

Cambridge City Council
PO Box 700
Cambridge
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Date: 15 April 2026

FAO Tom Chenery, Senior Planning Officer

My ref: 23118/LT20260415

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 comments on the above application. The superseded drawings and the updated/new information is listed below.

Superseded	Updated/new (in bold)
	Covering letter (Shrimplin Planning & Development) (15 April 2026)
Substation_ Bin and Bike Store_Gardener's Compound - Plans and Elevations - Sheet 1 of 2, drawing number 777-MICA-ZZ-00-DR-A-19090-PL1 (MICA) (1 September 2025)	Substation_ Bin and Bike Store_Gardener's Compound - Plans and Elevations - Sheet 1 of 2, drawing number 777-MICA-ZZ-00-DR-A-19090-PL2 (MICA) (8 April 2026)
Bike & Bin Stores - Plans and Elevations - Sheet 2 of 2, drawing number 777-MICA-ZZ-00-DR-A-19091-PL1 (MICA) (1 September 2025)	Bike & Bin Stores - Plans and Elevations - Sheet 2 of 2, drawing number 777-MICA-ZZ-00-DR-A-19091-PL2 (MICA) (8 April 2026)
	Student Management Plan

2. We explain below how we have responded to the individual comments.

Urban Design Officer

3. In their re-consultation response the Urban Design Officer confirms that they have no objection. They asked for clarity about the cycle store but that this could be dealt with via condition. To provide comfort as part of the planning application and to avoid a

condition requiring discharge we have updated the plans and elevation of the cycle store to demonstrate that the relevant standard can be achieved.

Need

4. The proposed occupiers of the scheme are Lucy Cavendish (300+ rooms), Newnham College (70 rooms), St John's College (10 rooms), Isaac Newton Institute (20 rooms). Each of the occupiers has provided a letter, submitted as part of the planning application, explaining their need for the rooms.
5. Lucy Cavendish is going through a period of transformational change as it changes from being an all female college to a mixed sex college. They have 459 undergraduates (which is not expected to increase) and 470 postgraduates (which is expected to increase by a further 100), giving a total number of 1,029 students. They have 743, including the recent completion of 72 rooms in the New Building on their main campus and 30 rooms in older HMOs not best suited for students. The 300 rooms they will take at Wolfson Court will therefore satisfy the remainder of their demand.
6. Newnham College are not expecting to grow their undergraduate or postgraduate numbers. However, they do have a shortfall of c60 bedrooms, principally for postgraduate students. Many students that cannot be accommodated are having to rent rooms in HMOs run by private providers. The rooms they will take at Wolfson Court will therefore allow these students to be accommodated in purpose built, managed student accommodation (and effectively release the HMO rooms into the private housing market).
7. St John's College and the Isaac Newton Institute are expected to occupy the 1 bed flats in Building E facing Clarkson Road. St John's has a limited number of rooms of this type so the 10 rooms they will take will expand the range of accommodation they can offer, in particular for postgraduate students. The Isaac Newton Institute currently rents 10 1 bed flats and is keen to replace these with better accommodation closer to their main site. They are also expanding, creating the requirement for an additional 10 rooms.

Student Management Plan

8. 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.
9. All of the proposed occupiers are very experienced at managing student accommodation.
10. We are nevertheless providing a detailed Student Management Plan setting out how the buildings will be managed.

Occupancy

11. 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. This is consistent with other recent student accommodation schemes, including Land South of Wilberforce Road, now known as Hinsley Lane (21/02052/FUL). The occupancy of the rooms will be controlled by a S106 legal agreement.
12. As explained above, it is expected that postgraduates or Academic Staff and Academic Visitors will occupy the rooms for Newnham College (70 rooms), St John's College (10 rooms) and Isaac Newton Institute (20 rooms). It is likely the majority of these residents will occupy the rooms for the whole year.
13. The rooms for Lucy Cavendish will be a mix of undergraduates and postgraduates (300+ rooms). 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. They 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



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