23rd September 2026

Greater Cambridge Planning Service

Andy Moffat

E: [redacted]
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Botanic House
100 Hills Road
Cambridge CB2 1PH

Dear Sirs,

Proposed Submission Greater Cambridge Local Plan (Regulation 19) consultation

Representations on behalf of St John's College Cambridge

Policy J/AW: Affordable Workspace

Savills (UK) Ltd is instructed to make representations on behalf of St John's College Cambridge (SJC) in relation to Policy J/AW: Affordable Workspace. SJC has an estate portfolio including commercial property and notably St John's Innovation Park in North East Cambridge, and a demonstrable commitment to providing early stages and incubator space.

The Regulation 19 Local Plan is the first stage that any details of Affordable Workspace have been included in the Local Plan. The Councils' own Greater Cambridge Affordable Workspace Study June 2026 recognises at 10.3.3. that "The review highlights that policies based on fixed requirements (such as floorspace quotas or rent discounts) must be applied cautiously, with sufficient flexibility to avoid further constraining the delivery of new employment space. This reinforces the importance of a viability-led approach, with requirements tailored to site-specific circumstances."

SJC agrees that any policy must provide sufficient flexibility to avoid further constraining the delivery of new employment space, and needs to take account of viability (which is becoming increasingly challenging) and site-specific circumstances. Policy J/AW does not do this, with evidence of viability in Cambridge not supporting the blanket adoption of the Affordable Workspace policy.

The viability considerations of Policy J/AW can also not be separated from the proposed Greater Cambridge Community Infrastructure Levy Charging Schedule which SJC is also objecting to, and which is subject to a hearing session in October 2026.

Yours faithfully,

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Andy Moffat
Planning Director and Head of Department

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

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