



for approval

# WEST CAMBRIDGE

OUTLINE PLANNING APPLICATION

PARAMETER PLANS AND PARAMETER STATEMENTS



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# 1. PROPOSED DEVELOPMENT

## 1.1. Introduction

This Application Drawings, Parameter Plans and Statements document is submitted as part of the planning application for the comprehensive redevelopment of the West Cambridge site. The document is submitted for approval by the local planning authority.

The Proposed Development sets out a long term vision and strategy for the comprehensive development of the whole West Cambridge site. The development will introduce new faculty and research and development buildings, as well as related commercial research and development organisations onto the site.

This document provides a summary of the description of development for which planning permission is sought and includes the parameter plans which are submitted for approval and which form the basis of the scheme which has been the subject of environmental assessment.

This document should be read alongside the other documents submitted for approval, and those submitted in support of the application.

The phasing statement provides a guide to the full suite of planning application material.

## 1.2. Description of Development

Outline planning permission with all matters reserved is sought for up to 383,300m<sup>2</sup> of development comprising:

- up to 370,000m<sup>2</sup> of academic floorspace (Class D1 space), commercial / research institute floorspace (Class B1b and sui generis research uses), of which not more than 170,000m<sup>2</sup> will be commercial floorspace (Class B1b);
- up to 2,500m<sup>2</sup> nursery floorspace (Class D1);
- up to 1,000m<sup>2</sup> of retail/food and drink floorspace (Classes A1-A5);
- up to 4,100m<sup>2</sup> and not less than 3,000m<sup>2</sup> for assembly and leisure floorspace (Class D2),;
- up to 5,700m<sup>2</sup> of sui generis uses, including Energy Centre and Data Centre;
- associated infrastructure including roads (including adaptations to highways junctions on Madingley Road), pedestrian, cycle and vehicle routes, parking, drainage, open spaces, landscaping and earthworks; and demolition of existing buildings and breaking up of hardstanding.

# 1.3. Application Drawings



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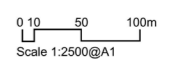
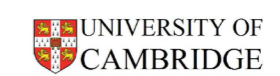
For Approval:

— Application site boundary

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**West Cambridge**  
WC/OPA/APP/01 - Plan for Approval:  
Application Site Boundary

June 2016



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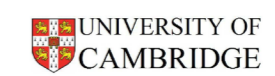
KEY

- For Approval:
- Application site boundary
  - Buildings to be demolished

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**West Cambridge**  
 WC/OPA/APP/02 - Plan for Approval:  
 Demolition Plan

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## 2. PARAMETER PLANS AND STATEMENTS

### 2.1. Parameter Plans Overview

A series of parameter plans have been prepared which set out the parameters of the development for which planning permission is sought. The plans form the basis of the Environmental Impact Assessment (EIA).

These comprise:

Plan 1: Development Building Zones

Plan 2: Land Use

Plan 3: Access and Movement

Plan 4: Landscape and Public Realm

Plan 5: Maximum Building Heights

These plans are contained within this document. Each plan is accompanied by a statement explaining the plan.

The parameter plans specify the parameters, constraints and restrictions within which the outline elements of the Proposed Development must be contained, in the subsequent reserved matters submissions, so that the proposals remain within the scope of the EIA.

There may be some variation in the precise location of land uses and road layouts in the subsequent submission of reserved matters. Flexibility to accommodate any such variation is reflected in the parameter plans, where relevant. Where this occurs, it is anticipated that the overall concept of the outline application development proposals will be maintained, and this will be demonstrated in the reserved matters submissions.

## 2.2. Parameter Plan 1: Development Building Zones

Parameter Plan 1 identifies the four Building Zones within the Application Site referred to in the description of development in the Planning Statement.

The Building Zones show the locations within the Application Site within which built development can occur, comprising all buildings, car parking and vehicular access routes. Siting of buildings within the Building Zones will be subject to the requirements of the Design Guidelines which we submitted for approval by the local planning authority.

Where Building Zones shown on Parameter Plan 1 overlap with zones for movement corridors or Landscape and Public Realm, as set out in Parameter Plans 3 or 4 respectively, the width of Landscape and Public Realm shall not be less than as described in Parameter Statement 4. The boundaries between buildings and their curtilage, movement routes and Landscape and Public Realm shall be determined by approval of reserved matters and the land uses shown on Parameter Plan 2 shall apply within the curtilage of any building constructed within any Building Zone as indicated on Parameter Plan 1.

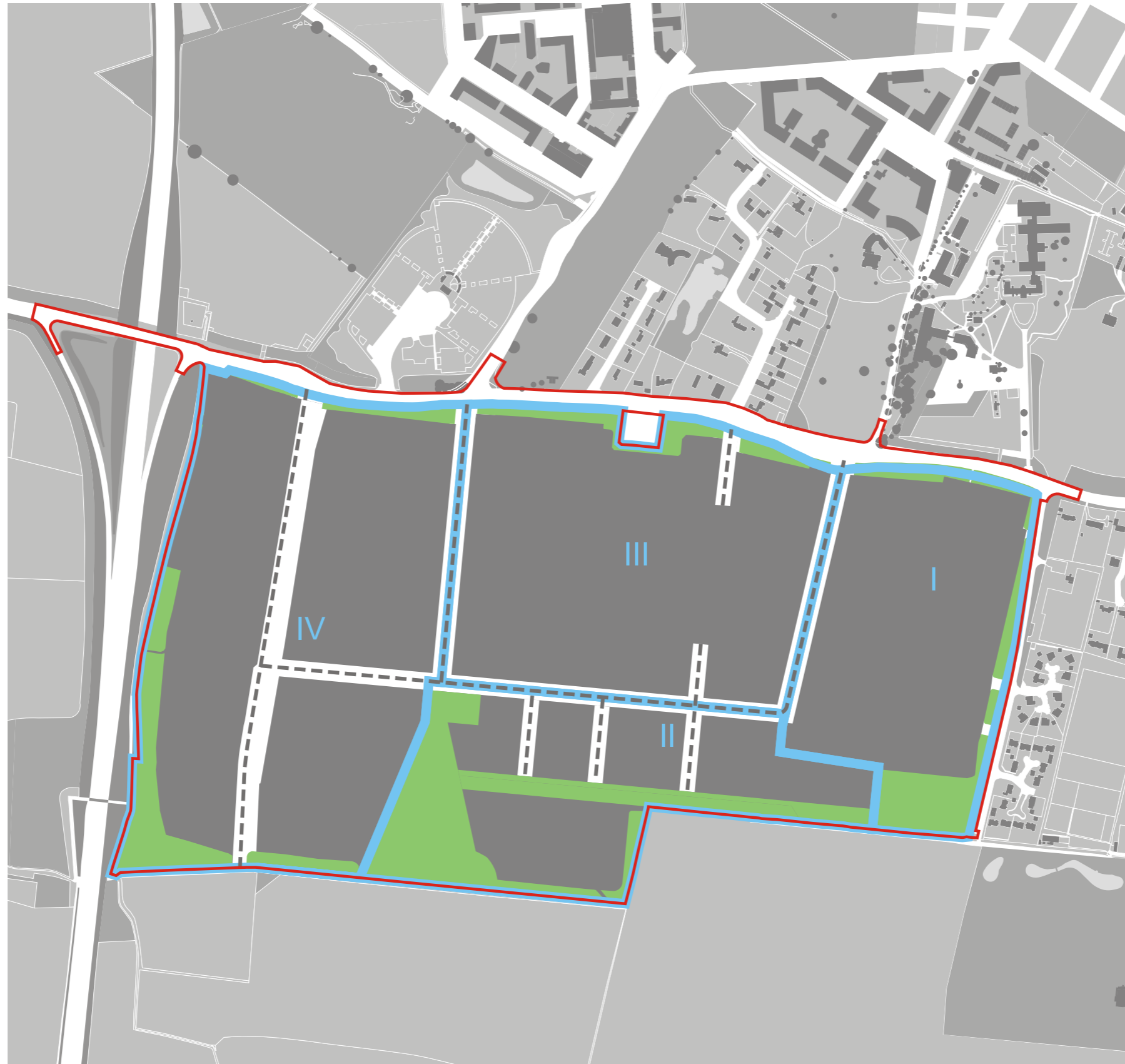
### 03. Schedule of Land Use and Amount of Development

Land Use	Academic research	Nursery	Commercial research / research institutes*	Shop, cafe, restaurant, public house	Assembly & leisure (sports)	Ancillary infrastructure (data centre, energy centre)	Total proposed floorspace
Use Class	D1	D1	B1b / sui generis	A1-A5	D2	Sui generis	
Building Zone I	Up to 73,000	Up to 1,500	Up to 21,900	Up to 500	0	0	Up to 75,000
Building Zone II	Up to 38,600	Up to 1,500	Up to 38,600	Up to 300	Up to 4,100	0	Up to 44,500
Building Zone III	Up to 178,400	Up to 1,500	Up to 51,700	Up to 200	0	Up to 2,000	Up to 182,100
Building Zone IV	Up to 104,000	Up to 1,500	Up to 104,000	Up to 500	0	Up to 4,500	Up to 110,500
Total Proposed floorspace	Up to 370,000	Up to 2,500	Up to 170,000	Up to 1,000	Up to 4,100	Up to 5,700	Up to 383,300

All figures quoted are Gross Floor Area, m<sup>2</sup>

\*Research Institutes are taken to mean sui generis uses affiliated with the University, Research Companies or other research organisations





**KEY**

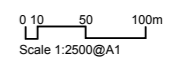
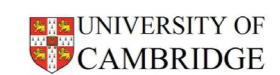
Contextual Information:  
 - - - Existing street  
 Existing open land

For Approval:  
 Application site boundary  
 Development zones  
 Building zones

All information other than that identified as being for approval is shown for contextual purposes only.

**West Cambridge**  
 WC/OPA/PAR/01 - Development Building Zones  
 Parameter Plan

June 2016



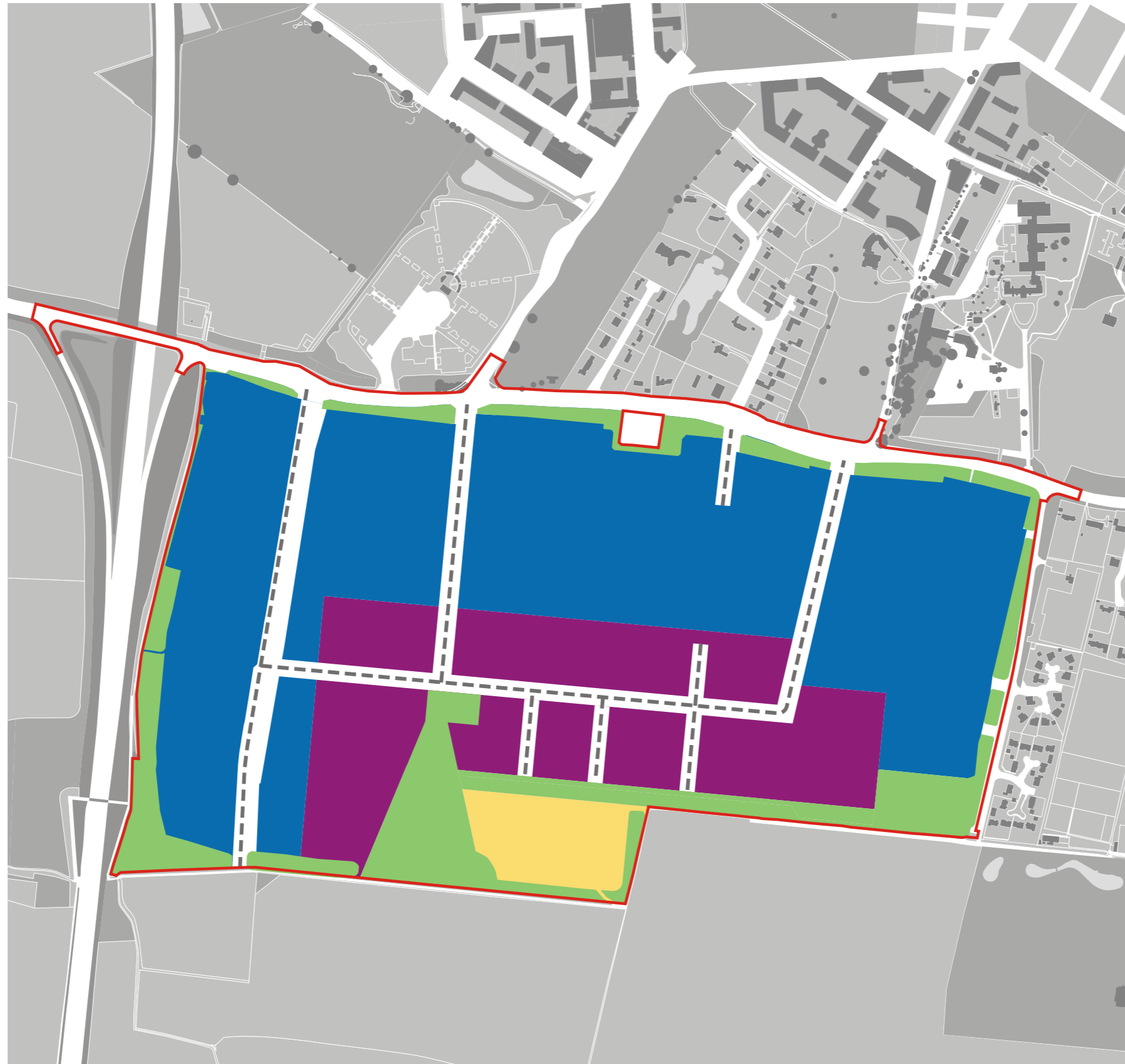
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## 2.3. Parameter Plan 2: Land Use

The disposition of land uses within the development shall conform to Parameter Plan 2.

In accordance with the description of development, the land uses permitted within the Building Zones are set out in Table 0.4.

Built development shall be divided between the three land use areas shown on Parameter Plan 2. The disposition of floorspace between the land use areas and of floorspace within particular areas shall be as per the floorspace schedule set out in Table 0.4. The figures for each land use area are subject to the overriding maxima in terms of total floorspace for the development and total floorspace within particular Use Class categories, as specified within the description of development.



**KEY**

**Contextual Information:**  
 - - - Existing street  
 Existing open land

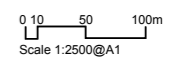
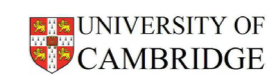
**For Approval:**  
 Application site boundary  
 Academic & Commercial Mix: D1, B1b, sui generis  
 Mixed Use Zone: A1-A5, B1b, D1  
 Community Uses: D1, D2

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**WC/OPA/PAR/02 - Land Use Parameter Plan**

June 2016



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## 2.4. Parameter Plan 3: Access and Movement

### Movement Strategy

The movement strategy aims to maximise the potential for people to walk and cycle along attractive routes connecting directly with important destinations both within and beyond the Application Site.

### Movement Corridors

Parameter Plan 3 identifies movement corridors within which primary and secondary vehicular routes and pedestrian/cycle routes are to be constructed.

Land within any movement corridor not occupied by a primary and/or secondary vehicular and/or pedestrian or cycle route may be developed for any purpose for which any zone abutting or overlapping with that corridor may be developed. All vehicle routes will be speed limited to 20mph or less.

### Primary and Secondary Streets

The zones within which existing Primary Streets and Secondary Streets will be preserved and/or enhanced are shown on Parameter Plan 3 as 'Intervention zone for street'. The carriageway width on any Primary Street shall not exceed 7.5m.

The zones within which new Secondary Streets may be constructed are shown on Parameter Plan 3 as 'Flexible zone for street'. The locations of the Secondary Streets shown within the flexibility zones on Parameter Plan 3 are indicative only. The carriageway width on any Secondary Street shall not exceed 6.5m.

### Primary and Secondary Pedestrian / Cycle Routes

The width of any Primary Dedicated Cycle Route shall not be less than 2m (one-way) or 3m (two-way). Where this is provided as a Shared Pedestrian and Cycle Route, the minimum width shall not be less than 3m.

The width of any Secondary Dedicated Cycle Route shall not be less than 2m (one-way) or 3m (two-way). Where this is provided as a Shared Pedestrian and Cycle Route, the minimum width shall not be less than 3m.

Pedestrian and cycle movement corridors within the Application Site and those linking the Application Site to existing development in the surrounding area may be constructed within (but shall not be limited to) the areas shown on Parameter Plan 3, and may connect to areas outside the Application Site at (but shall not be limited to) the pedestrian and cycle access points indicated on Parameter Plan 3.

### Tertiary Routes

Tertiary vehicular and/or pedestrian/cycle routes may be constructed within any of the Building Zones indicated on Parameter Plan 1 for the purpose of connecting buildings and areas with Primary and/or Secondary Vehicular or Pedestrian/ Cycle Routes. Tertiary pedestrian/cycle routes may additionally be constructed for the purpose of connecting buildings and areas with areas of Open Land, Landscape and Public Realm or with other buildings.

The total carriageway widths of any tertiary vehicular route shall not be more than 6.5m excluding any turning head, verge, footways, central reservations, visibility splays, passing places and pull-ins for bus stops. The total carriageway widths of any tertiary pedestrian/cycle route shall not be less than 3m.

### General Use Access Points

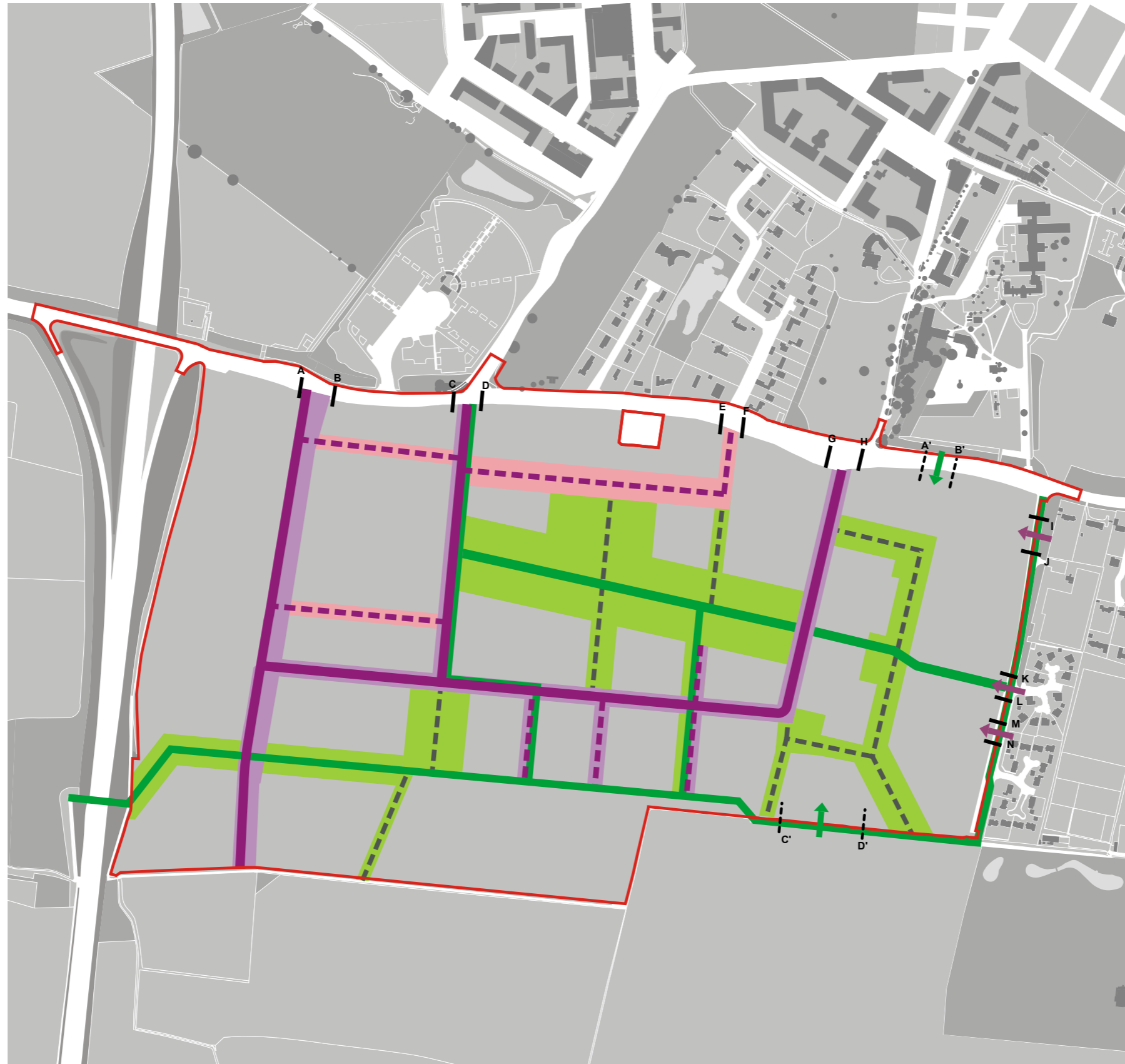
There shall be no more than four general use permanent vehicular accessways into the Application Site when the Proposed Development has been completed.

The general use access points between which access may be gained into the Application Site are indicated and marked A-B; C-D; E-F and G-H on Parameter Plan 3.

### Servicing and Car Parking Access Points

In addition to the general use access points, there shall be no more than three permanent vehicular access ways into the Application Site for servicing and car parking access only when the Proposed Development has been completed.

The points between which access for servicing may be gained into the Application Site are indicated and marked I-J; K-L and M-N on Parameter Plan 3.



**KEY**

**Contextual Information:**

- Primary street
- Secondary street
- Primary pedestrian/cycle route
- Secondary pedestrian/cycle route

**For Approval:**

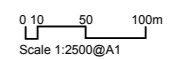
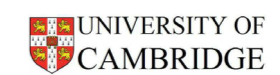
- Application site boundary
- Intervention zone for street
- Flexible zone for street
- Servicing and car parking access
- Pedestrian and cycle access
- Flexible zone for pedestrian and cycle
- Pedestrian and cycle access point
- Zones of access points

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## West Cambridge

### WC/OPA/PAR/03 - Access and Movement Parameter Plan

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## 2.5. Parameter Plan 4: Landscape and Public Realm

The zones within which Primary Landscape and Public Realm may be provided are identified on Parameter Plan 4. The exact location and configuration of each space will be defined at the reserved matters stage.

### Existing Open Land

Development of any buildings or structures within Existing Open Land as shown on Parameter Plan 4 shall be restricted to buildings and structures consistent with the use of the land as Open Land, including bridges, kiosks, street furniture and hard and soft landscaping. Development and/or use within Existing Open Land for the following purposes is (unless otherwise indicated) acceptable: open land; formal and informal recreation and outdoor entertainment; landscaping; surface water balancing and other water features; sustainable drainage systems; nature conservation; woodland; pedestrian and cycle routes within the movement corridors defined on Parameter Plan 3; informal pedestrian and/or cycle routes and utility and maintenance corridors for predominantly underground utility undertakers' apparatus and private utilities.

### Existing Open Land (Green Belt)

The existing open land to be retained is shown on Parameter Plan 4 (including water bodies) amounts to 4.1 hectares.

### Existing Woodland

All Existing Woodland shown on Parameter Plan 4 will be retained. This amounts to 5.3 hectares. No development will be permitted in these areas with the exception of additional tree planting.

### Primary Landscape and Public Realm

In addition to the existing retained open land shown on Parameter Plan 4, the Primary Public Realm incorporates the following proposed spaces:

- East Forum;
- West Forum;
- Central "Green".

The location of these proposed areas of public realm are shown in Parameter Plan 4. these public realm areas will be provided within the flexible zones identified. The boundaries of the Central "Green" are shown indicatively.

### Secondary Landscape and Public Realm

The flexible zones within which Secondary Landscape and Public Realm is to be located are identified on Parameter Plan 5. The boundaries of Secondary Landscape and Public Realm Areas are shown indicatively.

The minimum amount of Primary, Secondary and Tertiary Landscape and Public Realm to be provided within:

- Development Zone I is 1.0 hectare including not less than 0.3 hectares at the East Forum
- Development Zone II is 0.5 hectares, including not less than 0.28 hectares at the West Forum
- Development Zone III is 4.0 hectares, including not less than 2.9 hectares at the Central "Green". The central "Green" will have a minimum width of 40m along its entire length between JJ Thomson and High Cross Avenues. In addition, it will have a minimum width of 100m along a minimum 100m contiguous length.
- Development Zone IV is 0.5 hectares

The locations of the Primary Landscape and Public Realm within the flexibility zones on Parameter Plan 4 are indicative only.

### Tertiary Landscape and Public Realm

The flexible zones within which proposed Tertiary Landscape and Public Realm is to be located are identified on Parameter Plan 4 in light green.

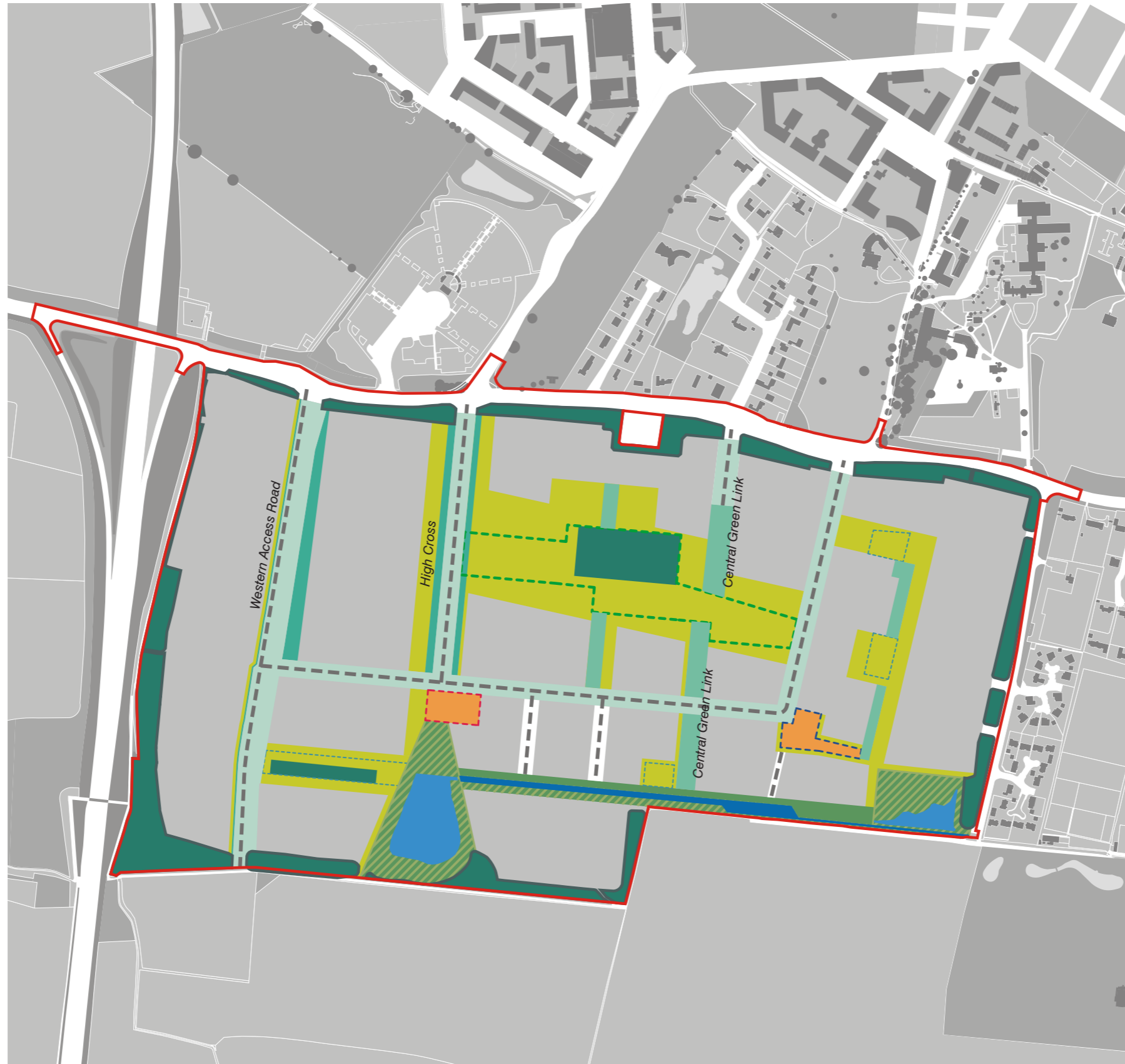
The locations of the Tertiary Landscape and Public Realm within the flexibility zones on Parameter Plan 4 are indicative only. Tertiary Landscape and Public Realm may be located within any of the Building Zones shown on Parameter Plan 1 on areas not occupied by buildings for the uses indicated on Parameter Plan 2.

The North-South Green Corridors at High Cross, Western Access Road and Central Green identified on Parameter Plan 4 will have a minimum width of 25m.

Development of buildings within East and West Forums, Primary Landscape and Public Realm and Secondary Landscape and Public Realm and Tertiary Landscape and Public Realm shall be restricted to buildings consistent with the use of such land as public realm, including kiosks, canopies, street furniture and hard and soft landscaping.

Development and/or uses within East and West Forums, Primary Landscape and Public Realm and Tertiary Landscape and Public Realm for the following purposes is (unless otherwise indicated) acceptable: open land; informal recreation and outdoor entertainment; landscaping; surface water balancing and other water features; sustainable drainage systems; nature conservation; pedestrian and cycle routes within the movement corridors defined on Parameter Plan 3; informal pedestrian and/or cycle routes; cycle parking; and utility and maintenance corridors for predominantly underground utility undertakers' apparatus and private utilities.

Tertiary landscape and public realm may also accommodate servicing routes and access for emergency vehicles.



**KEY**

- Contextual Information:**
- Existing street/ Pedestrian link
  - Existing open land
  - Retention & Reinforcement of existing woodland edge
  - Water Bodies
  - Canal / swale

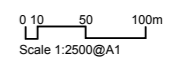
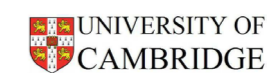
- For Approval:**
- Application site boundary
  - Primary public realm:**
    - East Forum (Indicative boundary)
    - West Forum (Indicative boundary)
    - The Green (Indicative boundary)
  - Secondary landscape and public realm (Indicative boundary)
  - Tertiary landscape and public realm (Indicative boundary)
  - The area within proposed landscape and Public realm with trees to be retained
  - Existing street trees to be retained wherever possible
  - Additional landscaping corridor
  - Flexible zone for landscape and public realm

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## West Cambridge

### WC/OPA/PAR/04 - Landscape and Public Realm Parameter Plan

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## 2.6. Parameter Plan 5: Maximum Building Heights

Parameter Plan 5 defines the maximum heights of buildings as measured to the maximum height of any rooftop plant (excluding any lightning conductors, weather vanes, chimneys/exhaust flues, telecommunications equipment and aerials). All buildings shall be no greater than the prescribed heights set out on Parameter Plan 5.

The maximum height of lightning conductors, weather vanes, exhaust flues, telecommunications equipment and aerials shall not be more than 8m above maximum building heights.

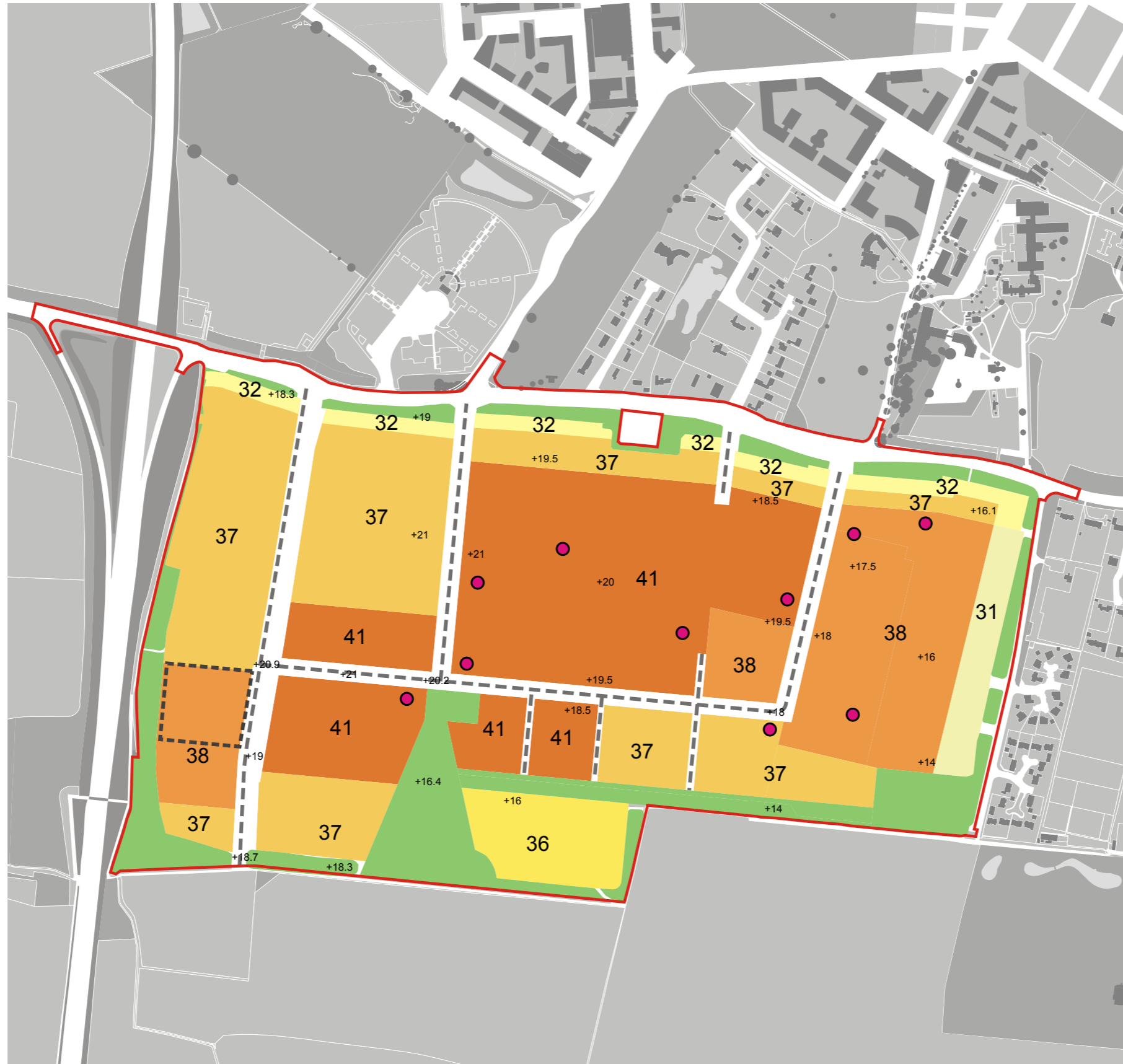
The circles on Parameter Plan 5 denote taller built elements which may extend up to 8m above the general maximum height height shown.

Each taller built element will have a maximum built footprint of 1,200 square metres GEA. The locations of these elements shown on Parameter Plan 5 are indicative only, and the precise location of these elements will be determined at reserved matters stage, in accordance with the Design Principles submitted for approval.

### **Energy Centre Chimney Flue Locations and Heights**

The chimney flue associated with the Energy Centre shall be located within the zone delineated by a black dashed line on Parameter Plan 5. The height of this flue will not exceed 50m AOD.





**KEY**

**Contextual Information:**

- Existing street
- Existing open land
- +18 Sample ground level spot height AOD

**For Approval:**

- Application site boundary

**Maximum building heights**

- 31.0 metres AOD
- 32.0 metres AOD
- 36.0 metres AOD
- 37.0 metres AOD
- 38.0 metres AOD
- 41.0 metres AOD

- Stated AOD + 8m for a footprint of up to 1,200m2
- zone for location of energy centre flue

Building heights include roof plant rooms but exclude exhaust flues.  
Maximum height of flues to be no more than 8m above maximum building heights.

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## West Cambridge

### WC/OPA/PAR/05 - Maximum Building Heights Parameter Plan

June 2016

UNIVERSITY OF CAMBRIDGE

0 10 50 100m  
Scale 1:2500@A1

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