

10 October 2017

Your Reference
16/1134/OUT

John Evans
New Neighbourhoods
Planning Services
Cambridge City Council
Guildhall
Market Square
Cambridge
CB2 3QJ

Dear John

West Cambridge: Supplementary Planning Submission and Response to Requirement under Regulation 22 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended) to Provide Further Information in Respect of the Environmental Statement

Please find enclosed a package of supplementary information (the 'Supplementary Planning Submission') in support of the outline planning application seeking planning permission for the comprehensive redevelopment of the University of Cambridge's West Cambridge site, Madingley Road, Cambridge.

The planning application ('Original Planning Application') was originally submitted on 16 June 2016 to Cambridge City Council (CCC) under the Town and Country Planning Act 1990 (as amended) and the Town and Country Planning (Development Management Procedure) (England) Order 2015.

The Original Planning Application was registered and validated by CCC on 16 June 2016 (application ref: 16/1134/OUT).

The Supplementary Planning Submission seeks approval for an Amended Proposed Development, which comprises a number of changes to the Proposed Development submitted for approval in June 2016. These changes have been made to the Proposed Development in response to comments received by CCC and consultees on the original submission. The principal changes to the planning application relate to:

- changes to maximum building height parameters across the site;
- changes to building zone parameters to illustrate areas reserved for landscaping, public realm and tree buffers;
- clarification of trees and tree belts to be retained and the inclusion of tree buffers to protect retained trees; and
- clarification of accessing/servicing arrangements, particularly in relation to Clerk Maxwell Road.

The overall amount of floorspace for which permission is sought has not changed, although there has been a change in the way catering/retail uses are described and a small increase in the amount of academic research (use class D1) floorspace that could be delivered in Development Zone I.

The Original Planning Application sought:

Outline planning permission with all matters reserved for up to 383,300m² of development comprising:

- *up to 370,000m² of academic floorspace (Class D1 space), commercial / research institute floorspace (Class B1b and sui generis research uses), of which not more than 170,000m² will be commercial floorspace (Class B1b);*

- up to 2,500m² nursery floorspace (Class D1);
- up to 1,000m² of retail/food and drink floorspace (Classes A1-A5);
- up to 4,100m² and not less than 3,000m² for assembly and leisure floorspace;
- up to 5,700m² 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.

The Supplementary Planning Submission now seeks:

Outline planning permission with all matters reserved is sought for up to 383,300m² of development comprising:

- up to 370,000m² of academic floorspace (Class D1 space), commercial / research institute floorspace (Class B1b and sui generis research uses), of which not more than 170,000m² will be commercial floorspace (Class B1b);
- up to 2,500m² nursery floorspace (Class D1);
- up to 4,000m² of retail/food and drink floorspace (Classes A1-A5);
- up to 4,100m² and not less than 3,000m² for assembly and leisure floorspace;
- up to 5,700m² 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.

The description of development for which planning permission is sought, as set out above, is unchanged from the Original Planning Application with exception of the increase in A1-A5 floorspace. The overall amount of floorspace proposed has not changed.

A full description of the Amended Proposed Development is set out in Section 2 of the Planning Statement Addendum and Section 3 of the Environmental Statement Addendum Volume 2, which form part of this Supplementary Planning Submission, as set out below.

Structure and Content of the Supplementary Planning Submission

Accompanying Documents

The following table sets out the documents submitted with the Original Planning Application and the documents which have been revised or for which addenda have been prepared to support the Supplementary Planning Submission. The table confirms whether a document supersedes a document that accompanied the Original Planning Application or if it should be read in conjunction with the original document.

Original Document	Supplementary Submission Document	Nature of Update	Previous Revision	New Revision	Purpose of Supplementary Submission Document
Parameter Plans and Parameter Statement	Revised Parameter Plans and Parameter Statement	Revised document (supersedes original document)	June 2016	September 2017	For approval
Design Guidelines	Revised Design Guidelines	Revised document (supersedes original document)	June 2016	September 2017	For approval
Planning Statement	Planning Statement Addendum	Addendum (complements original document)	June 2016	September 2017	Supporting information

Original Document	Supplementary Submission Document	Nature of Update	Previous Revision	New Revision	Purpose of Supplementary Submission Document
Design and Access Statement	Revised Design and Access Statement	Revised document (supersedes original document)	June 2016	September 2017	Supporting information
Environmental Statement	Environmental Statement Addendum	Addendum (complements original document)	June 2016	September 2017	Supporting information
Transport Assessment	Revised Transport Assessment	Revised document (supersedes original document)	June 2016	September 2017	Supporting information
Arboricultural Impact Assessment	Revised Arboricultural Impact Assessment	Revised document (supersedes original document)	June 2016	May 2017	Supporting information
Flood Risk Assessment and Drainage Strategy	Revised Flood Risk Assessment and Drainage Strategy	Revised document (supersedes original document)	June 2016	September 2017	Supporting information
Energy Statement	Energy Statement Addendum	Addendum (complements original document)	June 2016	June 2017	Supporting information
Sustainability Statement	N/A	No update	June 2016	N/A	N/A
Sustainability Appraisal Matrix	Revised Sustainability Appraisal Matrix	Revised document (supersedes original document)	June 2016	September 2017	Supporting information
Statement of Community Involvement	N/A	No update	June 2016	N/A	N/A
Travel Plan	Revised Travel Plan	Revised document (supersedes original document)	June 2016	September 2017	Supporting information
Waste Management Plan	N/A	No update	June 2016	N/A	N/A
Utilities Statement	N/A	No update	June 2016	N/A	N/A
Construction Environmental Management Plan	N/A	No update	June 2016	N/A	N/A

In addition to revisions made to the supporting documents identified above, the following new documents have been prepared as part of the Supplementary Planning Submission:

- Heritage Assessment (July, 2016);
- Woodland Management Plan (May, 2017) (Appendix 8.4 of the ES Addendum);
- Public Art Strategy (September 2017); and
- Servicing Technical Note (August 2017).

Environmental Statement and Response to the Regulation 22 Request

The Original Planning Application was accompanied by an Environmental Statement (ES) which reports the findings of an 'Environmental Impact Assessment' (EIA). The ES was prepared in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended) and in accordance with the agreed scope for the ES, as set out in the Scoping Opinion issued by CCC dated 6th May 2015.

Having considered the ES, CCC determined that further information was required to be submitted pursuant to Regulation 22 of the EIA Regulations 2011 (as amended) in order to adequately assess the potential significant

environmental effects of the Proposed Development. A formal request for this additional information to the ES was received in a letter ('Regulation 22 Request') from CCC on 17th August 2017.

The ES submitted with the Original Planning Application has been updated and provides the additional information required by the Regulation 22 Request and considers the potential significant environmental effects associated with the Amended Proposed Development. An ES Addendum is submitted as part of this Supplementary Planning Submission which complements the Original ES that was submitted with the Original Planning Application. The ES Addendum Comprises:

- Volume 1: Non-Technical Summary
- Volume 2: Main Report
- Volume 3: Appendices

Submitted with this covering letter is one hard copy and one CD containing the Supplementary Planning Submission.

We would be grateful if you could provide written confirmation of receipt of this Supplementary Planning Submission at your earliest convenience.

Please do not hesitate to contact me should you have any queries about the planning application.

Yours sincerely,



Jim Strike
Director, Planning
AECOM Limited
M: +44 (0)7917 630319
E: jim.strike@aecom.com