

Our ref: Q090551
Your ref: GCP Issues and Options
Email:
Date: 24 February 2020



Greater Cambridge Shared Planning Policy Team
C/o South Cambridgeshire District Council
Cambourne Business Park
Cambourne
Cambridge
CS23 6EA

By email

Dear Madams or Sirs,

Greater Cambridge Local Plan Consultation – Issues and Options

We are writing on behalf of Jesus College in response to the Greater Cambridge Local Plan Issues and Options consultation currently being held as the first stage of consultation for the development of the Greater Cambridge Local Plan. We write in relation to the land that Jesus College owns on the southern side of Cambridge. A plan of the site, which is known as 'Cambridge South', is provided at Appendix 1. We set out our detailed responses to the consultation questions posed by the 'First Conversation' document in Appendix 2 and provide context for our representations with regard to Cambridge South below. The submission is accompanied by an 'Overview' document prepared by Hawkins\Brown, which provides additional detail on the development potential of the site.

We have not sought to answer every question posed by the First Consultation document but have attempted to cover the different themes. Where appropriate, we have referred to the Cambridge South site to provide context to our response and to demonstrate how the Councils' aspirations can be practically delivered.

Response summary

The 'First Conversation' on the new Local Plan for Greater Cambridge sets out a positive and aspirational vision that we are very pleased to endorse. With both Councils having declared a climate emergency in 2019, we strongly support the decision to put the issue of climate change at the heart of the new local plan, alongside a positive vision for better places, a net zero carbon economy, social inclusion and improved wellbeing, and the creation of new and improved green spaces. The Greater Cambridge Shared Planning Service ('GCSPS') has an exciting opportunity to deliver growth in an innovative way over the next 20 years and beyond and we support its ambition to capture this in a new local plan. Successfully achieving this vision for change is likely to require planning on a large scale.

In order to meet such ambitious targets and to deliver the right types of homes, jobs and infrastructure, we support the GCSPS' consideration of a range of locations for growth. Given the size of the Greater Cambridge area and the complexity of the issues faced in some areas, it would not be appropriate to provide a broad-



brush approach to development. The new Local Plan should be used to address specific issues – issues that will need to be addressed if the overall vision is to be achieved.

As the GCSPS has set out to do, it is necessary to first understand the specific needs of different quarters of the city, their potential and the need for change. Over a number of years, Jesus College and its advisors' have engaged with the neighbouring Cambridge Biomedical Campus to understand its future requirements. It is with this specific knowledge that these representations have been prepared. Twenty years ago, the future of the southern Cambridge Fringe was planned comprehensively and with imagination – that vision needs to be refreshed now to address the consequences of growth from today's perspective and to plan for a long term sustainable future.

The need for change: the opportunity for growth

The UK Life Sciences Industrial Strategy (2017) recognises that the life sciences sector is nationally important and a key contributor to the UK economy and it identifies Cambridge as one of three internationally significant clusters. The Cambridgeshire and Peterborough Independent Economic Review ('CPIER') (2018) states that the life science sector accounts for 16% of turnover and 18% of employment in South Cambridgeshire. Accordingly, the Cambridge Biomedical Campus was designated as a Life Sciences Opportunity Zone by the Government in February 2020.

The campus was founded over fifty years ago, but it was the approval of a major extension in 2009 (LPA Ref. 06/0796/OUT) that catalysed the first phase of expansion. The speed at which the campus has subsequently attracted occupiers and delivered new floorspace has surpassed expectations. A recent study by the Cambridge Biomedical Campus forecasts the growth of staff numbers from 17,250 in 2016 to more than 26,000 by 2031¹. Since that study was published, central government has confirmed Cambridge University Hospitals NHS Foundation Trust will receive a share of national seed funding of £100 million that means the Trust can draw up plans for a new hospital in preparation to secure full funding and start building work from as early as 2025.

The growth of the campus must be commended: it now forms an integral part of Greater Cambridge and has helped sustain the city's position on the global stage. However, it is necessary to recognise that its rapid growth has placed substantial pressure on local infrastructure and on the wider southern fringe of Cambridge as a whole. The future aspirations of the Cambridge Biomedical Campus will soon be confirmed through the production of a 2050 Vision Document (expected in late 2020), but the pressing need for a comprehensive strategy to address the emerging 'problems of success' and to secure a sustainable future is clear.

The most visible issue with the campus is the existing stress on the local road network at peak hours, which makes travelling extremely difficult, affecting productivity, recruitment, wellbeing and air quality as a result of the slow moving/stationary vehicles. Car borne traffic predominates and studies by the Greater Cambridge

¹ Cambridge Biomedical Campus (2018). Transport Strategy and 5-Year Implementation Plan.

Partnership ('GCP') recognise the risk that the current problems with congestion will worsen as committed employment at the campus comes online unless there is significant investment in sustainable change.

The region is also suffering from a lack of housing, in particular, housing that is affordable to campus staff, which affects the ability of organisations to both attract and retain valuable skilled staff and drives unsustainable commuting patterns. Occupiers have also identified a need for additional facilities to support campus life, including conference facilities, a hotel, schools and crèches². The campus has some grow on space, but additional land will be required if the campus is to achieve its full potential, to accommodate another major inward investment or to maintain its historic growth trajectory through the new plan period. We respectfully suggest that it is the role of the new Local Plan to address these issues. The Plan's four big themes will not otherwise be achieved in south Cambridge.

Notwithstanding these constraints, the strength of the cluster is such that there continues to be relatively strong demand for floorspace at the campus, but the supply of land is now limited. The preparation of a new Local Plan provides the GCSPS with the important opportunity to resolve these issues and to provide development that accords with the big themes that it has identified. There is land available in a sustainable location that can be used to meet a critical need for general and campus related housing and infrastructure – and to complement the facilities at Cambridge Biomedical Campus with land uses which can strengthen the campus. The land at Cambridge South is in the Green Belt but no other land can address the needs of the southern fringe successfully or plan at a sufficient scale to provide the necessary infrastructure, subsidised housing or other complementary land uses.

Cambridge South

The big themes that are cited in the 'First Conversation' are all relevant to the Cambridge Biomedical Campus. The need for housing, supporting facilities and convenient routes to and from the campus are detracting from what should be 'a great place' and are harming wellbeing, carbon and air quality. The 'problems of success' provide a platform from which all of these important issues can be tackled in a comprehensive way, i.e. through a planned approach to development that has these important themes at its heart. We are confident that Cambridge South can provide solutions that are innovative and enable the delivery of the Councils' higher level objectives as set out below.

- Housing - the Cambridge South site is capable of delivering new homes tailored to the specific needs of the campus occupiers, particularly the needs of the hospitals where health workers face a severe and growing shortage of accessible and affordable housing. Initial feasibility studies demonstrate that up to 2,000 new homes could be provided, of which up to 1,000 would be affordable and tailored to the needs of campus related workers. We are committed to delivering housing as a whole that would attract and retain talent, strengthen the international

² Planning permission for a hotel, conference centre and education centre was granted in 2014 (14/0120/FUL) but not subsequently brought forward and has now lapsed.

competitiveness of the campus and enrich the sense of place as a living and working community. The affordable homes would be of a tenure and type to support and enable growth at the (particularly the hospitals) and could be controlled using restrictions similar to those recently agreed at the Wellcome Genome Campus. The provision of circa 2,000 homes would enable the delivery of new socio-economic infrastructure to support the new community and create a great place to live that is inclusive and focused on the wellbeing of its community.

- Transport – The location of the Cambridge South site provides a unique opportunity to shape a community that can achieve mobility ‘sustainably’. A major new development at Cambridge South would create an opportunity for development that is not only able to mitigate its own impact on the local transport network, but that also incorporates new strategic infrastructure to address wider issues in the southern fringe and invests in existing public infrastructure. Both the site’s proximity to employment centres and its ability to deliver social and community infrastructure on site would ensure that active travel is an attractive and viable option and would enable ‘local living’. The Masterplan for the site will incorporate an approach that embraces local living and active and shared mobility. This approach places less priority on the car and frees up opportunity to create environments that encourage walking and cycling, making these the most obvious and convenient mode of travel. The provision of Active Travel Corridors through the development with priority over vehicles can be provided making vehicle movements a secondary consideration. Mobility Hubs are one of the best ways of providing and managing services, acting as a multi-modal interchange. The landowners are also developing proposals for a new rapid transit link between the Cambridge South site and the Cambridge Biomedical Campus which could remove vehicles from the Addenbrooke’s Road and the campus. This would help resolve the severe problem with congestion at peak hours, which has worsened with the continued development of the campus.
- Facilities to support the cluster – the purpose of the Cambridge Biomedical Campus is to enable the worlds of academia, industry, research and health to meet, collaborate and work together to tackle global issues. Private corporations sit alongside charitable institutes and the hospitals, but the limited breadth of supporting facilities available at the campus has resulted in relative isolation between uses, which does not reflect the way in which the best UK and international campuses are developing in response to the needs of their staff and their occupiers. Occupiers of the Cambridge Biomedical Campus have identified a need for a conference centre, a hotel, supporting incubator floorspace to accommodate spin-out companies and SMEs, a new school and childcare facilities. The allocation of land at Cambridge South could address some of these shortcomings in a location close to the existing campus and relieve pressure on the most valuable land in the heart of the Cambridge Biomedical Campus to accommodate the uses most vital to the success of the campus. The land at Cambridge South could also be allocated for longer term expansion land to accommodate new major occupiers, however, it would do so in a planned way, working closely with Cambridge University Hospital Partnerships (‘CUHP’) to ensure that its future is complementary to the campus rather than competitive. Given the scale

of the Cambridge South site, there is the potential to accommodate up to 85,000 sqm commercial floorspace³.

- Open space: the development of Cambridge south offers the opportunity for a major new 200 acre country park, connecting the southern fringe communities with the river Cam and providing opportunities for large scale biodiversity enhancements.

The Cambridge South site is uniquely located to provide sustainable growth in the south of Cambridge. It already benefits from excellent access to the M11, the new and proposed Park and Ride facilities with a busway, and extensive, dedicated cycle network providing access to the Cambridge Biomedical Campus, local villages and the city centre. The emerging transit hub around South Cambridge station, which will include access to the Cambridge Autonomous Metro and East West Rail supports the shift to sustainable modes of transport and will help meet transport infrastructure demands in the area. Complementary infrastructure at Cambridge South can stitch these enhancements together and enable the work and living communities locally to work together to achieve sustainable travel. Enhanced sustainability would start with the co-location of complementary facilities to 'mend' the current position where the narrow range of uses forces long distance commuting and unnecessary travel for want of local facilities. Infrastructure investment and a commitment to active travel planning can deliver a sustainable future which cannot otherwise be achieved.

Development at Cambridge South can bring forward its own infrastructure to link in with emerging local infrastructure proposals, supporting the GCSPS's aspirations to mitigate the impacts of climate change and enable Cambridge to reach net zero carbon through the use of sustainable means of travel. The landowners recognise the importance of curating new development at Cambridge South to ensure that it enhances the existing campus occupiers and southern fringe communities to respond directly to their needs.

Addressing emerging aspirations

The landowners are committed to creating a development founded on radical enhancements to green infrastructure. Biodiversity will flourish as low-value agricultural fields are transformed into a network of species-rich green spaces, including a riparian river corridor, a major new country park and inviting recreational environments. Innovative transport solutions will combine with high quality architecture to create places that foster wellbeing and pride. Social infrastructure will add to the network of local facilities and provide a catalyst for local communities to come together.

Only a truly mixed use development can leverage the synergy between the provision of up to 2,000 homes, including up to 1,000 affordable homes, alongside the potential for up to 85,000sqm of workspace, social and commercial uses to support the Cambridge Biomedical Campus. Delivering development at scale allows the development to make significant investment into climate change adaptation through flood alleviation and on-site energy production. The site would be designed as an open, accessible place that makes a good

³ The Hawkins\Brown Design Document that accompanies this letter illustrates two masterplans: a housing led masterplan and a commercial led masterplan. In the latter option, it is estimated that between 2,500 and 4,500 could be supported, subject to the mix of commercial floorspace provided.



neighbour to local communities. It would establish Cambridge's edge and define what a sustainable mixed community can be.

Summary

Jesus College has developed a vision for a sustainable expansion of the Cambridge southern fringe, planned on a scale to enable investment in the infrastructure, social facilities, biodiversity, open space and affordable housing that the area needs.

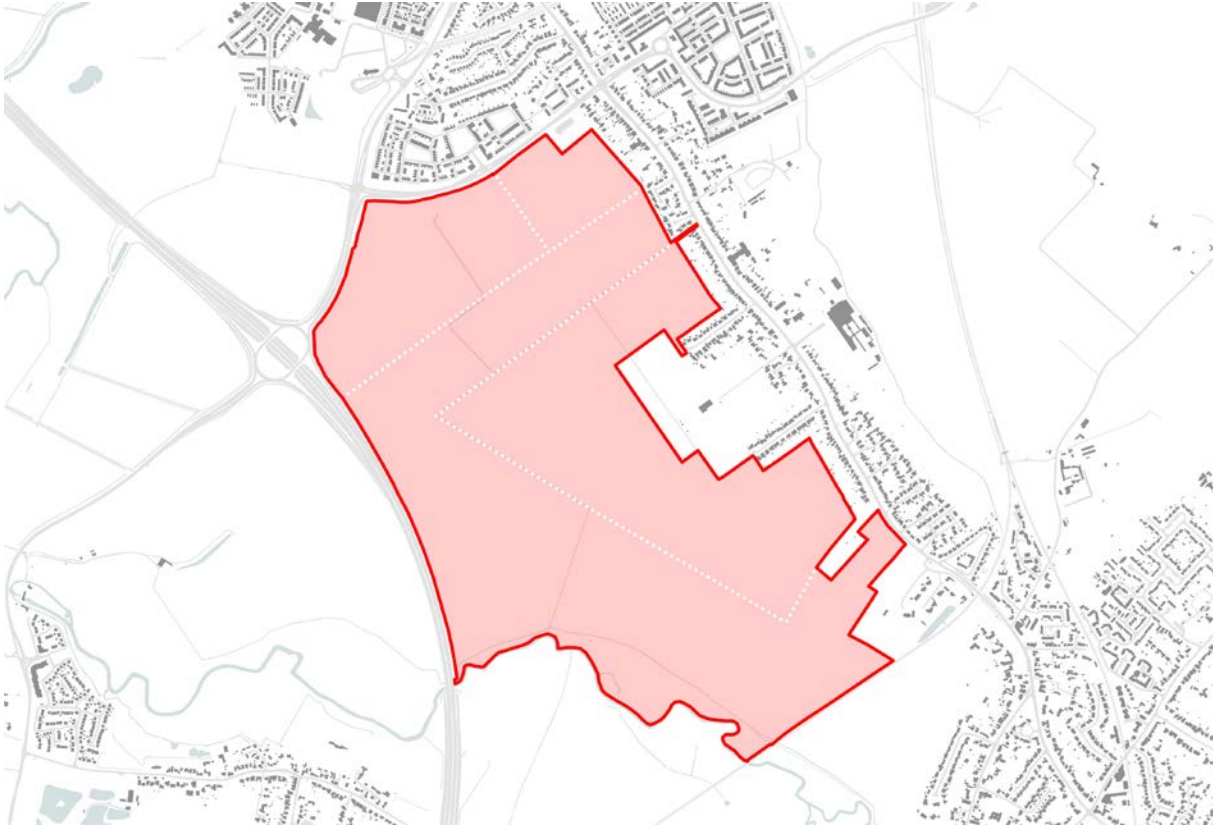
The committed growth of the Cambridge Biomedical Campus will continue to have an increased impact on already unsustainable traffic, housing and wellbeing unless these issues are addressed through intervention at a strategic level. The development of land on the southern fringe of Cambridge, including the allocation of Cambridge South as a strategic site, provides the opportunity to tackle these issues head on and support development that is serious about confronting climate change and creating a vibrant and inclusive new future for the southern fringe.

Please do not hesitate to contact me or my colleague John Rhodes if you have any questions regarding these representations. Otherwise, we look forward to discussing these issues with you as the plan progresses.

Yours sincerely

Georgie Thomson
Associate Director

Appendix 1 – Site Location



See page 4 and 5 of Hawkins\Brown Design Document

Appendix 2 – Consultation Response

	Consultation Question	Response
Q2	Please submit any sites for employment and housing you wish to suggest for allocation in the Local Plan. Provide as much information and supporting evidence as possible.	<p>Quod has previously submitted details relating to the land at Cambridge South as part of the Call for Sites in March 2019. Since then, the landowners have instructed a professional team, comprising Quod, Hawkins\Brown Architects and Vectos, to undertake further feasibility testing to develop its understanding of the opportunity offered by the site.</p> <p>This written submission to the Issues and Options Consultation is accompanied by an updated 'Overview' document prepared by Hawkins\Brown. The document illustrates the development potential of the site, including the opportunity for up to 2,000 homes, including up to 1,000 affordable homes, commercial and ancillary floorspace to complement and support the Cambridge Biomedical Campus.</p>
Q3	Please submit any sites for green space and wildlife habitats you wish to suggest for consideration through the Local plan. Provide as much information and supporting evidence as possible.	<p>Quod has previously submitted details relating to the land at Cambridge South as part of the Call for Sites in March 2019. A more detailed 'Overview' document prepared by Hawkins\Brown is submitted to the Issues and Options consultation.</p> <p>The 'Overview' document includes details of a new country park, circa 200 acres, which could be provided at Cambridge South by converting low-value agricultural fields into a network of species-rich green spaces.</p>
Q6	Do you agree with the potential big themes for the Local Plan?	<p>The 'First Conversation' on the new Local Plan for Greater Cambridge sets out a positive and aspirational vision that we are very pleased to endorse.</p> <p>We agree with the proposed big themes of 'Climate Change', 'Biodiversity and Green Spaces', 'Wellbeing and Social Inclusion' and 'Great Places' as identified in the consultation. With both Councils having declared a Climate Emergency in 2019, it is vital that a framework for sustainable growth is at the heart of the Local Plan. These themes must help shape how growth is delivered to support industries of national significance. They must not inhibit growth but set a positive framework for a prosperous future by planning for</p>

		development in sustainable locations and for growth through sustainable means.
Q8	How should the Local Plan help us achieve net zero carbon by 2050?	<p>The southern fringe of Cambridge is currently dealing with congestion within and around the Cambridge Biomedical Campus. Travelling at peak hours has become very difficult and harmful to air quality as a result of the slow moving/stationary vehicles. This is a poor advertisement for future Cambridge. We consider there to be three principal ways to mitigate this congestion:</p> <ol style="list-style-type: none"> 1. Provide new homes and complementary facilities in close proximity to the campus, enabling employees to use active travel and existing public transport to access the campus, rather than relying on private vehicles to travel greater distances. Providing a new residential community would also enable the delivery of key facilities such as schools, shops and workplaces alongside new homes. It would enable innovative transport solutions on site, including the provision of mobility hubs, consolidation centres and consolidated parking away from residential properties to discourage car use. This approach would maximise active travel and healthy, sustainable, zero carbon travel patterns. 2. Strategic intervention in the form of a new Rapid Transit System between the campus and the Cambridge South site. Staff and visitors wanting to access the Cambridge Biomedical Campus using private vehicles could utilise parking facilities within the Cambridge South site, which would be accessed directly from the M11 junction thus minimising the use of local roads. The landowners would like to work with the Councils and CUHP to explore the delivery of this facility. 3. Investment in the existing busway which provides a vital service to the southern fringe. The busway would benefit from additional investment to improve its frequency and reliability. <p>The Cambridge South landowners are committed to embedding sustainability at the heart of a new community and embracing new technology to achieve net zero carbon by 2050.</p>
Q16	How should the Local Plan help us achieve 'good growth' that promotes	The Local Plan should be seeking to achieve growth that supports wellbeing and social inclusion in a planned manner. This is more successfully achieved when development is planned for at scale, as

	wellbeing and social inclusion?	this enables the provision of spaces that facilitate community interaction, such as schools, local centres and community hubs. Larger-scale development can also include healthy town initiatives such as walkable neighbourhoods, high quality public transport and cycling links and opportunities for physical infrastructure, which takes people out of the private car and promotes access to jobs and services, in turn supporting wellbeing and social inclusion.
Q19	How do you think new developments should support healthy lifestyles?	<p>The Local Plan has the opportunity to prioritise walking and cycling infrastructure ahead of vehicle movements, which will create an environment that makes walking and cycling the most obvious, convenient choice.</p> <p>Growth should be located in areas that are well connected by high quality infrastructure for cyclists and pedestrians, with further opportunities for improvement that will ensure that walking and cycling is the natural choice for many commuters.</p>
Q20:	How do you think we should achieve improvements in air quality?	<p>The most effective way to improve air quality is to reduce the need to travel, which in practice requires employment and residential growth in close proximity to existing residential and employment locations and appropriate socio-economic infrastructure.</p> <p>Further improvements can be achieved through continuing to support public transport proposals and the development of new public transport infrastructure in locations that can support it, as well as directing new development towards transport connections and key employment locations.</p> <p>The southern fringe benefits from close proximity to many important destinations and employment centres, thus rendering car trips unnecessary. There is an opportunity at Cambridge South to promote innovative transport solutions on site, including the provision of mobility hubs, consolidation centres for deliveries and consolidated parking away from residential properties to discourage car use.</p>
Q23	How do you think we could ensure that new development is as well-designed as possible?	It is appropriate and necessary to engage with local communities through the design process in order to integrate new development within its context. We also support the use of the Design and Conservation Panel through the pre-application process. When allocating large sites for development, Design Codes should be used to secure high quality development for all uses. Design Codes and

		Parameters should include sufficient flexibility to ensure that innovative technology and design can be integrated over the course of the development to help combat climate change and respond to the needs of occupiers as they evolve.
Q24	How important do you think continuing economic growth is for the next Local Plan?	<p>The Life Sciences Industrial Strategy (2017) recognises that the life sciences sector is a key contributor to the UK economy and identifies Cambridge as one of three internationally significant clusters. The Cambridgeshire and Peterborough Independent Economic Review ('CPIER') (2018) states that the life science sector accounts for 16% of turnover and 18% of employment in South Cambridgeshire, and yet its potential is at risk as the growth in employment has not been matched by housebuilding or infrastructure provision in recent years, compounding issues with housing affordability and transport network congestion.</p> <p>The CPIER Key Recommendation 3 suggests that “the UK Government should adopt a ‘Cambridge or overseas’ mentality towards knowledge-intensive (KI) business in this area, recognising that in an era of international connectivity and footloose labour, many high-value companies will need to relocate abroad if this area no longer meets their needs. Ensuring that Cambridge continues to deliver for KI businesses should be considered a nationally strategic priority.”</p> <p>On this basis, we consider it to be of critical importance that the Cambridge Biomedical Campus is provided with the right platform for growth and is not starved of space for expansion.</p>
Q27	How should we balance supporting our knowledge-intensive sectors, with creating a wide range of different jobs? What kind of jobs would you like to see created in the area?	The significance of Cambridge’s knowledge-intensive sectors is well documented (see Q26). For this sector to function efficiently and effectively, it is vital that support is also given to the ancillary uses that support the sector. Occupiers of the Cambridge Biomedical Campus have identified a pressing need for conference facilities and a hotel, school provision and community uses, all of which would support a more diverse range of jobs in Cambridge.
Q28	In providing for a range of employment space, are there particular locations we should be focusing on? Are there specific locations important for different	<p>Concentrating employment uses of a similar type close together (clustering) has many important benefits:</p> <ol style="list-style-type: none"> 1. It supports innovation and knowledge transfer. Successful collaboration between academic and commercial research is important within life science clusters where research institutes,

	<p>types of business or industry?</p>	<p>hospitals and corporate life science companies are able to complement each other's projects.</p> <ol style="list-style-type: none"> 2. It enables the provision of the right infrastructure, this includes: hard infrastructure such as transport links via road, rail and air, and internet accessibility and speed of network; social infrastructure such as the availability of affordable housing for staff. 3. It provides access to skilled labour. Companies are keen to locate in areas with a strong talent pool of researchers and scientists. 4. Amenity provision of cafes, communal areas and facilities such as nurseries and gyms have become increasingly important to create an attractive working environment for employees. 5. It facilitates delivery of the right development mix – delivering the right environment for a range of company sizes and development stages by delivering an appropriate split of space between incubator, grow on and larger institutional type space. <p>For these reasons, we support the continued growth of the Cambridge Biomedical Campus, as it is a nationally significant location that will continue to attract economic investment and create job growth. We consider the southern fringe of Cambridge to be the most appropriate location for the provision of new employment floorspace and supporting facilities.</p>
<p>Q32</p>	<p>Do you think we should plan for a higher number of homes than the minimum required by government, to provide flexibility to support the growing economy?</p>	<p>We encourage the GCSPS to plan for a higher number of homes than the minimum required by Government. Housing pressure is acute in Cambridge, resulting in poor affordability and a lack of homes for key workers as well as those who contribute to Cambridge's knowledge-intensive economy. Retaining, attracting and training the best people underpins the success of Cambridge's life science sector, and the provision of homes alongside employment uses is essential to attracting and retaining talent. The housing requirement must also take into account the potential for growth in employment resulting from the planned national and international investment in the area.</p> <p>As set out above, the southern fringe is considered to be the most appropriate location to respond the need for new homes generated by the Life Sciences sector and the hospital cluster. The Cambridge South site benefits from excellent access to public transport infrastructure and proximity to existing jobs and socio-economic</p>

		<p>infrastructure, yet also is of a size that can support new infrastructure, including schools, community facilities and employment. A site of this scale can make a significant and meaningful contribution towards the level of supply of new housing in Greater Cambridge. The hospitals in particular face a growing housing crisis that cannot be sustainably met away from the southern fringe.</p>
Q33	<p>What kind of housing do you think we should provide?</p>	<p>The Local Plan should seek to provide a mixture of housing types and sizes in order to meet the needs of the community. Family housing is key, but the provision of smaller, flexible units should also be sought to support the needs of key employment areas, such as the hospitals and the Cambridge Biomedical Campus.</p> <p>Cambridge South has the potential to provide key worker housing specifically tailored to the needs of the health service and other workers, alongside family housing to meet wider housing need. Initial feasibility studies demonstrate that up to 2,000 new homes could be provided, of which up to 1,000 would be affordable and available to campus related workers – particularly health service workers. As has recently happened at the Wellcome campus, the opportunity exists to tailor the housing to meet specific local needs. The landowners are also committed to delivering homes that would attract and retain talent, strengthen the international competitiveness of the campus and enrich the sense of place as a living and working community. The homes would be of a tenure and type to support and enable growth at the Cambridge Biomedical Campus and would be controlled using restrictions similar to those agreed at the Wellcome Genome Campus. The provision of circa 2,000 homes would enable the delivery of new socio-economic infrastructure to support the new community and create a great place to live that is inclusive and focused on the wellbeing of its community.</p> <p>Paragraph 123 of the NPPF sets out that where there is an existing shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site.</p> <p>Paragraph 72 of the NPPF states that the supply of large numbers of new homes can often be achieved through planning for larger scale</p>

		development provided they are well-located and designed and supported by the necessary infrastructure and facilities.
Q36	How should the Local Plan ensure the right infrastructure is provided in line with development?	<p>The most effective way for the Local Plan to ensure that the right infrastructure is provided in line with development is to promote sites that are able to integrate infrastructure on site. At Cambridge South, there is sufficient land to deliver both a new primary school and secondary school, a health centre, and new transport infrastructure.</p> <p>The landowners are also exploring the opportunity for a new rapid transit link between the Cambridge South site and the Cambridge Biomedical Campus which would remove vehicles from the Addenbrooke's Road and the campus and help to reduce congestion in the local area.</p> <p>The site is also of the right scale to support innovative transport measures within the development. The rise of new forms of transport over recent years has been significant, fuelled by new technologies making them easy to use, convenient and affordable.</p> <p>A range of infrastructure projects are being promoted by the GCSPS and Greater Cambridge Partnership and development should be identified that can best utilise and contribute towards those initiatives. The significant investment in the southern fringe of Cambridge is strongly supported. In particular, schemes such as South Cambridge Station, East West Rail and the South East Transport Link will be relevant. Development should maximise links to existing and proposed infrastructure to ensure walking, cycling and public transport trips are made.</p>
Q37	How should we encourage a shift away from car use and towards more sustainable modes of transport such as public transport, cycling and walking?	<p>Encouraging sustainable modes of transport is about locating development in the right place and creating the right opportunities for innovation.</p> <p>The key benefit of the Cambridge South site is its location. Its proximity to employment centres and its ability to deliver social and community infrastructure on site would ensure that active travel is an attractive and viable option. Wider travel may be facilitated through cycling along existing and emerging infrastructure. This is equally true of shared travel.</p>

	<p>Existing infrastructure such as the busway and local cycle routes provide access the city centre and the Cambridge Biomedical Campus. New infrastructure is planned such as Cambridge South station, the recently announced East West Rail route and the South Eastern Public transport link to Babraham and Granta park. Cambridge South can effectively utilise these facilities, reducing reliance on the car and promoting sustainable, healthy living.</p> <p>The Masterplan for the site will incorporate an approach that embraces local living and active and shared mobility. The principles start with low car parking provision. Where car parking is provided, at least in the short term, spaces will be consolidated and remote from dwellings to discourage use for short trips.</p> <p>This approach places less priority on the car and frees up opportunity to create environments that encourage walking and cycling, making these the most obvious and convenient mode of travel. The provision of Active Travel Corridors through the development with priority over vehicles can be provided making vehicle movements a secondary consideration.</p> <p>Mobility Hubs are one of the best ways of providing and managing services, acting as a multi-modal interchange, including connecting with public transport for seamless journey planning. It may also offer travel information, co-working space, cafés, bike repair, lockers and other facilities to act as a community hub and offering a financing model which is sustainable. The mobility Hub will act as powerful marketing tool presenting the alternatives to car ownership and use.</p> <p>Car parking will need to evolve to other uses as demand reduces. In the short term, providing for Electric Vehicles is essential. We welcome the connectivity proposals in the wider southern area, including the Cambridge Autonomous Metro. These infrastructure proposals are key to support nearby existing employment sites and are located where enhancements and additional connectivity will bring major public benefits.</p> <p>Through placing development in the right location and investing in sustainable mobility solutions, healthy sustainable ways of living can be achieved.</p>
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<p>Q39</p>	<p>Should we look to remove land from the Green Belt if evidence shows it provides a more sustainable development option by reducing travel distances, helping us reduce our climate impacts?</p>	<p>We support the delivery of sustainable sites that will help meet Cambridgeshire’s needs, this includes the delivery of sustainable sites in the Green Belt. We recognise the purpose of the Green Belt and the importance that should be attached to its protection, however, Cambridge is facing an exceptional need to grow and provide more land for housing and employment floorspace and the NPPF is clear that Green Belt boundaries can be revised in response to the need for sustainable development where sufficient brownfield options are not available.</p> <p>The demand for growth in Cambridge is a result of many factors, including – inter alia – Cambridge’s role as a successful international research and development cluster, which is under significant pressure to expand and invest in socio-economic infrastructure, transport and housing. The CPIER Key Recommendation 3 suggests that “the UK Government should adopt a ‘Cambridge or overseas’ mentality towards knowledge-intensive (KI) business in this area, recognising that in an era of international connectivity and footloose labour, many high-value companies will need to relocate abroad if this area no longer meets their needs. Ensuring that Cambridge continues to deliver for KI businesses should be considered a nationally strategic priority.”</p> <p>The new Local Plan has the opportunity to respond by allocating sites that are sustainably located near existing clusters and close to transport infrastructure and jobs. The southern fringe, including Cambridge South, offers a unique opportunity to maximise access to jobs and active mobility in sustainable ways, helping to reduce car travel. The site is in the Green Belt, but it offers the opportunity for compensatory improvements onsite through enhanced green infrastructure, planting, new walking and cycle routes. The site’s proximity to the River Cam means that high quality green spaces can be created that promote existing natural features.</p> <p>As the Cambridge Biomedical Campus grows, more people will want to live on the southern fringe. Ensuring that homes are available in close proximity and easily walkable or cyclable will help reduce the number of people commuting from greater distances, often by car. This will help achieve the other aims of the Local Plan, including mitigating climate change and achieving net zero carbon. The release of land here as part of a planned urban extension would maximise the</p>
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		scale of the opportunity and secure additional benefits for Greater Cambridge as a whole.
Q42	Where should we site new development? Rank the options below 1-6 (1 – Most Preferred 6 – Least Preferred)	<ol style="list-style-type: none"> 1. Edge of Cambridge - Green Belt 2. Public transport corridors 3. Densification of existing urban areas 4. Dispersal - new settlements 5. Dispersal - villages 6. Edge of Cambridge - Outside Green Belt
Q45	What do you think about developing around the edge of Cambridge in the Green Belt?	As set out above, we support the development of Cambridge in the Green Belt as it allows for development to be accommodated in a sustainable location on the edge of Cambridge, close to transport infrastructure and existing employment locations.
Q48	What do you think about siting development along transport corridors?	<p>Developing along transport corridors offers the benefit of access to existing public transport infrastructure, encouraging sustainable lifestyles and adhering to other Plan objectives such as improvements in air quality and the encouragement of healthy lifestyles. In the first instance, we consider that development should be in locations and of a form that supports walking and cycling.</p> <p>However, where there is a need to travel distances that are too great to make through active travel, public transport is the next most appropriate option. Locating development within close proximity to Public Transport Corridors and transport hubs will maximise the potential to become less reliant on car travel. It is important that walking and cycling routes to these corridors and hubs are provided and that the necessary infrastructure, such as high quality cycle parking is provided for access.</p> <p>Cambridge South can achieve this due to its proximity to the Busway and Trumpington Park and Ride, and emerging corridors such as the South East Transport Link which will provide a route to Babraham and Granta Park. South Cambridge Station will also maximise the potential of the existing rail corridor, easily accessible from the South Cambridge site.</p>