

29 January 2026



Greater Cambridge Planning Service

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Dear Sirs,

Draft Greater Cambridge Local Plan for consultation

Representations on behalf of St John's College Cambridge

Thank you for the opportunity to comment on the Draft Greater Cambridge Local Plan for consultation. Savills (UK) Ltd is instructed to make representations on behalf of St John's College Cambridge as owners of St John's Innovation Park in North East Cambridge.

Policy S/NEC: North East Cambridge (NEC)

The consultation document states that "Ahead of the Local Plan Proposed Submission stage in 2026, the Councils will continue to engage with relevant partners to confirm a refined position for the site, including the scale, type and amount of development proposed and any necessary updates to the spatial framework".

As owner of the St John's Innovation Park, St John's College are keen to continue to engage with the Councils to confirm a refined position for NEC.

In the meantime, the College welcomes the inclusion of their land within the defined North East Cambridge (NEC) area which the Policy states will be transformed into a thriving and inclusive new district that builds on the strengths of Cambridge's existing innovation hubs including Cambridge Science Park, St John's Innovation Park and Cambridge Business Park, while enabling them to evolve to meet future needs. It is critical that they are supported to evolve.

Section 3. of Policy S/NEC under the 'Uses' heading includes:

"Up to 320,000 square metres (Gross Internal Area) of additional business floorspace (Use Class E(g))".

This figure is assumed to be based on the 'Draft NEC AAP + Consented' scheme figure referenced by Greater Cambridge Planning Service in April 2024, but it is not clear. Most importantly, and we understand that the Councils are already looking at this, it should not seek to set an upper limit on development in NEC, and the "Up to..." should be removed. Retaining a limit would be unjustified and would prejudice the evolution of the Parks that the policy is expressly seeking to support. We welcome the increase in jobs being planned for in the Draft Local Plan to around 73,300 additional jobs, up from the 66,600 jobs referenced in the Greater Cambridge Local Plan: Development Strategy Update (Regulation 18 Preferred Options) January 2023 and the 58,500 included in the Greater Cambridge Local Plan (Regulation 18: Preferred Options 2021). This reinforces the need to avoid stifling growth on key sites such as NEC. The origins and basis of any figure included in the policy need to be clear. It also needs to be clear to which period it relates to. NEC landowners have previously





shared the scale of their plans for development in NEC, and it is important to ensure that those plans (and the economic benefits they would deliver) can be realised and that the policy will indeed enable them to evolve to meet future needs.

St John's College looks forward to the opportunity to continue to work with the Councils and other relevant partners to confirm a refined position for NEC, and look forward to this continuing engagement prior to the finalisation of the Proposed Submission Consultation (Regulation 19) scheduled for Summer / Autumn 2026. In the meantime, we trust that the above is helpful in continuing the refining of the position for NEC.

Yours faithfully,



Andy Moffat
Planning Director and Head of Department