

Cambridge City Council
PO Box 700
Cambridge
CB1 0JH



Date: 3 July 2026

FAO Tom Chenery, Senior Planning Officer

My ref: 23118/LT20260703

Dear Tom

Wolfson Court, Clarkson Road and 15a and side/rear of 15 Madingley Road, Cambridge, Cambridgeshire (25/04832/FUL)

1. We are writing in response to recent discussions to confirm the occupancy of the above application.

Description of development

2. Amend the description of development as follows (additions in **bold**):

"Demolition of existing and construction of replacement purpose-built student accommodation and **for academic staff/academic visitor accommodation**, ancillary facilities, landscaping, new pedestrian access from Madingley Road and other associated development. Installation of a temporary construction access from Madingley Road."

Occupancy S106 Heads of terms

3. The following definitions are based on the planning permissions at Mount Pleasant House, Mount Pleasant (17/0928/FUL) and Land south of Wilberforce Road, now known as Hinsley Lane (21/02052/FUL). This can be secured in a S106 associated with the planning permission.
 - Full time undergraduate or post graduate students enrolled on a course of at least one academic year at Anglia Ruskin University or the University of Cambridge and its constituent colleges or an affiliated institution, including their immediate family, dependents, partner or carer;
 - Academic Staff, being a person with a contract of employment with Anglia Ruskin University or the University of Cambridge or an affiliated institution to undertake teaching and/or carry out research which is for a term of not less than six months and exceeds 18 hours working time per week, including their

immediate family, dependents, partner or carer may occupy a total of no more than 9 units in the development;

- Academic Visitors, being a person who undertakes teaching and/or carries out research at Anglia Ruskin University or the University of Cambridge or an affiliated institution, including their immediate family, dependents, partner or carer; may occupy no more than 49 rooms in the development each room for a period of no more than 12 months consecutively;
- Outside academic term times of Anglia Ruskin University or the University of Cambridge, by full time undergraduate or post graduate students or Academic Staff or Academic Visitors (as defined above), conference delegates or others attending Anglia Ruskin University or the University of Cambridge and its constituent colleges or an affiliated institution for purposes linked with the educational functions of those institutions.
- Not to allow any Occupier to occupy the development otherwise than in accordance with a tenancy agreement or licence which includes the following clauses:
 - A provision prohibiting such Occupier from keeping a private motor vehicle within the City of Cambridge for the duration of such tenancy or licence unless;
 - such Occupier has been allocated a parking space within the Development; or
 - such Occupier is (or becomes entitled to be) a holder of a disabled person's badge; or
 - such Occupier shall require a private motor vehicle for the purposes of loading or unloading belongings at the Development at the start and end of each academic term and in exceptional circumstances where the Occupier is arriving or leaving the Development other than at the start or end of the academic term or semester; and
 - A provision stipulating that any Occupier who is keeping a car in the City of Cambridge shall be in breach of his or her tenancy agreement or licence and shall be subject to the following penalties:
 - Upon a first Breach — the Occupier will be notified and given a formal written warning;
 - Upon a second Breach — the Occupier will be notified and given a final written warning copied to the Occupier's guarantor
 - Upon a third or a continuing Breach — the Occupier will be notified and the Occupier's tenancy agreement or licence will be terminated;
 - Not to allow an Occupier to continue to Occupy any Dwelling following a third or continuing Breach.

Occupancy assessment

4. As set out in the planning application (Planning Statement, letters from occupiers) and in correspondence during determination of the planning application (letter of 15 April), occupancy is limited to undergraduate and postgraduate students, as well as Academic Staff and Academic Visitors, of Cambridge University or Anglia Ruskin University and associated institutions.
5. As required by Policy 46: Student Accommodation, the planning application includes letters from occupiers. This is expanded upon in correspondence during determination of the planning application (letter of 15 April). Given that the building will exist for 10s, if not 100s of years, occupancy will change. The S106 can limit occupancy to Cambridge University/ARU, consistent with how the Council has traditionally treated similar planning permissions, but should not limit occupancy to the current occupiers. This would be contrary to the NPPG Use of Conditions which states that:

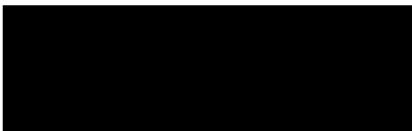
“Is it appropriate to use conditions to limit the benefits of the planning permission to a particular person or group of people? Planning permission usually runs with the land and it is rarely appropriate to provide otherwise. There may be exceptional occasions where development that would not normally be permitted may be justified on planning grounds because of who would benefit from the permission. For example, conditions limiting benefits to a particular class of people, such as new residential accommodation in the open countryside for agricultural or forestry workers, may be justified on the grounds that an applicant has successfully demonstrated an exceptional need.” (Paragraph: 015 Reference ID: 21a-015-20140306).

6. As set out in correspondence during determination of the planning application (letter of 15 April), the Application Site is existing student accommodation and has been for over 40 years. No issues have been reported with this use since St John's took control of the site in May 2018. All of the proposed occupiers are very experienced at managing student accommodation. Without prejudice to this, a detailed Student Management Plan has been submitted as part of the planning application setting out how the buildings will be managed.
7. Academic Staff would be limited to 9 units. This is consistent with the approach taken at Land south of Wilberforce Road, now known as Hinsley Lane, where the number of units for Academic Staff was limited to 8 (21/02052/FUL).
8. Academic Visitors, who are more transient in nature and only occupy accommodation for a short period of time, would be limited to 49 rooms. This is consistent with the approach taken at Selwyn Gardens for Tyndale House where the short term accommodation was limited by Condition 39 to “...individual periods of no longer than 12 consecutive months unless otherwise agreed in writing with the local planning authority” (23/03519/FUL). At the moment the Isaac Newton Institute (INI) intend to

occupy 22 one bedroom units in Building E but they, and others, may want to occupy the townhouses in future. Also note that Building E could in future be occupied by students. Note that the existing accommodation contains 6 flats (5 one bed and 1 two bed) which have been occupied by academic staff in the past. Note that no objections have been raised by any consultee or member of the public to occupation by Academic Staff/Academic Visitors.

9. As set out in correspondence during determination of the planning application (letter of 15 April), the majority of the development is expected to be occupied by graduates who occupy rooms throughout the year. The rooms for Lucy Cavendish (300+ rooms) will be a mix of undergraduates and postgraduates. As is common with student accommodation in Cambridge and throughout the UK, when these rooms are not occupied outside term time, these can be occupied by conference delegates or others attending one of the universities or affiliated institutions for purposes linked with the educational functions of those institutions. They will not host conferences (as there are no conference facilities), just provide accommodation for conference delegates. Conference delegates will be advised that there is no parking on site and the surrounding area is a Controlled Parking Zone (CPZ). The rooms will not be available for tourists or as an aparthotel. Summer rental of student accommodation provides an important source of income, particularly for colleges without large endowments such as Lucy Cavendish, and helps keep the rent students have to pay lower than it would be otherwise.

Yours sincerely



Robert Shrimplin
Director

