

**LICHFIELDS**



# South East Cambridge

Options for Sustainable Growth

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# Structure

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## Our Vision

CEG is promoting land at South East Cambridge for sustainable new housing and economic development, building on delivery of recently-adopted allocations

CEG is acting for two landowners – Guy's and St Thomas' Charity and Peterhouse College – in respect of land between Worts' Causeway and Fulbourn Road. Both parcels of land have been established in the recently adopted Local Plans as sustainable locations for urban extensions to Cambridge, in the form of allocations GB1, GB3, GB4 and E/2. The edge of the city has been at the top of the search sequence that has been central to the development strategy of recent Local Plans.

Two strong foundations – both linked to the compact city and its unique culture - have contributed to this development principle:

- a) Economic growth and agglomeration benefits are focused on the city. There is strong demand from genuine knowledge-based businesses for high quality business space in and on its edge, but this weakens beyond its borders
- b) Modal split is uniquely orientated to sustainable transport, even on the city's suburban edge. Just 34% of residents in Queen Edith's Ward drive a car to work, compared to Bourne where this is 76%. The growth of new centres of activity at the Bio-medical campus and in the city's science parks have strengthened this desire for sustainable travel patterns, which can be achieved at relatively low capital cost on the urban edge.

The recently adopted local plans were examined through a process that considered different options for growth, but the Inspectors did not draw conclusions that defined the limits of Cambridge's growth through a new Joint Plan. The NPPF presents tests for Green Belt review that need to be addressed, but the exceptional circumstances that have under-scored previous releases of land in this location remain valid.

CEG is keen to work in partnership with Greater Cambridge to explore how land at South East Cambridge could build on recent success, and lay the foundations for a visionary, ambitious and effective new planning strategy. CEG has submitted the two parcels of land under its control to the SHELAA process but does not have fixed ideas on a particular form or scale of development. In this document we present some initial thoughts (sketched by architects, JTP) as a means of beginning an open conversation with the Councils on how we can support its vision in a positive and collaborative way.

## About CEG

CEG is a privately-owned property company established in 1989. It is well funded by global capital in the form of AP4, the Swedish National Pension Fund.

Over a 20 year period CEG has managed a portfolio that has grown from £80m to £800m. It has a 10 million square foot portfolio of commercial space around the UK, home to 1,000 businesses.

It has 7,500 acres of land under promotion with ability to deliver in excess of 60,000 dwellings. It adopts a master developer approach that is infrastructure-led.

CEG's approach is one of collaboration; working with partners to deliver locally-responsive, design led solutions. CEG works with leading residential and commercial architects to secure award-winning new developments. Its Kirkstall Forge project in Leeds was master-planned by Feilden Clegg Bradley Studios (the architects responsible for Accordia) and was recently commended at the World Architecture Festival Awards – the only UK scheme outside London to be shortlisted.

In Cambridge, CEG has successfully supported the delivery of the initial phase of the expansion of Peterhouse Technology Park - new headquarters space for ARM Holdings PLC – and is working with the City Council to implement a high quality residential development of allocation GB1.



## Context

The development search sequence that focuses growth on Cambridge before looking at new settlements or further afield, must be interpreted afresh through each cycle of the development plan

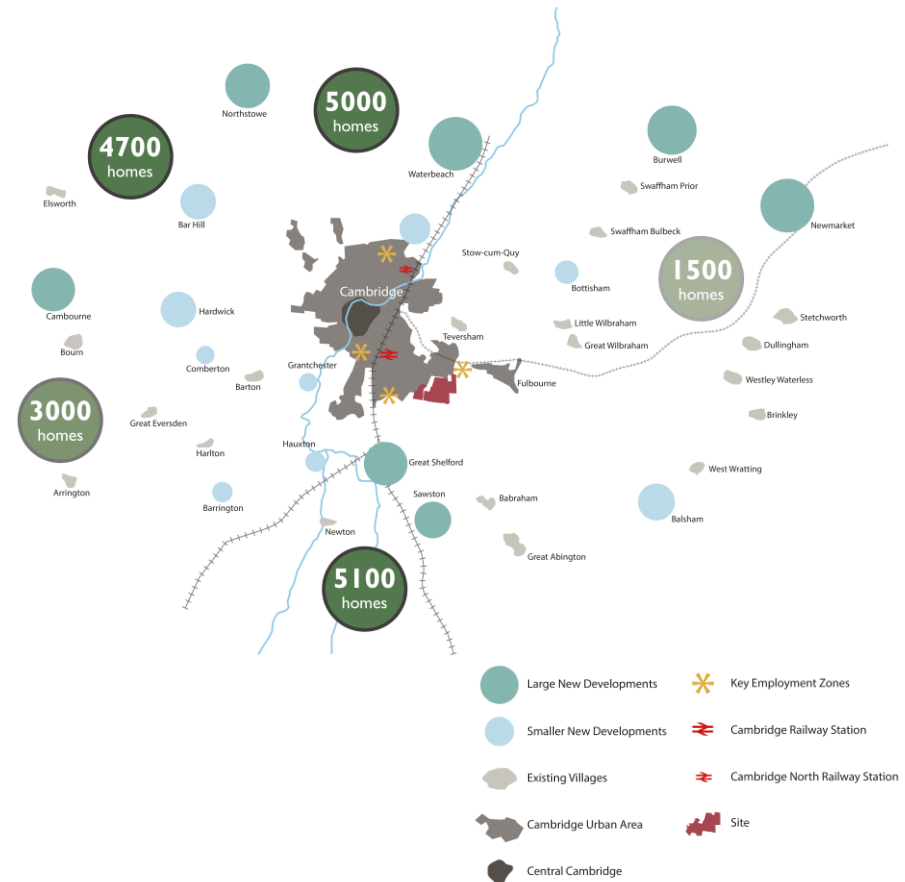
The new joint Local Plan needs to look afresh at the spatial strategy for the Cambridge sub-region. Underpinning this appraisal of options is the need to consider the longstanding development sequence, which prioritises development firstly within Cambridge, then on the edge of Cambridge, a new settlement close to Cambridge, and then at market towns, and better served villages beyond.

This development sequence – underpinned by the sensible recognition that development in Cambridge is inherently more sustainable, particularly for travel, than more remote locations – has been maintained within two cycles of development plans since 2000:

1. The first begun with the Regional Planning Guidance (2000) and the Cambridgeshire and Peterborough Structure Plan (2003). This saw the initial identification of Northstowe as a substantial Green Belt release on the north, south west and east of Cambridge. Between 2011 and 2031, 60% of development was committed for the urban area or its edge via this strategy.
2. The second – formulated in 2012-13 but formalised only recently via adopted Local Plans – placed 33% of its new housing allocations in or on the edge of the urban area. This allocated limited development on CEG's land at South East Cambridge but the strategic moves were in releasing large-scale new settlements at Waterbeach, Cambourne West and Bourn Airfield, underpinned by large amounts of City Deal money to mitigate, in part, the inherent difficulties of securing sustainable travel into Cambridge which remains the economic dynamo of the sub-region.

This clearly shows that, in each plan cycle, the sequence can be interpreted flexibly so that development comes forward not in a strict sequential manner but through the balanced consideration of the merits of different locations given the circumstances of the time. For example, currently, the economic gravity of the city is moving to its fringe (but not to remote business parks in new settlements) and the desire of the 'millennial generation' of knowledge-workers in tech industry (highly relevant to Cambridge) is to align their personal and working lives with their desire to be within an urban environment.

All of this means it is right to take a fresh look at South East Cambridge as a location to support growth through the next plan cycle.



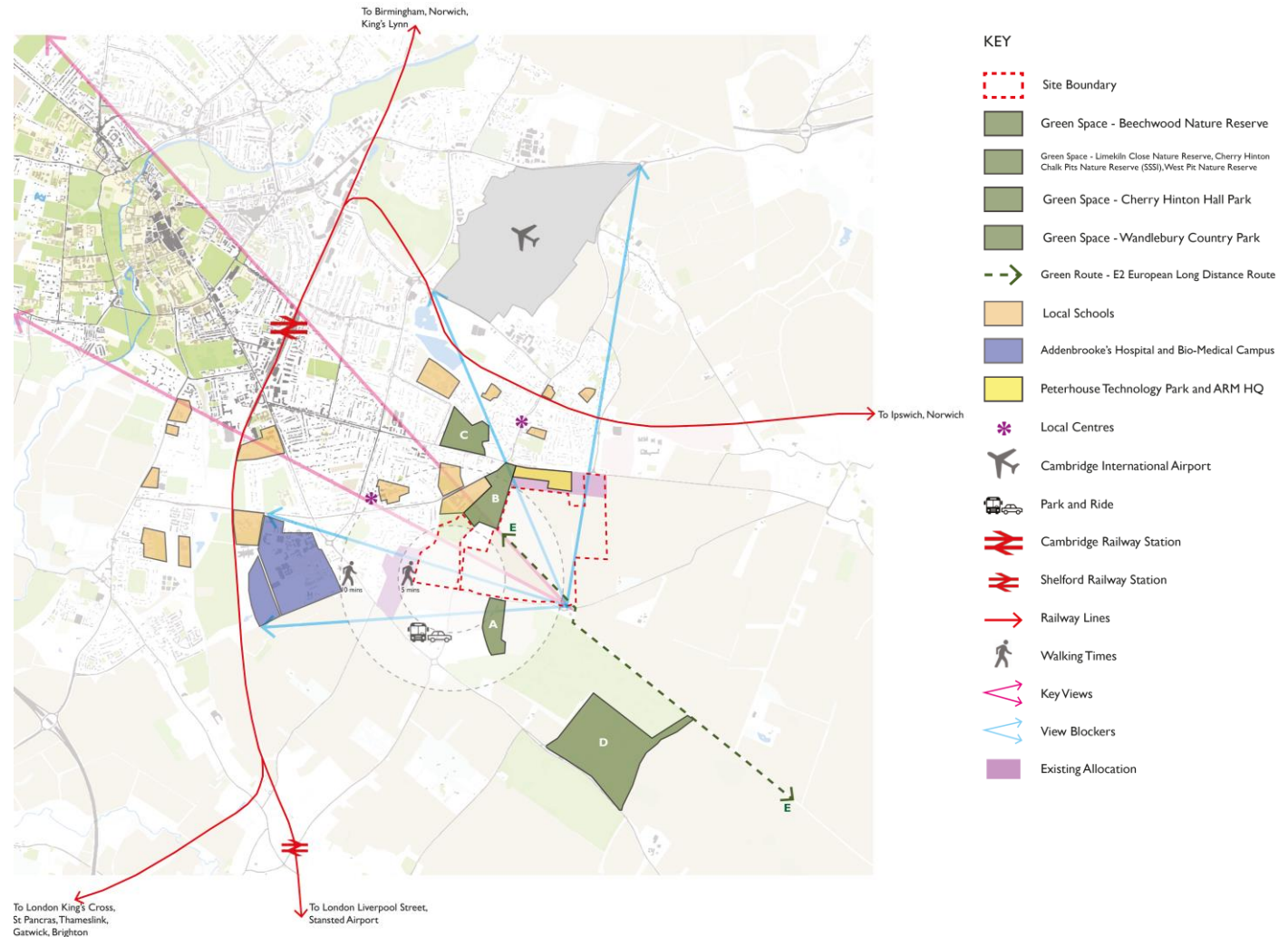


## Context

The growing biomedical campus and ongoing success of ARM Holdings have added economic dynamism to the city's south east quadrant, which benefits from enhanced transport connections

Land at Worts' Causeway will be just ten minutes walk from the Biomedical Campus – which is expected to see 26,000 workers making a daily trip to the campus by 2031. The recent study of transport for the Biomedical campus confirms that, with all the extra trips, even with all of Greater Cambridge Partnership's planned transport schemes and Cambridge South rail station, car traffic will only be maintained at current levels by 2031. Reducing car traffic will mean alternative measures, which must logically include locating more housing within walking distance of the campus.

South of Fulbourn Road, the allocation of GB3 and GB4 has seen CEG lead on the initial expansion of ARM Holdings (the UK's largest technology company) at Peterhouse Technology Park (PTP) (under construction) as part of ARM's corporate plans to double its headcount to 3,500 by 2022. With land at E/2 to come forward in the short term, PTP has emerged as a nationally significant employment cluster where demand for further expansion beyond 2031 can be expected.



# Options

Worts' Causeway presents the option to turn the existing allocations into genuine new communities served by a mix of social and community infrastructure, without harming the Green Belt.

The existing allocations of GB1 and GB2 will provide up to 430 dwellings north and south of Worts' Causeway. The adopted Local Plan has established this location as a sustainable place for new residential development.

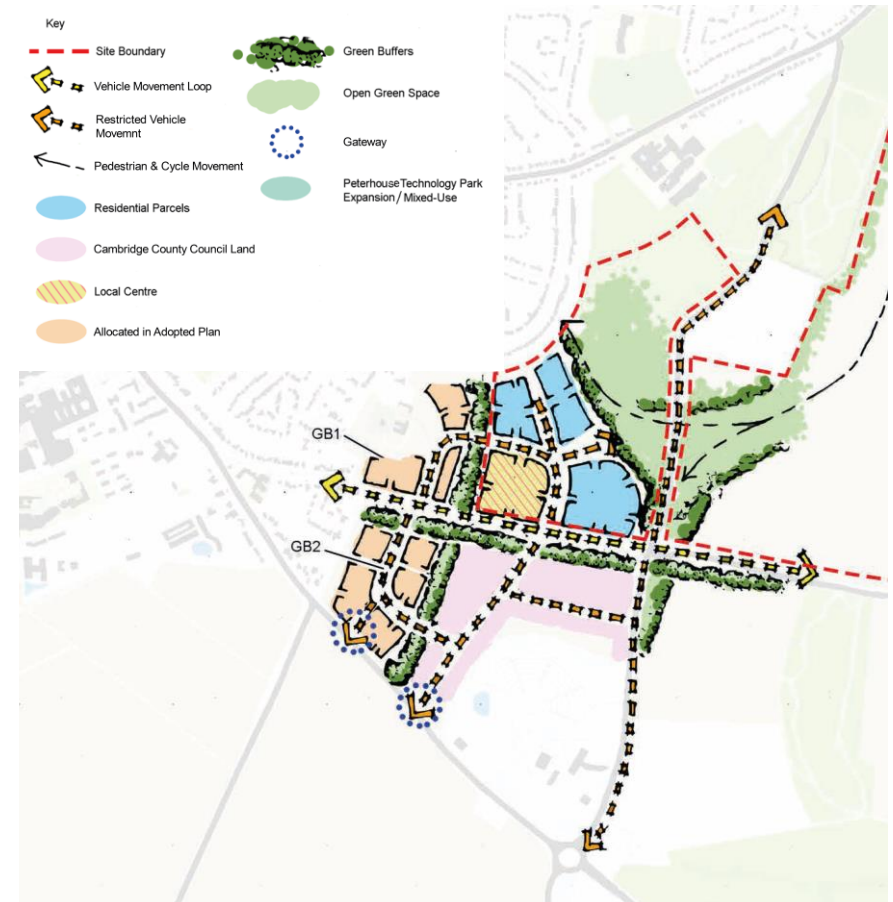
The definition of the urban edge and the revised Green Belt boundary through the now adopted Local Plan was debated at its examination hearings. The adopted Plan has defined the boundary without reference to existing physical features on the site, and the Councils' previous Green Belt review contained parameters that had significant room for interpretation, noting that to maintain the openness of the Green Belt development should:

- Extend no further east than the eastern edge of Beaumont Road;
- Restrict itself to the relatively flat ground and should not encroach onto sloping ground leading into the foothill of the Gog Magog Hills; and
- Achieve an urban gateway on Worts' Causeway and achieve a soft green edge to the City.

The Inspectors found the existing allocations sound, but did not draw conclusions that no further land could be released (See IR54).

The option therefore exists for the Council to consider further release of Green Belt land in this strategic location. If combined with a release of County Council-owned land south of Worts' Causeway, it could:

- Deliver in the order of 700 additional homes (including c. 400 on land north of Worts' Causeway) of which 40% would be affordable;
- Create the critical mass necessary to support a new primary school and other community facilities in a local centre that would (in combination with GB1 and GB2) serve a total community of c.2,500 people; and
- Establish a new Green Belt boundary that would – by responding to actual topographical features – hold the line for future generations.





# Options

## The land south of Fulbourn Road has a range of opportunities for alternative forms of expansion for Peterhouse Technology Park

Peterhouse Technology Park (PTP) is anchored by ARM Holdings PLC. ARM's recent and planned growth and status as the UK's leading and largest technology company provides the foundation for PTP to grow as a nationally-significant business and technology park location. It will – without doubt – require the new Local Plan to explore extending beyond the current allocations of GB3/4 (already committed to ARM's current phase of expansion) and E/2, if the requirements of NPPF paras 80 – 81 are to be satisfied.

Landscape assessment work has established that land south of Fulbourn Road can be extended southwards within the topographical envelope of South East Cambridge, protecting keys views of the city from the Gog Magog Hills. Development could respond to the topography, for example by being cut into the sloping hills, and with landscape design treatments, such as green roofs to soften the green edge of the City and define its limits.

Different scales and forms of development are possible, including incremental growth of PTP through the addition of another 'row' of blocks for pavilion buildings (as per the approach at GB3 and GB4). This might provide for some limited expansion of ARM and other corporates attracted to Cambridge. We have shown this as Option 1.

However, this would not reflect the opportunity within the landscape envelope to provide a more wide-ranging and comprehensive development that responds to the potential of the cluster. Options 2 – 4 show alternative ways in which the site could be utilised to generate more significant scales of development, including a mix of employment and – if considered appropriate – housing to give opportunities for a new mixed-use knowledge quarter where workers in this high-tech cluster can live and work. Finally, Option 5 shows an integrated sustainable urban extension which connects Worts' Causeway and the land south of Fulbourn Road, which in combination (and with possible inclusion of land controlled by the County Council) could present 1,500 – 2,200 homes with a suite of community facilities and services, and almost 20 hectares of employment accommodating c.11,000 jobs.

A more significant scale of development would support continued growth in an important sector of the Greater Cambridge economy, providing an agglomeration of tech-focussed companies which would act as an attraction to major international investment.





## Option 1

7.5Ha of Peterhouse Technology Park  
Incremental Expansion

c. 4,500 jobs

The proposal also includes large  
amounts of formal and informal  
parkland



## Option 2

18.5Ha Peterhouse Technology Park  
Strategic Expansion

c. 11,000 jobs

Blending new business space into the  
topography of the landscape

The proposal includes large amounts of  
formal and informal parkland



## Option 3

Mixed-Use Knowledge Quarter

Up to 500 homes within this part of the  
site alongside 7.5 ha of business space  
and a new local centre

Large amounts of formal and informal  
parkland



## Option 4

Comprehensive Sustainable Urban  
Expansion

18.5Ha Peterhouse Technology Park  
Strategic Expansion

Up to 800 homes creating a sizeable new  
community with new local centre with  
green edge sitting within landscape  
envelope



## Option 5

### Integrated Sustainable Urban Extension

This shows the potential of a comprehensive approach that knits together the parcels at Worts' Causeway and Fulbourn Road with a new strategic transport connection, whilst maintaining key views of the city and delivering a 60 ha country park.

This could deliver up to 1,500 homes (up to c.2,200 if the County Council's land is included) and 18.5ha of employment space, with c.11,000 jobs plus employment in the community facilities and services associated with the sustainable urban extension. It includes residential development on lower ground to east of Limekiln Road that our landscape and topographical analysis concludes can be released without harming strategic Green Belt objectives.

The addition of a strategic connection between the PTP and land north of Wort's Causeway would facilitate a link between Cherry Hinton and Babraham Road, which could be prioritised for public transport, helping improve radial connections between PTP and the Biomedical Campus.



# Conclusions

CEG welcomes this opportunity to engage with the Greater Cambridge councils on a new Local Plan and looks forward to discussing the strategic development potential of South East Cambridge

CEG is seeking to positively engage with Greater Cambridge to bring forward strategic development on land at South East Cambridge, establishing an effective approach to continued delivery of employment and housing growth, which will build upon the success of Peterhouse Technology Park and the existing allocations at Worts' Causeway.

With the rapid growth of the Bio-medical Campus and ARM Holdings, South East Cambridge has emerged as a natural focal point for further growth over the next Local Plan. As a destination for knowledge workers, South East Cambridge is a natural place for people to work and live in the compact city and support Cambridge's competitive advantage as the UK's most successful local economy.

These proposals are brought forward in the wake of the growing desire of employees, particularly within the tech industry, to both live and work within an urban context. Given the significant role that the tech industry has in driving the future success of Greater Cambridge, it is important to look again at South East Cambridge as a location to support growth through the next local plan cycle.

CEG has no fixed view on its proposals at South East Cambridge – the options in this document are intended to stimulate a conversation and joint working over what might be possible through the new Greater Cambridge Local Plan. We believe South East Cambridge presents strategic advantages for new development that is sustainable, meets economic needs, and supports what makes Cambridge special.

Precisely how this development comes forward is open for debate, and we recognise that this must be plan-led. We would welcome the opportunity to discuss these options through further and if you have any questions please do not hesitate to contact:

Matthew Spry –

or

Jon Allen -



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