On behalf of Newnham College (ID. 5189)

- Representation numbers 26714, 26716

March 2017

Prepared by

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CAPL/324286/A6/MH



**Cambridge City and South Cambridgeshire Local Plan Examination**

**Savills (ID: 5189) on behalf of Newnham College**

**i Is the Plan unsound without the inclusion of this site, and if so why?**

- 1.1 This Pre-Hearing Statement has been prepared by Savills (UK) Limited on behalf of Newnham College to amplify its representations made in 2013 to the Proposed Submission Local Plan 2014.
- 1.2 Cambridge University is a collegiate institution. The Colleges within it are independent entities. Given the importance of the University of Cambridge to the local economy and general prosperity of Cambridge it is vital that the individual Colleges are allowed to grow and develop at their own pace to meet changing educational demands, student needs and simple changes of circumstance. Each College is different.
- 1.3 The representations made on behalf of the College in September 2013 set out the options for development within the College grounds. These options are shown on the submitted masterplan with those representations. Since the representations to the Proposed Submission Local Plan 2014 were made, Newnham College has obtained planning permission for the redevelopment of the Strachey Building (ref: 15/2227/FUL). This is currently under construction. When completed it will predominantly provide updated modern accommodation but will only result in an additional four rooms. All of the development options put forward with the 2013 representations were under consideration at that time and would remain so for any future development the College might require. The College still has a need for future accommodation over the Plan period to 2031, primarily for postgraduates.
- 1.4 The Matter relating to protected open spaces (CC1B), in particular sites AGS62, P&G40 and SPO33, was discussed at the Hearing Session on 15 June 2016 and so we will not repeat those arguments here. Suffice it to say that it is the College's view that these protected open space designations should be removed. There is already adequate policy protection on these sites through the West Cambridge Conservation Area Designation. Indeed this has already been demonstrated through the recent refusal of planning application 16/1932/FUL for student accommodation at 1 Cranmer Road, Cambridge for Kings College. Whilst each application is determined on its own merits, this application was refused due to the harm considered to be caused to the West Cambridge Conservation Area. Harm to a conservation

area is a statutory test and is much stronger than a policy test of protected open space. Consequently, in our view, the protected open space designation is unnecessary in a conservation area.

- 1.5 Separately the Council has recently published their student accommodation study. The Council consider that this report confirms that the current policy approach to student accommodation is acceptable subject to a number of small modifications. The Council is now proposing a modification to paragraph 6.14 to state, inter alia, that:

*“Having considered the findings of the study, the Council recognises that student accommodation can be provided in a variety of ways, including through allocations or student accommodation and through windfall sites.”*

- 1.6 However, in the case of Newnham College and others, much of its land has been proposed as protected open space. Consequently this could restrict the number of potential windfall sites for student accommodation as there is no clarity over whether the exception in Policy 67 relating to “demonstrable educational need” includes student accommodation.
- 1.7 In relation to the sites put forward on the masterplan as part of the original representations we consider that these are options for future development of the College. The Plan is unsound without including these sites as this could prevent the College from expanding over the Plan period.
- 1.8 Site B is now under construction for new student accommodation as explained in paragraph 1.3 above. This includes 90 student rooms which is only a four room net increase on what was previously on site albeit the new building will accommodate modern and up to date facilities compared to the previous 1960s building. It is likely that over the plan period there will still be a need for future student accommodation at Newnham College.
- 1.9 Site C is considered to be suitable for residential development in nature as it forms an infill plot within Wordsworth Grove in line with Paragraph 6.39 of the submitted Cambridge Local Plan 2014
- 1.10 Sites E,F,G and H are all subject to the POS designations and are options for future College development. Consequently, we seek the removal of the POS designations and their allocation for College development including student accommodation.
- 1.11 Site D is also suitable for student accommodation in addition to the existing property on this site. Development of this site could be considered under Policy 52.

1.12 In conclusion we believe that these sites are suitable for College development and that the relevant open space designations should be deleted and the sites allocated for development as explained above.