

DRAFT GREATER CAMBRIDGE LOCAL PLAN REG.18 CONSULTATION – DECEMBER 2025 TRINITY HALL

CALL FOR SITES

January 2026

Introduction

The site, (a plan of which is attached) sits on the junction of Hills Road and Bateman Street. It is already mostly included within allocation M5 of the adopted Cambridge Local Plan (allocation address - 82-88 Hills Road and 57-63 Bateman Street). The site has been found suitable for redevelopment in the adopted Local Plan, and we can confirm that the land outlined in red on the attached plan remains available for commercial redevelopment.

Given the priority that is given within draft Policy S/DS to concentrating employment growth to the Cambridge urban area, Trinity Hall request that a revision to adopted allocation M5 be included within Chapter 3 of this draft Plan.

The Site

The Site, outlined in red on the attached plan, is currently occupied by two office buildings along the site frontage, Bateman House (No. 82 – 88 Hills Road) and 90 Hills Road. Three detached villas (Nos. 61–63 Bateman Street) and a surface-level car park are located to the rear. No 61 Bateman Street currently forms part of the Sancton Wood School teaching facility (the main school being located at 57-60 Bateman Street, immediately west of the Site). No 63 Bateman Street is a health facility/clinic

Adopted allocation M5 extends over most of the land described above. It excludes the existing office building at 90 Hills Road, but includes the main Sancton Wood School building to the west (57-60 Bateman Street).

While Trinity Hall control all of the land covered by allocation M5 (as well as 90 Hills Road), the main Sancton Wood school building (57-60) is the subject of a long lease and is not expected to be available for redevelopment within this draft Local Plan period. The rest of the land benefits from short term leases, all of which expire in 2030.

As a result of the above, the land outlined in red on the attached plan is available for redevelopment. Trinity Hall intends to prepare a planning application for the redevelopment of the site in 2026. The land, which is in single ownership, will, as a result, be available for commercial development within the plan period of the draft Local Plan.

We note that the site also has been positively considered within the Housing and Employment Land Availability Assessment Addendum 2025 (HELLA) - Site 51485 and OS044. Both assessments receive either Green or Amber RAG ratings.

None of the site's opportunities or constraints have changed since the land was allocated in the current Local Plan. Also, as noted within the HELLA, the relationship of any redevelopment proposal with nearby heritage assets would be considered in the planning application process. With the land remaining available for development, we request that allocation M5 be carried forward, subject to the tweaks set out.

The Opportunity

The site, most of which falls within adopted allocation M5, is a key parcel of land on the gateway to the Central Business District and CB1 area. While already in commercial use, the existing buildings are of their time and fall somewhat short of the Grade A office floorspace now provided (and which continues to be built) in the immediate locality. The buildings are of a limited scale and do not maximise the contribution they could make to the local stock of employment floorspace.

As noted within the New Town and Glisson Conservation Area Appraisal, both frontage buildings (82-88 and 90 Hills Road) are also buildings that detract from the character and appearance of the designated area.

Given the provision of new commercial development within the central Cambridge area sits at the top of the Development Strategy, a revised version of adopted allocation M5, to reflect the land that is now available for redevelopment, should be added to this draft Plan.

The Site also forms a key part of the Hills Road and Regent Street Corridor, as set out within draft Policy S/PRIA/HRRS. This identified corridor replicates many of the policy requirements set out within the adopted Cambridge Railway Station, Hills Road Corridor to City Centre Opportunity Area (adopted policy 25). Unlike adopted policy 25, draft policy S/PRIA/HRRS does not however positively identify this Site as one that can contribute towards meeting the aims and objectives of the area.

As set out in our representations to the draft Local Plan, this site can help meet many of the objectives for the corridor, including public realm and streetscape improvements, and the creation of a gateway on this key junction.