

Greater Cambridge Shared Planning Service
South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

Date: 7 March 2025

Our ref: 13577/04/MS/RC/33554891v3

Dear Sir/Madam

Call for Sites Submission (Additional Information)

On behalf of our client, CEG, we have today made a submission to the Greater Cambridge Call for Sites ('CfS') for the below address:

- North of Wort's Causeway and West of Limekiln Road, Cherry Hinton, Cambridge CB1 8PU ('the site').

This covering letter provides additional information in relation to the submission to aid the Council in its assessment.

1. Landowner details

The site is being promoted by CEG on behalf of the landowners Guys and St Thomas' Foundation for which details are provided below. We have included no personal information below as per the additional information request, but if you need to contact the landowner we can provide them to you.

Details	Landowner
Name	
Address	

2. Site boundary

We have separately sent the Council (via email) a Shapefile for the site boundary that can be inputted into a GIS system.

3. Planning history and proposed development

Planning history

The site immediately abuts the GB1 local plan allocation which is coming forward for 200 new homes with Cala now on site.

Proposed development & local benefits

CEG successfully gained the outline planning permission for 200 dwellings at the GB1 allocation. Through the determination of this application and in the years since, it has become clear that there is a lack of service provision for residents on the southeastern edge of Cambridge. This site has the potential to deliver day to day services and facilities to cater to the needs of not just this development, but those in GB1, GB2 and beyond. This could be via a local shop, community space, doctors' surgery etc.

In April 2024, Lichfields produced the Cambridge Biomedical Campus (CBC) Housing Study. CBC Ltd wish to see a housing market in Greater Cambridge which works for Campus workers. This means that workers on lower incomes, who are critical to the success of the Campus, and in most need of affordable housing, will be able to access the homes they need. It also means workers of all types and at all income levels have access to attractive and well-located housing options. This will help the Campus to grow and thrive. To achieve this, the CBC 'housing ask' is for strategic sites closer to CBC to provide specifically for CBC's identified housing needs where that is part of the rationale for a site being promoted or coming forward. This site is ideally located to meet these needs and provide affordable housing close to the Campus to promote sustainable patterns of development to work.

4. Site deliverability and suitability

Market interest

There is significant market appetite for residential development in Greater Cambridge. The overall site is available now and it would be reasonable to estimate that development could start within the next 5 years. The landowner, Guy's and St Thomas' Foundation, has expressed an intention to develop the site, and there are no ransom strips.

Site access and transport

This will be determined through detailed masterplanning and technical work but can be achieved via Worts Causeway or Limekiln Road. The site is uniquely located in walking distance of the new Cambridge South station and the Cambridge Biomedical Campus, which includes Addenbrookes Hospital.

Physical constraints details

The land within the parcel rises to the north/western boundary. Detailed masterplanning, landscape and other technical work would establish to exact developable area within the submitted red line boundary.

Environmental constraints details

Some environmental constraints surround the site but there are none within it. The site sits to the southeast of Cherry Hinton Chalk Pits, which is a SSSI. Cherry Hinton Chalk Pits and Limekiln Road are also designated in the 2018 local plan as sites of biodiversity and geodiversity importance. There is a protected open space (which includes Cherry Hinton Chalk Pits) to the north of the site, running along the northern boundary.

5. Concluding remarks

If the Greater Cambridge Shared Planning Service requires any further information concerning this site, please do not hesitate to contact me.

Yours faithfully

A solid black horizontal bar used to redact the signature.A solid black horizontal bar used to redact a line of text.A solid black horizontal bar used to redact a line of text.A solid black horizontal bar used to redact a line of text.