

Application Number	N/A	Agenda Item	
Date Received	N/A	Officer	Rebecca Ward
Target Date	2 October 2019		
Ward	East Chesterton		
Site	Cambridge Science Park		
Proposal	Car Park Management Strategy		
Applicant	Trinity College		

SUMMARY	<p>This proposal, to manage car parking on the Cambridge Science Park and encourage a modal shift away from single use car, has been brought forward following a briefing to the Cambridge City Council Planning Committee in September 2019.</p> <p>If agreed the framework will be a material planning consideration on planning applications for Plot 24 (The Hub) and Plot 1-21. It will also provide a car parking cap for any future schemes.</p>
RECOMMENDATION	See paragraph 3.1 of this report.

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The Cambridge Science Park lies to the north of Cambridge City. A small part of the Science Park lies within the City Council boundary with most of the park situated within South Cambridgeshire District Council boundary. Appendix 1 includes a boundary plan. The site is not within the Joint Development Committee area.
- 1.2 The Cambridge Science Park was established about 48 years ago. Some of the earlier buildings on the park are out of date and not fit for purpose. As a result, there have been various proposals to re-develop some of the plots for new labourites

and offices to retain existing world leading companies and attract new hi-tech industries and small start-up companies.

1.3 Whilst the park is owned by Trinity College, the plots have various lease hold periods which has meant development opportunities have come forward in a more piecemeal fashion to date.

1.4 The most recent proposals to note are;

1.4.1 Plot 1-21 - Demolition of existing buildings and erection of two four storey buildings for B1 use and a multi-storey car park, including access and landscaping) to allow amendments to cycle parking and car deck footprint, removal of external stair, amendments to bin stores, relocation of phase 1 access road and additional landscaping. Cambridge City reference number - 17/1193/FUL. South Cambridgeshire reference number - S/2436/17/FL

1.4.2 Plot 24 - Hybrid Planning Application comprising in Detail the demolition of the gym, Trinity Centre and Innovation Centre and the construction of hotel with gym, restaurant, café and business suite; and a building comprising multi-storey car park and three storey commercial floorspace (B1 floorspace to the first and second floor; flexible accommodation to the ground floor (A1, A2, A3, A4, A5, B1, D1 and/or D2)) along with associated access, infrastructure and landscaping, and the change of use of the Trinity Centre to B1 as part of a phased development; in Outline the construction of a building up to seven stories to provide B1 floorspace, with all matters reserved. South Cambridgeshire reference number S/4629/18/FL.

2.0 THE PROPOSAL AND AGREEMENT

2.1 At present there are 6,977 consented car parking spaces on the whole Cambridge Science Park. Approximately one third are controlled by Trinity College and the others controlled by various lease holders.

2.2 Trinity College wishes to see Plot 24 (also known as the Hub site) and Plot 1-21 re-developed to create additional research and development facilities, hotel (including gym and swimming

pool) and small retail units. As a result of these proposals the area would see a short-term spike in parking spaces to 7,498.

- 2.3 In recognising the challenges in the wider area; including air quality issues, capacity of the highway network and permeability of the area, Trinity College have proposed to claw back these additional spaces to ensure there is a 'no net increase' bringing levels back to the 6,977 figure.
- 2.4 The intention of this proposal is to encourage a modal shift away from single occupancy car and encourage the use of sustainable transport modes of travel to the park. This strategy is a short-medium term mitigation measure to enable the re-development of these two plots. The Cambridge North East Area Action Plan will seek to guide developments in this area in the long term.
- 2.5 Details of how the strategy will be fulfilled by Trinity College has been set out in appendix 2 'Car Parking Management Strategy'. Details of how the strategy will be monitored is set out in appendix 3 'Monitoring Framework'.
- 2.6 This strategy will need to be secured in a freestanding S106 framework agreement. Once completed it will be a material planning consideration on planning applications for Plot 24 (The Hub) and Plot 1-21. It will also provide a parking cap for any future schemes.

3.0 RECOMMENDATION

- 3.1 Members authorise and delegate authority to officers to negotiate, secure and complete, upon terms considered appropriate, the S106 framework agreement, the subject matter of the report.