



WEST CAMBRIDGE

OUTLINE PLANNING APPLICATION

PLANNING STATEMENT ADDENDUM

Quality information

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Revision History

Revision	Revision date	Details	Authorized	Name	Position
V1	12/09/17	Draft	JS	Jim Strike	Director, Planning
V2	10/10/17	Final	JS	Jim Strike	Director, Planning
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1. Introduction

This Planning Statement Addendum has been prepared by AECOM on behalf of the University of Cambridge ('The Applicant') and accompanies an outline planning application ('OPA') for the development of the West Cambridge Site ('Application Site'), located approximately 2km to the west of Cambridge city centre.

The planning application ('Original Planning Application') was submitted on 16th June 2016 to Cambridge City Council (CCC) as the determining local planning authority ('LPA') 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 the LPA on 16th June 2016 (application ref. 16/1134/OUT).

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.*

Public consultation on the Original Planning Application took place between June 2016 and August 2016 and a number of representations were received by CCC from interested parties.

These representations together with extensive engagement with CCC and Cambridgeshire County Council have led to a number of refinements to the scheme since the Original Planning Application was submitted. The description of the Amended Proposed Development is set out fully in Section 2, but a summary of the amendments are:

- changes to maximum building height parameters across the site (including the removal of the 10 taller built elements, reduction to 32m AOD from 36/37m AOD along the southern boundary, reduction to 31m AOD and 36m AOD from 38m AOD within the eastern part of the site, reduction to 32m AOD from 37m AOD along the western boundary and reduction to 33m AOD, 36m AOD and 38m AOD from 37/41m AOD along Charles Babbage Road);
- changes to building zone parameters to illustrate areas reserved for landscaping, public realm and tree buffers (including 5m, 8m, 10m and 15m buffers from tree stems to building edges);
- clarification of trees and tree belts to be retained and the inclusion of tree buffers to protect retained trees; and
- clarification of access/servicing arrangements, particularly in relation to Clerk Maxwell Road.

The overall amount of floorspace for which submission is sought has not changed, although there has been a change in the way catering/retail uses are described.

As detailed more fully in Section 2, since the submission of the Original Planning Application a number of amendments have been made to the Parameter Statement, Parameter Plans and Design Guidelines which

together establish the design parameters and principles for development at the site, and will act as the basis for informing, guiding and assessing future detailed proposals for individual parts of the site which come forward as part of reserved matters applications.

The Supplementary Planning Submission 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 amended development proposals are hereafter referred to in this Planning Statement Addendum as the 'Amended Proposed Development'. A full description of the Amended Proposed Development is set out in Section 2 of this Statement.

1.1 Purpose of the Planning Statement Addendum

This Planning Statement Addendum supplements the Planning Statement submitted with the Original Planning Application. It sets out the revised description of development for which planning permission is sought, highlighting the changes to the Original Planning Application. It also explains how the Amended Proposed Development responds to relevant planning policies contained in the development plan. The policy appraisal set out in Section 3 of this Addendum supersedes that set out in Section 6 of the Planning Statement submitted with the Original Planning Application.

This Planning Statement Addendum also deals with site-specific technical issues to be dealt with through the planning process and draws from the conclusions of several revised and new environmental and technical documents which accompany the Supplementary Planning Submission.

The following sections of the Planning Statement submission in support of the Original Planning Application are still relevant and are not amended by this Planning Statement Addendum:

- Section 2: The Site, Surroundings and Planning History
- Section 4: Background and Context for Development
- Section 5: Planning Policy Context
- Appendix 1: Glossary
- Appendix 2: Application Validation Requirements
- Appendix 3: Approved Applications Pursuant to 1999 Outline Permission
- Appendix 6: Draft Section 106 Heads of Terms Agreement
- Appendix 7: Policy 18 Statement of Common Ground and Policy 40 Addendum

The following sections of the Planning Statement (June 2016) are superseded by this Planning Statement Addendum:

- Section 1: Introduction (superseded by Section 1 of this Addendum)
- Section 3: The Proposed Development (superseded by Section 2 of this Addendum)
- Section 6: Planning Appraisal (superseded by Section 3 of this Addendum)
- Section 7: Open Space Assessment (superseded by Section 4 of this Addendum)
- Section 8: The Planning Balance (superseded by Section 5 of this Addendum)
- Appendix 4: Cambridge City Council Policy Response (relevant sections are superseded by Section 3 of this Addendum¹)
- Appendix 5: Amenities Delivery Strategy (superseded by Appendix A of this Addendum)

1.2 Environmental Statement

The Original Planning Application was accompanied by an Environmental Statement (ES) which reports the findings of the Environmental Impact Assessment (EIA). The ES was prepared in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended) 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 additional information to inform the ES was received in a letter ('Regulation 22 Request') from CCC on 17th August 2017.

1.3 Structure and Contents of the Supplementary Planning Submission

The following table sets out the documents submitted to accompany 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 Rev	New Rev	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
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 (complements original	June 2016	September 2017	Supporting Information

¹ Relevant sections are sections of the planning policy appraisal which have been revised to reflect the Amended Proposed Development.

Addendum	(document)			
Volume 1 Non-Technical Summary		June 2016	September 2017	Supporting Information
Volume 2 Chapter 1: Introduction		June 2016	September 2017	Supporting Information
Volume 2 Chapter 2: The Site and Surrounding Environment		June 2016	N/A	Supporting Information
Volume 2 Chapter 3: The Proposed Development		June 2016	September 2017	Supporting Information
Volume 2 Chapter 4: Alternatives		June 2016	September 2017	Supporting Information
Volume 2 Chapter 5: Approach to the Assessments		June 2016	N/A	Supporting Information
Volume 2 Chapter 6: Ecology		June 2016	N/A	Supporting Information
Volume 2 Chapter 7: Historic Environment		June 2016	September 2017	Supporting Information
Volume 2 Chapter 8: Landscape and Visual		June 2016	September 2017	Supporting Information
Volume 2 Chapter 9: Socio-Economics		June 2016	N/A	Supporting Information
Volume 2 Chapter 10: Traffic and Transport		June 2016	September 2017	Supporting Information
Volume 2 Chapter 11: Air Quality		June 2016	September 2017	Supporting Information
Volume 2 Chapter 12: Noise and Vibration		June 2016	September 2017	Supporting Information
Volume 2 Chapter 13: Water Environment		June 2016	September 2017	Supporting Information
Volume 2 Chapter 14: Ground Conditions		June 2016	September 2017	Supporting Information
Volume 2 Chapter 15: Cumulative Effects		June 2016	September 2017	Supporting Information
Volume 2 Chapter 16: Schedule of		June 2016	September 2017	Supporting

	Mitigation		Information		
	Volume 3 Appendices	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 (included within ES Addendum Volume 3)	Revised document (supersedes original document)	May 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

Table 1.1: Revised Application Document Schedule

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).

1.4 Drawings

A schedule of application drawings that formed part of the Original Planning Application is set out in Table 1.2. Where an amended drawing is included in the Supplementary Planning Submission this is noted in the 'New Revision' column. Those drawings that have not been amended have not been resubmitted as part of the Supplementary Planning Submission.

Ref.	Title	Previous Revision	New Revision	Status
WC/OPA/APP/01	Planning Application Boundary	-	No update	For Approval
WC/OPA/APP/02	Demolition Plan	-	No update	For Approval
WC/OPA/PAR/01	Development Building Zones Parameter Plan	-	Rev 01	For Approval
WC/OPA/PAR/02	Land Use Parameter Plan	-	Rev 01	For Approval
WC/OPA/PAR/03	Access and Movement Parameter Plan	-	Rev 01	For Approval
WC/OPA/PAR/04	Landscape and Public Realm Parameter Plan	-	Rev 01	For Approval
WC/OPA/PAR/05	Maximum Building Heights Parameter Plan	-	Rev 01	For Approval

Table 1.2: Original and Revised Application Drawing Schedule

1.5 Report Structure

This Planning Statement Addendum is structured as follows:

- **Section 2** sets out the detailed description of the Amended Proposed Development.
- **Section 3** outlines how the Amended Proposed Development responds to policy, as well as other material considerations.
- **Section 4** sets out the Amended Proposed Development's effect on the Open Space Assessment submitted as part of the Planning Statement that supported the Original Planning Application.
- **Section 5** sets out the summary and conclusions to this Planning Statement Addendum.

2. The Amended Proposed Development

2.1 Introduction

This Planning Application, as amended by the Supplementary Submissions, seeks:

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 4,000m² of retail/food and drink floorspace (Classes A1-A5);*
- *up to 4,100m² and not less than 3,000 m² 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 description with the exception of proposed retail/food and drink floorspace (Classes A1-A5) which has increased from 1,000m² to 4,000m². This increase does not materially change the scheme for which planning permission is sought. The intention of the Original Planning Application was to deliver a significant amount of food/beverage facilities, the majority of which would be ancillary to academic (D2) or commercial research (B1b) floorspace. The amended description simply allows the floorspace to be delivered as 'standalone' accommodation, which would not be seen as ancillary to the other land uses, as is the case with the proposed Shared Facilities Hub.

This Section summarises the Amended Proposed Development. Full details of the Amended Proposed Development are set out in the Revised Design and Access Statement, Revised Design Guidelines, Revised Parameter Statement and other supporting technical documents that accompany this Supplementary Planning Submission.

2.2 Built Development (Use Classes D1, B1b, A1-A5, D2, Sui Generis)

The built development split between the four development zones remains as per the Original Planning Application with the exception of the proposed shop, café, restaurant and public house floorspace mentioned above. In addition, there has been a modest revision to the maximum floorspace which can be delivered within Development Zone 1 from 75,000m² GEA to 77,000m² GEA. This change has been introduced to ensure that the future requirement for academic floorspace in this Development Zone can be accommodated. There is no change to the overall floorspace for which planning permission is sought, which remains up to 383,300m² GEA. Table 2.2 below sets out the revised proposed floorspace per development zone.

Land Use	Academic Research (m ²)	Nursery (m ²)	Commercial research/research institutes ² (m ²)	Shop, café, restaurant, public house (m ²)	Assembly & leisure (sports) (m ²)	Ancillary infrastructure (data centre, energy centre) (m ²)	Total proposed floorspace (m ²)
Use class	D1	D1	B1b/ sui generis	A1-A5	D2	Sui generis	
Development Zone I	Up to 77,000	Up to 1,500	Up to 21,900	Up to 1,000	0	0	Up to 77,000
Development Zone II	Up to 38,600	Up to 1,500	Up to 38,600	Up to 500	Up to 4,100	0	Up to 44,500
Development Zone III	Up to 178,400	Up to 1,500	Up to 51,700	Up to 1,500	0	Up to 2,000	Up to 182,100
Development Zone IV	Up to 104,000	Up to 1,500	Up to 104,000	Up to 1,500	0	Up to 2,000	Up to 110,500
Total Proposed Floorspace	Up to 370,000	Up to 2,500	Up to 170,000	Up to 4,000	Up to 4,100	Up to 5,700	Up to 383,300

Table 2.1 Schedule of Land Use and Amount of Development

2.3 Landscape and Public Realm

The landscape and public realm strategy remains as per the Original Planning Application with the exception of the following changes:

- delivery of 6.9ha of publically accessible useable open space (an increase from 6ha);
- delivery of 0.35ha at the East Forum (an increase from 0.3ha);
- delivery of 0.3ha at the West Forum (an increased from 0.27ha);
- inclusion of buffers to the woodland which surrounds the site;
- inclusion of 'legacy' trees along the southern boundary of the site;
- inclusion of mandatory locations for the primary landscape and public realm (The Green, East Forum and West Forum),secondary landscape and public realm (Green Link, Central Green Link and East Green Link) and Street Landscape Areas;
- clarification on the trees to be retained.

The amended landscape and public realm strategy is shown on drawing WC/OPA/PAR/04/REV01.

2.4 Access and Movement

The access and movement strategy remains as per the Original Planning Application with the exception of the following changes:

- clarification and further information regarding the use of Clerk Maxwell Road to provide access to a proposed multi-storey car park (access point I-J);

² Research institutes are taken to mean sui generis uses affiliated with the University, research companies or other research organisations.

- clarification and further information regarding the use of Clerk Maxwell Road to provide access to secondary vehicular access/egress points for the purposes of car parking and servicing buildings at the eastern side of the site (access points I-J, K-L and M-N) and a secondary vehicular access point off Madingley Road (access point E-F);
- identification of access points O-P and Q-R as secondary pedestrian and cycle only access/egress points.

The revised access and movement strategy is shown on drawing WC/OPA/PAR/03/REV01.

2.5 Building Heights

The building heights strategy remains as per the Original Planning Application but has been revised to address comments raised by CCC, stakeholders and members of the public and are shown on drawing WC/OPA/PAR/05/REV01.

The changes comprise:

- removal of the ten taller built elements;
- inclusion of a buffer zone around the boundary of the site where restricted development is permissible;
- reduction in maximum heights across the majority of the site; and
- inclusion of areas where built development is not proposed (e.g. where existing buildings are to be retained).

2.6 Demolition Works

The proposed demolition works remain as per the Original Planning Application and are illustrated on drawing WC/OPA/APP/02.

2.7 Earthworks and Remediation

The earthworks and remediation strategy remains as per the Original Planning Application.

2.8 Utilities Infrastructure

The proposed utilities infrastructure remains as per the Original Planning Application. However, the Energy Strategy now proposes a hierarchy of technologies if it is deemed that the proposed strategy (i.e. site-wide Combine Heat and Power (CHP) and rooftop photovoltaic panels) is no longer possible. The proposed hierarchy is as follows:

1. site wide; or
2. clusters or precincts linking several buildings; or
3. building by building.

If a site wide strategy is not possible it is considered that ground source heat pumps or air source heat pumps could be used as alternative energy sources or in combination with a CHP system. Further details of the strategy are set out within the Energy Strategy Addendum.

Further information regarding utilities can be found in the Utilities Statement (June 2016).

2.9 Surface Water Drainage

Outline planning permission is sought for Sustainable Drainage Systems (SuDS), to include:

- utilisation of the existing surface water discharge connections points at the boundary of the site and relocation of some of the existing surface water drainage connection points; and

- introduction of swales and/or rain gardens within streets and open spaces where appropriate and where compatible with retained infrastructure such as utilities.

Discussions have taken place with the Lead Local Flood Authority, which has agreed to this strategy. Agreement has also been given for discharge at three connection points. The details of the proposed drainage works are outlined within the Flood Risk Assessment and Drainage Strategy documentation submitted in support of the planning application.

2.10 Foul Water Drainage

The proposed foul water drainage strategy remains as per the Original Planning Application.

Further information can be found in the Utilities Statement (June 2016).

3. Compliance with the Development Plan

The Town and Country Planning Act 1990 (referred to as ‘the Act), the Planning and Compulsory Purchase Act 2004 and the Localism Act 2011 are the principal statutory considerations for town planning in England.

Collectively the three acts create a plan-led system which requires LPAs to determine planning applications in accordance with an adopted statutory development plan unless there are material considerations which indicate otherwise (section 38(6) of the 2004 Act as amended by the Localism Act).

In this instance, the statutory development plan comprises the Cambridge Local Plan (2006).

This Section identifies the key planning considerations and assesses the Amended Proposed Development against the development plan policy and other material considerations. Given the large number of development plan policies which are relevant to the Proposed Development, the following policy appraisal does not repeat the wording of all relevant development plan policies. Instead, the requirements of the relevant policies are summarised in Appendix B of this Planning Statement Addendum. This Section should therefore be read together with the planning policy table set out in Appendix B of this Addendum. However, each section of the policy appraisal below does identify those development plan and emerging planning policies which are considered to be relevant, along with an assessment of how the Amended Proposed Development responds to policy and a summary of compliance with the development plan.

This policy appraisal should also be read alongside the Revised Design and Access Statement, Revised Design Guidelines, Revised Parameter Statement, ES Addendum and other supporting technical documents accompanying this Supplementary Planning Submission. These documents provide further detail on how the Amended Proposed Development is being delivered and the principles that have influenced the design.

Where the Amended Proposed Development has not altered the policy appraisal reference is made to the appropriate section of the Planning Statement submitted with the Original Planning Application to avoid repetition.

3.1 Principle of Development

3.1.1 Relevant Development Plan and Emerging Planning Policies

The following development plan and emerging planning policies are considered relevant to the principle of development:

- Policy 3/6 ‘Ensuring Coordinated Development’
- Policy 7/4 ‘Promotion of Cluster Development’
- Policy 7/6 ‘West Cambridge, South of Madingley Road’
- Policy 9/2 ‘Phasing of Areas of Major Change’
- Emerging Policy 1 ‘The Presumption in Favour of Sustainable Development’
- Emerging Policy 13 ‘Areas of major change and opportunity areas – general principles’
- Emerging Policy 18 ‘West Cambridge Area of Change’
- Emerging Policy 40 ‘Development and expansion of business space’
- Emerging Policy 43 ‘University faculty development’

3.1.2 Assessment of Amended Proposed Development

The policy appraisal of the Principle of Development remains as per Section 6.2 of the Planning Statement submitted with the Original Planning Application. It is therefore considered that the Amended Proposed Development complies with the policies listed in 3.1.1.

3.2 Employment and Socio-Economic Impacts

3.2.1 Relevant Development Plan and Emerging Planning Policies

The following development plan and emerging planning policies are considered relevant to employment and socio-economic impacts:

- Policy 7/1 'Employment Provision'
- Policy 7/2 'Selective Management of the Economy'
- Emerging Policy 2 'Spatial strategy for the locations of employment development'
- Emerging Policy 40 'Development and expansion of business space'
- Emerging Policy 41 'Protection of business space'

3.2.2 Assessment of Amended Proposed Development

The policy appraisal of Employment and Socio-Economic Impacts remains as per Section 6.3 of the Planning Statement submitted with the Original Planning Application. It is therefore considered that the Amended Proposed Development complies with the policies listed in 3.2.1.

3.3 Design and Place Making

3.3.1 Relevant Development Plan and Emerging Planning Policies

The following development plan and emerging planning policies are considered relevant to design and place making:

- Policy 3/4 'Responding to context'
- Policy 3/7 'Creating successful places'
- Policy 3/9 'Watercourse and other bodies of water'
- Policy 3/12 Design of new buildings'
- Emerging Policy 55 'Responding to context'
- Emerging Policy 56 'Creating successful places'
- Emerging Policy 57 'Designing new buildings'

3.3.2 Assessment of Amended Proposed Development

The Amended Proposed Development has been carefully considered based on an in-depth understanding of the existing site, its surroundings and the vision for the site in the future as a globally significant location for academic and commercial floorspace. It is important to note that the site is already largely developed and the Amended Proposed Development is designed to reflect existing buildings, infrastructure and landscape on site, much of which will be retained, and where appropriate, enhanced (e.g. the woodland which surrounds the site).

This Supplementary Planning Submission is supported by a revised Design and Access Statement, which sets out the analysis of the site, the aspiration for the future and how the proposals have evolved. The revised Design and Access Statement coupled with the Statement of Community Involvement, outlines how the applicant has undertaken extensive engagement with local residents and interested parties, as well as potential site users and CCC to inform the development submitted as part of the Original Planning Application and the Amended Proposed Development. This engagement process has directly shaped the design process itself through a series of design iterations to arrive at the Amended Proposed Development, which is considered to be a high quality proposal that is sensitive to surrounding buildings, land and topography.

The Amended Proposed Development has been carefully considered to ensure that the proposed layout and design of the scheme are suitable to its context. The Amended Proposed Development comprises a series of revised Parameter Plans and a revised Design Guidelines document, which specify the parameters and restrictions to inform detailed design proposals to be brought forward at later dates as part of reserved matters applications.

Similar to the Original Planning Application, the Amended Proposed Development has sought to address key issues in relation to townscape and visual impacts of the scheme. Key issues have included:

- proposed land uses, their distribution and integration with the existing academic and commercial properties into a fully inclusive campus;
- ensuring quality design in delivery of new buildings, giving due regard to appropriate heights and sensitive location of taller buildings;
- improving the range of amenities available to site users and promoting active uses on the site outside normal working hours;
- creating improved north/south access links in addition to improved east/west connections;
- delivering high quality public realm to maximise community, university and occupier use of public realm for amenity, socialising and recreation;
- protecting and enhancing the woodland buffer that surrounds the site to ensure it continues to screen the site;
- minimising effects on the local highway network through improvements to public and sustainable transport modes; and
- improving permeability and existing conditions to create better microclimates on site.

As with the Original Planning Application, the Amended Proposed Development takes a different approach to place making than that taken in the previously consented masterplan. The Amended Proposed Development envisages a greater density of development onsite than the consented masterplan (note – the total proposed floorspace remains as per the original application), with existing areas of car parking redeveloped for new facilities and development fronting onto streets and new public spaces. This, together with the increased number of site users, will create far greater levels of activity within the streets and shared social spaces and other ancillary support services to enhance the vibrancy of the area. This has been a key consideration in the development of the site-wide proposals, and will be achieved by locating facilities which open out onto carefully designed open spaces and landscaped areas, in accordance with the revised Design Guidelines submitted for approval.

Further details on the design underpinning the Amended Proposed Development can be found in the revised Design and Access Statement and Design Guidelines.

It is therefore considered that the Amended Proposed Development complies with the policies listed in 3.3.1.

3.4 Provision of Amenities

3.4.1 Relevant Development Plan and Emerging Planning Policies

The following development plan and emerging planning policies are considered relevant to the provision of amenities:

- Policy 5/12 'New community facilities'
- Policy 5/13 'Community facilities in the Areas of Major Change'
- Emerging Policy 6 'Hierarchy of Centres and Retail Capacity'
- Emerging Policy 18 'West Cambridge Area of Change'

- Emerging Policy 73 'Community, sports and leisure facilities'

3.4.2 Assessment of Amended Proposed Development

As set out in Section 2 of this Addendum outline planning consent is now sought for 4,000m² of Use Class A1-A5 floorspace. This change does not materially change the scheme for which planning permission is sought. The intention of the Original Planning Application was to deliver a significant amount of food/beverage facilities, the majority of which would be ancillary to academic (D2) or commercial research (B1b) floorspace. The increase in floorspace for Use Classes A1-A5 now proposed as part of the Amended Proposed Development simply allows the floorspace to be delivered as 'standalone' accommodation, which would not be seen as ancillary to the other academic or commercial research land uses.

The proposed facilities will deliver food and drink and retail facilities to meet the needs of West Cambridge users in a number of locations across the site. As such, the proposed facilities impact on the local area and existing local facilities is considered to be negligible and, therefore a Retail Impact Assessment is not required to support the application.

The Amenities Delivery Strategy, in Appendix A of this Addendum, discusses the intention of the phased delivery of amenities at West Cambridge, including the provision of open space which is considered separately within Section 4 of this Addendum. Ensuring these spaces are attractive and versatile so that they are used throughout the day is important to ensure vibrancy and effective use of space within the new building.

The delivery of amenities will be monitored through a periodic review arrangement to provide an up-to-date baseline position on the ratio of amenities to the number of users on site as the development is delivered. It is envisaged that a planning condition would form part of any planning permission to require substantive reserved matters application for D1 or B1b floorspace to be accompanied by a statement explaining how the proposals take account of the aspirations and principles set out in the Amenities Delivery Strategy.

As such, it is considered that the Amended Proposed Development complies with the policies listed in 3.4.1.

3.5 Open Space

3.5.1 Relevant Development Plan and Emerging Planning Policies

The following development plan and emerging planning policies are considered relevant to open space:

- Policy 4/2 'Protection of Open Space'
- Emerging Policy 4 'The Cambridge Green Belt'
- Emerging Policy 13 'Areas of major change and opportunity areas – general principles'
- Emerging Policy 67 'Protection of Open Space'

3.5.2 Assessment of Amended Proposed Development

The open space strategy remains as set out in the Original Planning Application. As such, paragraphs 6.6.1-6.6.4 of the Planning Statement remain valid and have not been repeated within this Addendum.

The Amended Proposed Development will deliver 26.1ha of open space (existing and proposed) as shown on Parameter Plan 4: Landscape and Public Realm. This is the minimum amount of space to be provided and excludes additional open spaces which would be provided within individual development plots as part of the architectural solutions. Given the total site area of 66 hectares, the 26.1 hectares minimum represents over 39.5% of the total site area.

The existing open space provision on site does not fall into categories protected under Policy 4/2 of the Local Plan and the Proposed Development does not lead to the loss of open space. The Open Space Assessment, which forms Section 4 of this Addendum, explains how the open space requirements associated with the development will be achieved.

The Amended Proposed Development has been developed with regard to green infrastructure provision as per the requirements of Policy 18 of the emerging Local Plan, which requires green infrastructure to be well

integrated with the existing and new development and the surrounding area. As such, a series of new and transformed north-south Green Lanes extend from the existing tertiary streets in the south of the Application Site, which interact through the major east-west landscapes features (notably the proposed Green and Southern Ecological Corridors) to form a coherent and legible green infrastructure framework across the Site.

It is therefore considered that the Amended Proposed Development complies with the policies listed in 3.5.1.

3.6 Transport, Access and Parking

3.6.1 Relevant Development Plan and Emerging Planning Policies

The following development plan and emerging planning policies are considered relevant to transport, access and parking:

- Policy 8/1 'Spatial Location of Development'
- Policy 8/2 'Transport impact'
- Policy 8/3 'Mitigation measures'
- Policy 8/4 'Walking and cycling accessibility'
- Policy 8/5 'Pedestrian and cycle network'
- Policy 8/6 'Cycle parking'
- Policy 8/7 'Public transport accessibility'
- Policy 8/9 'Commercial vehicles and servicing'
- Emerging Policy 5 'Strategic transport infrastructure'
- Emerging Policy 80 'Supporting sustainable access to development'
- Emerging Policy 82 'Parking management'

3.6.2 Assessment of Amended Proposed Development

3.6.2.1 Transport Impacts and Improvements

A revised Transport Assessment has been submitted as part of this Supplementary Planning Submission which considers the Amendment Proposed Development's impact on the public highway network in 2021 and 2031. Overall, following the implementation of the Framework Travel Plan and other mitigation measures set out in the Transport Assessment the Initial Phase of development (2021) will reduce car trip generation when compared to the 1999 consented masterplan. Consequently, when compared to the 2016 baseline, the percentage increases in link flows for the Initial Phase of the Development (2021) will be less than 2021 future baseline if the 1999 masterplan was built out. The junction capacity assessment identifies that in 2021 with the Amended Proposed Development and implementation of mitigation measures set out within the Transport Assessment, the local junctions would operate within capacity.

When comparing the 2031 future baseline and the 2031 with the Amended Proposed Development the impact of the full build out of West Cambridge would be relatively limited. This scenario has been provided as part of the Adaptive Phased Approach to inform the derivation of a Transport Cap within the Section 106 agreement to finance future mitigation measures. The transport impacts of West Cambridge will be reviewed and reserved matters applications will, where appropriate, be supported by additional assessments of the future emerging conditions of the highway network. Appropriate mitigation will therefore be agreed when the further details of the development at West Cambridge are known.

The Transport Assessment demonstrates that the transport and highway impacts associated with the Initial Phase are acceptable and that the Adaptive Phased Approach will ensure that the full build out of the Amended Proposed Development can be mitigated to a satisfactory level.

The Amended Proposed Development therefore complies with Local Plan policies 8/1 and 8/2 and emerging Local Plan Policy 18.

Consideration has also been given to whether the last bullet point of paragraph 32 of the NPPF applies to the proposed development. As no significant adverse cumulative traffic and transport impacts are recorded within the Original ES or ES Addendum it is considered that the proposed development will not result in any 'severe' residual cumulative traffic and transport impacts. Therefore, the proposed development is considered acceptable in relation to cumulative transport impacts.

3.6.2.2 Sustainable Transport

The Amended Proposed Development's approach to sustainable transport remains as per the Original Planning Application. As such, the policy appraisal remains as per paragraphs 6.7.10-7.7.14 of the Planning Statement. Further details of the approach of the sustainable transport can be found in the Framework Travel Plan accompanying this Supplementary Planning Submission.

3.6.2.3 Car and Cycle Parking

The car and cycle parking to be provided as part of the Amended Proposed Development remains as per Original Planning Application. As such, the policy appraisal of car and cycle parking remains as per paragraph 6.7.15-6.7.18 of the Planning Statement.

3.7 Environmental Impacts and Considerations

3.7.1 Landscape and Visual

3.7.1.1 Relevant Development Plan and Emerging Planning Policies

The following development plan and emerging planning policies are considered relevant to landscape and visual:

- Policy 3/2 'Setting of the City'
- Policy 3/3 'Safeguarding environmental character'
- Policy 3/4 'Responding to Context'
- Policy 3/7 'Creating Successful Places'
- Policy 3/12 Design of New Buildings'
- Emerging Policy 59 'Designing landscape and the public realm'
- Emerging Policy 8 'Setting of the City'

3.7.1.2 Assessment of Amended Proposed Development

As set out in Section 2 of this Statement a number of amendments have been made to the Building Heights Parameter Plan (WC/OPA/PAR/05/REV01). These amendments have been assessed and are considered in the Landscape and Visual Chapter of the ES Addendum. In summary, the Amended Proposed Development, at the opening year, will result in temporary significant adverse effects on the following landscape and visual receptors:

- Landscape Character Area C – West Cambridge Central Core;
- Landscape Character Area E – Madingley;
- Landscape Character Area F – Coton;
- Landscape Character Area G – Grantchester;
- Viewpoint 1 – Public viewpoint within the Coton Countryside Reserve;

- Viewpoint 3 – Harcamlow Way (39/31a);
- Viewpoint 4 – Wimpole Way (39/31a);
- Viewpoint 5 – Clerk Maxwell Road;
- Viewpoint 6 – Wilberforce Road;
- Viewpoint 7 – Dane Drive;
- Viewpoint 8 – Conduit Head Road;
- Viewpoint 9 – Madingley Road
- Viewpoint 10 – Public Right of Way to the south of Harcamlow Way (55/9);
- Viewpoint 12 – Madingley Road (East);
- Viewpoint 14 – Public Right of Way to the west of Laundry Farm (55/6); and
- Viewpoint 16 – Barton Road.

The maximum building heights, woodland buffers and North-South green corridors have been amended in the parameters associated with the Amended Proposed Development in order to minimise negative landscape and visual impacts on adjoining neighbours, conservation areas and the Green Belt setting to the south.

Fifteen years after opening the screening vegetation and landscape planting will have matured which will soften the built form of the Amended Proposed Development. This will reduce the magnitude of the impact of the Amended Proposed Development. As such, at year 15 after the opening there will only be significant effects on the following: Landscape Character Areas C, E, F and G and Viewpoints 1, 6, 7, 8, 9, 10 and 12.

The Amended Proposed Development will therefore have some adverse effects in relation to visual impact and local character. However, it is clear from visualisations presented in support of the application that the Amended Proposed Development would have effects on landscape and visual receptors similar to those associated within the 1999 planning consent which is currently extant. The principle of significant development on the Site, and some impact on the landscape and character of the area, has already been accepted by CCC through the 1999 planning consent.

It should be noted that the landscape and visual assessment reported in the Environmental Statement is based on an assessment of the Parameter Plans submitted as part of this Supplementary Planning Submission. It has not undertaken an assessment of the illustrative Masterplan. The illustrative Masterplan set out within the Design Guidelines breaks up building frontages and adds variety to views of the Application Site. The Guidelines also set out principles regarding materials, including the need for buildings along the southern boundary facing south (outwards from the site) to be coloured and patterned to reduce their prominence. Following the implementation of the Design Guidelines it is considered that the landscape effects of the Amended Proposed Development would be less adverse than the conclusions set out within the Original ES and ES Addendum.

Through the implementation of the Design Guidelines the Amended Proposed Development will respect the important adjacent Green Belt setting to the south and west and also respect neighbouring residential uses and views from the west, as required by emerging Local Plan Policy 18.

3.7.2 Ecology and Nature Conservation

3.7.2.1 Relevant Development Plan and Emerging Planning Policies

The following development plan and emerging planning policies are considered relevant to ecology and nature conservation:

- Policy 4/3 ‘Safeguarding features of amenity or nature conservation value’
- Policy 4/4 ‘Trees’

- Policy 4/7 'Species protection'
- Emerging Policy 69 'Protection of sites of local nature conservation importance'
- Emerging Policy 70 'Protection of priority species and habitats'
- Emerging Policy 71 'Trees'

3.7.2.2 Assessment of Amended Proposed Development

The policy appraisal of Ecology and Nature Conservation remains as per paragraphs 6.8.8-6.8.13 of the Planning Statement submitted with the Original Planning Application. It is therefore considered that the Amended Proposed Development complies with the policies listed in 3.7.2.1.

3.7.3 Land Contamination and Air Quality

3.7.3.1 Relevant Development Plan and Emerging Planning Policies

The following development plan and emerging planning policies are considered relevant to land contamination and air quality:

- Policy 4/13 'Pollution and Amenity'
- Policy 4/14 'Air Quality Management Areas'
- Emerging Policy 33 'Contaminated land'
- Emerging Policy 36 'Air quality, odour and dust'

3.7.3.2 Assessment of Amended Proposed Development

The air quality assessment set out in the ES Addendum assesses the Amended Proposed Development. As the construction phase remains unchanged from the Original Planning Application the air quality chapter in the ES Addendum focuses on the operational phase of the Amended Proposed Development. In summary, all of the operational effects recorded within the ES Addendum are considered to be negligible and not significant. Furthermore, the assessment recorded in the ES Addendum is consistent with the Original ES.

An updated ground conditions chapter has been provided within the ES Addendum which assesses the Amended Proposed Development. In summary, all of the construction and operational effects recorded within the ES Addendum are not significant (negligible, minor adverse and minor beneficial). Furthermore, the assessment recorded in the ES Addendum is consistent with the original ES.

The policy appraisal of Land Contamination and Air Quality remains as per paragraphs 6.8.14-6.8.17 of the Planning Statement submitted with the Original Planning Application. It is therefore considered that the Amended Proposed Development complies with the policies listed in 3.7.3.1.

3.7.4 Noise, Vibration and Light Pollution

3.7.4.1 Relevant Development Plan and Emerging Planning Policies

The following development plan and emerging planning policies are considered relevant to noise and vibration:

- Policy 4/13 'Pollution and Amenity'
- Policy 4/15 'Lighting'
- Emerging Policy 35 'Protection of human health from noise and vibration'
- Emerging Policy 34 'Light pollution control'

3.7.4.2 Assessment of Amended Proposed Development

Noise and vibration receptors in the vicinity of the Application Site are the nearby residential properties and existing onsite buildings. The sources of noise and vibration are expected to arise from ground excavating, concreting, piling, drilling and traffic during construction and traffic during operation (including servicing).

The effects of the Amended Proposed Development during construction and operation have been assessed within the Noise and Vibration Chapter of the Original ES and ES Addendum.

The Original ES and ES Addendum consider a range of best practice construction measures that would be implemented to minimise any disturbance. These measures are set out within Construction Environmental Management Plan submitted with the Original Planning Application. The Original ES concluded that during construction, noise effects are predicted to range from minor adverse to moderate adverse (insignificant) whilst potential vibration levels are not expected to exceed minor adverse effects.

Once operational, rooftop plant and equipment would be located and orientated sensitively to minimise noise effects as set out in the Design Guidelines. Potential adverse effects from vibration from traffic on buildings are expected to be mitigated by careful siting of buildings and their building specifications.

The ES Addendum sets out an assessment of traffic and servicing noise on properties located just off Clerk Maxwell Road (Perry Court and The Lawns). The assessment has confirmed that the sound levels associated with traffic and servicing along Clerk Maxwell Road are not likely to exceed the proposed Lowest Observed Adverse Effect Level (LOAEL) and are therefore considered to not have an unacceptable impact on the noise sensitive properties at Perry Court and the Lawns.

The Amended Proposed Development will include mitigation measures to minimise the level of impact on those receptors, ensuring all noise emitted is to an acceptable level.

Any lighting proposed as part of the Amended Proposed Development will be installed in accordance with the Institute of Lighting Professionals – Guidance Notes for the Reduction of Obtrusive Light (GN01:2011). Details of any proposed lighting will be submitted with each reserved matters application.

It is therefore considered that the Amended Proposed Development complies with the policies listed in 3.7.4.1.

3.7.5 Water Environment

3.7.5.1 Relevant Development Plan and Emerging Planning Policies

The following development plan and emerging planning policies are considered relevant to the water environment:

- Policy 4/16 'Development and Flooding'
- Policy 8/18 'Water, sewerage and drainage infrastructure'
- Emerging Policy 31 'Integrated water management and the water cycle'
- Emerging Policy 32 'Flood risk'

3.7.5.2 Assessment of Amended Proposed Development

The drainage strategy to support the Amended Proposed Development is set out in the revised Flood Risk Assessment and Drainage Strategy submitted as part of this Supplementary Planning Submission. The main elements of the Strategy are on-plot attenuation, enhancement of flood storage capacity in the existing ponds and channel in the Southern Ecological Corridor, and potential swales and rain gardens in a number of key streets and open spaces onsite. Having regard to Local Plan 4/16 and emerging Local Plan Policy 31, the Amended Proposed Development will improve surface water drainage at West Cambridge as a site wide system will be provided, connecting to each development plot. These measures will improve the drainage system itself, to the benefit of the water environment in terms of improved water quality. It is therefore considered the Amended Proposed Development is in accordance with the provisions of these policies, which restrict development where there is inadequate sewerage or land drainage.

The southern part of the Site discharges to a foul sewer located under the Coton footpath, which gravitates eastwards to the sewer network in Wilberforce Road. Initial investigations suggest that there may be limited capacity to discharge increased flows to the foul sewer under the Coton footpath. As such, a new 300mm diameter sewer is proposed which will run along Coton Footpath and connect directly to the sewer network where Anglian Water has confirmed capacity.

The northern areas of the Site drain to the public sewer in Madingley Road, which has capacity to accept increased flows. The overall capacity to receive development flows has been assessed by Anglian Water Developer Services, who have confirmed that there is capacity, subject to a new private sewer being constructed and connected to the Anglian Water network. In order to mitigate impact on existing site users, a new and additional private foul sewer will be laid within the Coton footpath. This will accommodate increased foul flows and discharge to the consented connection point on the public sewer network.

These improvements will involve the creation of a sustainable and environmentally sensitive development through the use of carefully selected materials and appropriate design. This will lead to a minor beneficial effect on the sediment regime within the Coton Brook watercourse and other downstream receptors. It is therefore considered that the Amended Proposed Development complies with the policies listed in 3.7.5.1

3.7.6 Historic Environment

3.7.6.1 Relevant National, Development Plan and Emerging Planning Policies

The following development plan and emerging planning policies are considered relevant to the historic environment:

- Paragraph 133 of the National Planning Policy Framework
- Paragraph 134 of the National Planning Policy Framework
- Policy 3/2 'Setting of the City'
- Policy 3/3 'Safeguarding environmental character'
- Emerging Policy 8 'Setting of the City'
- Emerging Policy 61 'Conservation and enhancement of Cambridge's historic environment'
- Emerging Policy 62 'Local heritage assets'

3.7.6.2 Assessment of Amended Proposed Development

Since the submission of the planning application in June 2016 the Schlumberger Research Building has been given Grade II* status by Historic England. The Schlumberger Research Building is located within the western part of the Site. The Site does not contain any other heritage designations but a number of additional listed buildings are designated within the Conduit Head Road Conservation Area which is to the north of the site. The Amended Proposed Development has been revised to reflect the listing of the Schlumberger Research Building through the reduction of maximum height parameters to 36m AOD around the building, to ensure it remains a visually prominent feature within the site. Furthermore, the Design Guidelines have been revised to reinforce the importance of the building and its setting, ensuring that it remains a primary landmark at West Cambridge.

An assessment of the construction effects on archaeology and cultural heritage was undertaken as part of the Original ES which recorded mostly neutral or slight adverse effects during construction which are not significant. Receptors to the north and northeast of the Site however will experience moderate adverse significant effects during construction owing to the presence of plant equipment and the construction process itself. These effects remain for the Amended Proposed Development. A revised construction assessment has been undertaken and is presented within the ES Addendum with regard to the Schlumberger Research Building as a result of its listing. The assessment concludes that there would be a moderate adverse significant effect on the Building as the construction of new buildings will limit views of the Building, which currently occupies a relatively open setting.

A revised operational assessment has been undertaken and is presented within the ES Addendum to reflect the listing of the Schlumberger Research Building and the revisions made to the Building Heights Parameter Plan (WC/OPA/PAR/05/REV01) since the Original Planning Application. The assessment concludes that there will be

moderate significant adverse effects on the White House, the Schlumberger Research Building and the Conduit Head Road Conservation Area. All other effects are considered to be not significant (i.e. neutral, negligible, slight or minor).

Paragraph 133 of the NPPF states “*where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh the harm or loss...*”. As set out in the ES Addendum, it is considered that the Amended Proposed Development would have a moderate adverse effect at worst on designated heritage assets. This magnitude of effect is not considered to be ‘substantial’ in terms of the NPPF³. As such, paragraph 133 of the NPPF does not apply to the Amended Proposed Development.

Paragraph 134 of the NPPF states “*where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal...*”. It is considered that the Amended Proposed Development will result in substantial public benefits including the generation of 10,129 FTE jobs once fully operational, additional annual GVA (Gross Value Added) of £378.2million at the local level and additional annual GVA of £476.6million at the regional level. The Amended Proposed Development will also contribute significantly to local strategic economic priorities as well as those of the wider region supporting key growth sectors including academic, high-technology and research and development. It will also facilitate the continued development of the Cambridge Cluster and the University of Cambridge’s contribution to the local, regional and national economies. On balance, these substantial socio-economic benefits are considered to outweigh the less than substantial harm recorded within the Original ES and ES Addendum with regard to cultural heritage.

The Amended Proposed Development has not changed the effects recorded in the Original ES with regard to archaeology. As such, the Amended Proposed Development does not conflict with planning policy regarding the safeguarding of such assets.

It is therefore considered that the Amended Proposed Development complies with the policies listed in 3.7.6.1.

3.7.7 Sustainability and Energy

3.7.7.1 Relevant Development Plan and Emerging Planning Policies

The following development plan and emerging planning policies are considered relevant to sustainability and energy:

- Policy 3/1 ‘Sustainable development’
- Policy 8/16 ‘Renewable energy in major developments’
- Emerging Policy 27 ‘Carbon reduction, community energy networks, sustainable design and construction and water use’
- Emerging Policy 42 ‘Connecting new development to digital infrastructure’

3.7.7.2 Assessment of Amended Proposed Development

The Sustainability Statement and Waste Management Plan have not been revised as part of this Supplementary Planning Submission. As such, paragraphs 6.9.2-6.9.4 remain valid and have not been repeated within this Planning Statement Addendum.

Although the preferred energy solution for the Application Site is to deliver a fully site-wide solution via an Energy Centre it is recognised that this may not be possible for two reasons: viability and the University’s ability to export electricity to the national grid. The Amended Proposed Development therefore proposes the following energy hierarchy, which is set out in the Energy Statement Addendum:

- Fully site wider, then if not;
- Using clusters or precincts linking several buildings, then if not;

³ Only major adverse effects are considered to cause substantial harm – see Table 7.4 of the Original ES.

- Building by building solutions.

The site wide solution remains as per the Original Planning Application with the buildings linked together via a heat network, and a single large energy centre proposed to deliver most of the heat to the site. This would be served by gas CHP (Combined Heat and Power) in the short to medium term, but with the option to replace this with another technology at a later date when this becomes preferable.

The cluster or precinct solution recognises the benefit of linking a number of buildings together. These apply particularly where they are close together and ideally having differences in their requirements for heat and cooling that may enable further efficiency savings. There could be options to serve these clusters either with gas CHP or air source/ground source heat pumps.

The individual building approach may make sense for some particular buildings which are further away from others and have very low energy demands. This may mean that the benefits of linking them to other buildings would not be sufficient to overcome the cost of creating a physical link between them.

As set out in the Energy Strategy submitted with the Original Planning Application a number of onsite low carbon/renewable technologies will also be considered as part of the Amended Proposed Development, including air/water/ground source heat pumps, cooling technologies provided by ground source heat pumps, electric chillers or heat driven absorption chillers and ground mounted and/or rooftop solar PV technology. Technology such as small scale wind turbines or solar thermal would need to be considered during detailed design stage for suitability.

With regard to energy efficiency, the Amended Proposed Development is designed to meet Building Regulations emissions targets onsite and the energy strategy itself provides sufficient flexibility to respond to anticipated future changes to Building Regulations Part L. This will primarily be achieved through energy efficient building fabric design via passive ventilation (such as narrow floor plates), the design of windows and external shading, lighting design and controls and heat-recovery technologies for specific building uses.

At this stage, the proposed strategy achieves a 22% reduction in regulated carbon emissions compared to the minimum requirements of the Building Regulations Part L 2013.

It is therefore considered that the Amended Proposed Development complies with the policies listed in 3.7.7.1

3.7.8 Cumulative Effects

The policy appraisal of Cumulative Effects remains as per Section 6.10 of the Planning Statement submitted with the Original Planning Application. It is therefore considered that the Amended Proposed Development is in accordance with Local Plan Policy 7/6 and emerging Local Plan Policies 13 and 18 regarding the delivery of strategic development sites and Local Plan Policies 7/1 and 7/2 and emerging Local Plan Policies 2 and 40 with regard to providing suitable employment opportunities to meet identified needs.

4. Open Space Assessment

This section provides an update to the Open Space Assessment presented in the Planning Statement in light of the Amended Proposed Development. Since the submission of the Original Planning Application the planning policy context and existing open space within the site has not changed. As such, the descriptions set out in sections 7.2 and 7.3 of the Planning Statement submitted with Original Planning Application remain valid and have not been repeated below.

4.1 Proposed Open Space

Through the delivery of the Amended Proposed Development, the University is committed to delivering 6.9 hectares of publically accessible useable open space (increased from the Original Planning Application). This will be delivered in the following locations:

- Development Zone I – 1.3 hectares including no less than 0.35 hectares at the East Forum;
- Development Zone II – 0.7 hectares including no less than 0.3 hectares at the West Forum;
- Development Zone III – 4.2 hectares including no less than 2.9 hectares at The Green;
- Development Zone IV – 0.7 hectares.

Table 4.1 below outlines the difference in provision of open space between the Original Planning Application and the Amended Proposed Development.

Development Zone	Original Planning Application (ha)	Amended Proposed Development (ha)	Difference (ha)
I	1	1.3	+0.3
II	0.5	0.7	+0.2
III	4	4.2	+0.2
IV	0.5	0.7	+0.2
Total open space provision (ha)	6	6.9	+0.9

Table 4.1: Comparison of Amended Proposed Development Open Space Provision and Original Planning Application

The proposed open space will be delivered together with the 2.1 hectares of existing useable open space to be retained, amounting to a total of 9 hectares of useable, publically accessible open space. This equates to 5.2m² per person, based on the total maximum site population of 14,000 workers (plus up to 3,000 students visiting the site). The open space will be designed in accordance with the revised Design Guidelines and Parameter Statement supporting this Supplementary Planning Submission. These documents will ensure that these significant areas of open space meet the amenity and recreational needs of site users.

The total amount of open space (to be retained and proposed) on completion of the development as shown on Parameter Plan 4: Landscape and Public Realm (drawing WC/OPA/PAR/04/Rev 01) would be 26.1 hectares (including waterbodies). This is the minimum amount of space to be provided and excludes additional open spaces which would be provided within individual development plots as part of the architectural solutions. Given the total site area of 66 hectares, the 26.1 hectares minimum represents over 39.5% of the total site area.

As set out in the Planning Statement the University is aware that the majority of the open space will be delivered after the relocation of the Veterinary College away from the West Cambridge site. To address this, it may be appropriate for the University to meet open space requirements for users through the delivery of interim useable open spaces. This could include improvements to 0.66 hectares of land adjacent to the University Sports Centre

and the West Lake, with enhancements to make this more attractive as useable open space for site users for informal recreation.

In the absence of CCC policy or guidance for open space provision in non-residential development, it is considered that the strategy for open space delivery is robust and the level of provision is acceptable. The strategy will create a high quality environment for all site users and employees, visitors, existing residents and local people who choose to visit the site to use amenities.

A Public Art Strategy has been submitted as part of this Supplementary Planning Submission. This sets out the proposed approach to the integration of public art within key open spaces on site, focussed on the Green, the West Forum and the Southern Ecological Corridor.

5. The Planning Balance

This Planning Statement Addendum has been prepared in support of the outline planning application submitted to CCC for the Amended Proposed Development at West Cambridge.

The Amended Proposed Development seeks approval for up to 383,300m² of new development at West Cambridge (unchanged from the Original Planning Application). Within this total permission is sought for up to 370,000m² of academic floorspace (D1) and up to 170,000m² of commercial research floorspace (B1b), capable of supporting new jobs and economic growth, in accordance with emerging Local Plan Policy 18, which promotes the development and academic and commercial research provision at West Cambridge.

The site is promoted through the Cambridge Local Plan 2006 and Local Plan 2014: Proposed Submission as an Area of Major Change, with further guidance on the land use principles for the site outlined as part of emerging Policy 18. Policy 18 supports a new masterplan for the site to promote greater intensity of development and an improved environment for existing and future occupiers.

Since draft Policy 18 was developed, the University and CCC have agreed changes to Policy 18, as set out in the Statement of Common Ground (March 2015) and Addendum (May 2016). These are reproduced in Appendix 7 of the Planning Statement.

The Amended Proposed Development is in accordance with national and local planning policy objectives and would meet the requirements set out in the Cambridge Local Plans of creating an area of major change that responds to the challenges of the University of Cambridge, the need for commercial expansion and being an exemplar modern sustainable development.

The Amended Proposed Development will play an essential role in bringing forward development that is in accordance with the requirements of emerging Policy 18, while satisfying the need for future development and growth.

The Amended Proposed Development promotes a sustainable development through the provision of major academic and commercial development, including sports facilities, amenity and ancillary infrastructure, allowing for a balanced development. In addition, the Amended Proposed Development has been developed to provide an integrated mix of uses meeting the needs of residents, workers, students and other visitors to the site, reducing the potential for carbon emissions and promoting the use of sustainable construction methods.

The Amended Proposed Development will be well-integrated and connected to neighbouring developments, including the North West Cambridge Development to the north and the wider Cambridge region, through good public transport linkages and pedestrian and cycle routes. The design and layout of the development will provide a high quality, attractive residential and working environment, including green open spaces, other amenities and facilities which will be accessible to all site users, as well as the general public.

The Amended Proposed Development will inevitably have some significant environmental effects, notably in relation to landscape and transport. However, comprehensive packages of mitigation are proposed to minimise adverse effects. The principle of significant development on the site has been accepted through the planning permission granted in 1999 and emerging policy 18. The latter is proposed to be amended in accordance with the Statement of Common Ground and Addendum agreed between the University and CCC.

As identified in the Original Planning Statement and this Planning Statement Addendum, the Amended Proposed Development does not comply fully with each and every development plan policy. However, it does accord with the development plan when read as a whole. Furthermore, the overwhelming significant social and economic benefits of the Amended Proposed Development, to the local, regional and national economy outweigh the limited adverse environmental effects and minor non-policy compliances. It is therefore considered that the development plan as a whole and other material considerations point strongly in favour of the granting of planning permission.

Appendix A West Cambridge Amenities Delivery Strategy

WEST CAMBRIDGE AMENITIES DELIVERY STRATEGY

1. Introduction

1.1 Background

- 1.1.1 For many years The University's strategy for West Cambridge has been to develop the site for academic research in the physical sciences and technology. The University is now promoting new development which will transform West Cambridge as a world-leading location for collaborative academic and commercial research in the physical sciences and technology sectors. This will involve new arrangements for teaching and new forms of collaborative research working among academics within departments and across different departments. It will also involve far greater opportunities for collaboration between academic and commercial researchers.
- 1.1.2 In creating the new masterplan for West Cambridge, the University recognises that amenities which are shared across site occupiers can play a vital role in promoting interaction, enhancing opportunities for collaboration and providing a more social environment for all site occupiers. The University recognises that the delivery of adequate and conveniently located amenities for site users will be important to the successful redevelopment and intensification of the site. They will also be important in providing an enhanced environment for the three hundred or so existing residents on site. The University also recognises that the City Council are keen to ensure that there is some framework for the delivery of amenities, against which to monitor, as far as possible, that adequate provision is being delivered as the site is built out.
- 1.1.3 This Amenities Delivery Strategy sets out the University's proposed approach to the delivery of amenities at West Cambridge. This document is submitted in support of the West Cambridge Supplementary Planning Submission. It is expected that any planning permission would include a planning condition requiring periodic monitoring of the delivery of amenities as the site is developed (see section 6 below).
- 1.1.4 It is intended that the Amenities Delivery Strategy would be a live document, which would be reviewed periodically during the redevelopment period, and amended/updated as necessary. It is also expected that reserved matters applications would include a statement explaining how the proposals accord with the aspiration for delivery of amenities, and how they respond to the principles set out in this Amenities Delivery Strategy. An example contents page for such a support statement is provided as Annex A.

1.2 Purpose and Scope

- 1.2.1 The existing West Cambridge site includes a range of facilities to cater for the needs of existing site users. These include a range of catering options at an appropriate level to serve the existing community, in line with expected levels of provision for academic departments and commercial occupiers. The University of Cambridge is committed to the delivery of an appropriate level of amenities in line with the build-out of academic and commercial

research floorspace at West Cambridge. This is to ensure that as the site is developed, there is an appropriate level of amenities to cater for user requirements.

- 1.2.2 The strategy recognises that the facilities at West Cambridge could also play a role in meeting the needs of adjoining communities, particularly the nearest residents of Clerk Maxwell Road, Conduit Head Road, Lansdowne Road and Madingley Road. The strategy also takes account of the on-going delivery of the North West Cambridge development to the north of Madingley Road. That scheme is delivering a range of amenities and facilities which will be readily accessible to users of the West Cambridge site. The new local centre, which is under construction approximately 500m to the north of West Cambridge, will provide the following amenities: 4,700 sqm of retail floorspace including a supermarket, three form entry primary school, 700sqm primary healthcare facility, 500sqm community centre and 7,000 sqm hotel.
- 1.2.3 The purpose of this strategy is to provide a framework to allow the local planning authority (LPA) to monitor and review the scale and nature of provision of amenities through reserved matters applications. This will allow both the University and the LPA to track the provision of shared amenities to ensure that both incremental and adequate provision is delivered as the scheme is built out.
- 1.2.4 For the purpose of this Strategy, amenities are taken to comprise:
- Catering/food and drink facilities/retail;
 - Health and well-being facilities;
 - Nursery provision;
 - Public open spaces; and
 - Further development of the University Sports Centre.
- 1.2.5 Other facilities which may be provided, including those provided on a shared basis such as lecture halls and meeting rooms, are not covered by this strategy, as they are not directly related to the quality of place for site users.

2. The Aspiration for Amenities

- 2.1.1 This section summarises the University's aspiration and ambition for the delivery of amenities on the West Cambridge site.
- 2.1.2 While the current level of catering facilities at West Cambridge is at an appropriate level in line with expected levels of provision for academic departments and commercial occupiers, the University recognises that the current facilities do not contribute as fully as they could to the social life of the site, or encourage interaction between users of different facilities. This is because of the location and nature of the existing provision, which does not promote any real sharing of facilities between site users. For example, the majority of catering facilities at present are provided within the facilities they serve, and are seldom used by wider site users. The University proposes a new model for the delivery of amenities, whereby these are not provided solely internally within each academic department or commercial occupier, but wherever possible are delivered as a shared resource which can be used by all site users, including residents, as well as the general public including site neighbours. This will contribute to the University's objective to improve the social life of the site. It will also promote interaction between site users and, it is hoped, aid collaboration between academic disciplines and between academics and industry.
- 2.1.3 The masterplan for West Cambridge envisages the food/drink and retail facilities to meet the needs of site users are delivered in various locations across the site, and in various types of facilities. However, it is intended that these facilities should be concentrated in the vicinity of East Forum and West Forum, which are intended to provide the social focal points for users of the site.
- 2.1.4 As explained below, an early element of this strategy will be the delivery of a Shared Facilities Hub. Subsequently, other shared facilities will be provided, together with food/beverage and small-scale retail facilities associated with academic departments and commercial occupiers. It is expected that the majority of this floorspace will be delivered as standalone A1-A5 floorspace, but a proportion may be delivered as ancillary space to the main D1 (academic) or B1(b) (commercial) floorspace, where for instance small shops or catering facilities are provided within academic or commercial buildings.

3. Existing Amenity Provision

3.1 Catering / Food & Drink / Retail Facilities

- 3.1.1 This section summarises the current level of provision at the West Cambridge site, to set the ‘baseline’ for the Strategy to deliver additional amenities. It considers separately existing provision of catering facilities/retail, and open space.
- 3.1.2 As noted above, the existing West Cambridge site includes a range of catering options serving academic departments and commercial occupiers. The ratios of provision vary depending on the type of user and also the scale of space, as well as the access users have to other facilities, and the amount of time they generally spend on site. The existing catering facilities at the West Cambridge site (based on a survey undertaken in July 2015) are:
- Cavendish – canteen situated on the ground floor with seating for approximately 258 diners with a variety of table shapes and some soft seating;
 - CAPE – a small ‘pop up’ style cafe run by private operator, selling a selection of hot and cold drinks, sandwiches and snacks. Situated on the ground floor, beyond reception and access barriers, there are approximately 60 seats;
 - West – a cafe style outlet (selling Starbucks coffee) at East Forum, operated by the University Catering Department. A large modern, bright space it offers hot and cold drinks, sandwiches, snacks and a limited hot food offer for lunch. Approximately 172 seats in a variety of styles, plus some outside seating;
 - William Gates Building – a self-service cafe style outlet operated by the University Catering Department, it offers hot and cold drinks, sandwiches and snacks, with limited hot food offer. Approximately 96 seats; situated on the ground floor with open access via the reception area.
 - Sports Centre – a small cafe operated commercially, offering hot and cold drinks, sandwiches and snacks, there is no facility to provide hot food. Situated on the ground floor it has approximately 48 seats and has no barrier to access.
 - Food Park – operating between 12noon and 2pm on Wednesdays, there are a variety of food vans offering hot and cold food and drinks on a commercial basis;
 - Institute for Manufacturing has a small ‘in house’ cafe and provides free drinks to all staff;
 - Other buildings have a variety of small kitchens, vending machines and/or allow staff to make their own drinks;
 - The Department of Veterinary Medicine is visited each day by a commercial sandwich van;
 - The three research companies on site (Schlumberger, British Antarctic Survey and Aviva) each have their own subsidised canteens operated by contract caterers.

3.1.3 The location of these existing facilities is shown in Figure 3.1 below.



Figure 3.1: Location of existing food/drink facilities, key below

- ① Food Court (800 - 1500 sq m)
- ② Hot Food (400 - 700 sq m)
- ③ Cafe/ Deli (200 - 300 sq m)
- Orange square: Existing Catering Facilities
- Red square: Food Park (12noon- 2pm on Wednesdays)
- Yellow square: Other Catering

3.1.4 There is currently no 'stand-alone' retail facility at West Cambridge.

3.1.5 The catering/food and drink provision identified above is estimated to total approximately 2,500m² NIA. The number of workers currently on the site is estimated to be 3,100, comprising around 2,100 academic staff and around 1,000 commercial research workers. In addition, there are around 2,700 students associated with the academic facilities on the site, although this number would not visit the site at the same time. If it is assumed that approximately half this number of students may be present at one time, this gives an estimated number of site users of 4,450. Based on these existing user numbers at present, there is approximately 0.56m² of this type of floorspace per site user. Overall, the level of catering facilities at West Cambridge is currently in line with requirements arising from the existing academic and commercial occupiers. However, there are clearly some issues in the location of facilities and their contribution to the social life of the site.

3.2 Health and Well-being Facilities

- 3.2.1 There are currently no specific health facilities at West Cambridge.
- 3.2.2 There is a Multi-Faith Chaplaincy Centre located at Merton Hall Farmhouse on the corner of JJ Thomson Avenue and Madingley Road. Facilities include:
- Common lounge;
 - Common kitchenette;
 - Two meeting rooms;
 - One prayer room designated for Muslims; and
 - Office for administration and consultation sessions.

3.3 Nursery Provision

- 3.3.1 A nursery exists at West Cambridge, located on the ground floor of the residential block at the corner of JJ Thomson Avenue and Charles Babbage Road. The nursery has a floor area of 650m² and has capacity for 100 children.

3.4 Useable Open Space

- 3.4.1 Figure 3.2 below shows the existing open space at West Cambridge. This demonstrates that relatively little existing open space is accessible to all site users, i.e. is public open space, which is concentrated at East Forum, West Forum, the ‘canal’ corridor and around the western lake. The figure excludes the area of the lake and ‘canal’.
- 3.4.2 Useable open space may be defined as: ‘*Coherent open space accessible to site users (which may include areas where access is controlled), and which includes hard and soft landscaping, and can be used for passive and/or active recreation and enjoyment. Useable open space excludes open water, woodland buffer zones and also streets where the primary function is accommodating vehicular and cycle traffic.*’
- 3.4.3 At present there is approximately 2.1 hectares of useable open space, as shown in Figure 3.2. This figure takes account of the fact that within the southern landscape corridor there is very little useable open space due to the canal and the cycle path. The 2.1 hectares equates to 4.7m² of useable open space per site user (based on the estimated 4,450 existing site users). However, it should be noted that this level of open space provision was intended for the full site buildout under the 1999 planning consent. So if the development approved under the extant planning permission were to be completed, the actual level per person would be considerably less than 4.7m².

Existing Open Space

The following plans set out the development of the West Cambridge site and its green spaces up to 2035. The plan on this page shows the existing condition.

Usable Open Spaces

- Existing open space accessible to all site users
- Landscape amenity space for specific site users
- Private sports/recreation

Other Spaces

- Paddocks (inaccessible, Vet School operational space)
- Foreground landscape space (inaccessible or offering visual amenity only)
- Empty development plot
- Car parks
- Woodland buffer
- Water bodies
- Nearby sports & recreation amenity space



Figure 3.2: Existing Open Space

4. Food & Beverage Provision

4.1 Target Level of Provision

- 4.1.1 This section identifies the target level of provision of amenities in line with the delivery of academic and commercial research floorspace. This will be expressed as a minimum level of provision, rather than a specific standard, recognising that flexibility is required in the actual level of provision of such amenities. It may be expressed as a level of provision relative to floorspace, and/or indicative staff numbers (based on anticipated employment densities for academic and commercial research floorspace).
- 4.1.2 In 2015 the University commissioned a catering strategy to inform the masterplan proposals for West Cambridge. This strategy indicated that approximately 6,000m² of additional catering floorspace could be an appropriate level to support the ultimate scale of development anticipated on site, and the anticipated number of site users. Together with the retained food/drink facilities, it could be that approximately 8,000m² of floorspace could be provided for all food/drink and retail facilities (including any standalone units).
- 4.1.3 Based on a total maximum working population of up to 14,000¹, and a maximum of up to 3,000 students visiting the site at any one time, it may be appropriate to identify a target level of provision for catering facilities of 0.47m² per user of academic or commercial floorspace. This is only an indicative figure, but is within an order of magnitude of the estimated figure for existing provision identified in section 3.1 above. The new strategy of delivering catering facilities so that they are more accessible to all site users will encourage sharing of facilities and allows the overall level of provision (floorspace per user) to be slightly lower than the current estimated level of provision, due to far greater efficiency in delivery. Current facilities are rather dispersed, isolated and limit opportunities for access by all site users. There is also duplication in the types of facilities and limited range due to the internalising of facilities within buildings. These issues will be avoided in the new strategy for the delivery of amenities.
- 4.1.4 Figure 4.1 below illustrates the intention for the delivery of catering facilities at West Cambridge, with a dispersed approach comprising a range of facilities to support the full build-out of the site, but with a concentration of facilities at East Forum, West Forum and the central 'Green'. These locations are intended to be the focal points for social life on the site.
- 4.1.5 The location and design of catering facilities will be in accordance with the revised Design Guidelines submitted for approval as part of the Supplementary Planning Submission. These Guidelines will ensure that catering facilities are delivered at key focal points, notably clustered around East Forum and West Forum. The Guidelines will also suggest that these facilities should be located facing onto key open spaces, such as the main central green space 'The Green', helping to activate the principal open space areas. Furthermore, the design guidelines will ensure that the main catering facilities are accessible to all site users,

¹ Maximum employment estimation of 14,000 assumes that the full provision of 170,000m² GFA of commercial research (B1b) floorspace is delivered.

by ensuring that they are located outside of the 'security line' of the building within which they are located. In this way they will be accessible to site users or visitors who do not necessarily have access to that specific building.

- 4.1.6 By way of example, Figure 4.1 shows the proposed location for the Phase One Shared Facilities Hub, which is currently the subject of pre-application discussions with the local planning authority. Annex B provides further information on the proposal for this facility, as an example of how amenities could be delivered.



Figure 4.1: Illustrative intention for catering facilities at West Cambridge

4.2 Food & Beverage Provision: Principles

- 4.2.1 The following principles should apply to the delivery of major food and beverage facilities at West Cambridge:

- A number of facilities should be provided across the site to serve users in different locations, as indicated in Figure 4.1;
- Facilities should be clustered around the East Forum, West Forum and on other key spaces such as 'The Green';

- Facilities must be located to be ‘outward facing’ rather than internalised, with direct access from adjoining street or public realm. Facilities should be located outside of building security lines;
- Facilities should be accessible to all site users, including residents on the site, as well as the general public, including neighbouring residents;
- All substantive reserved matters applications should include a statement setting out how the proposals respond to the principles set out in this Amenities Delivery Strategy in relation to the delivery of food & drink facilities.

4.2 Health and Well-being Facilities: Principles

4.2.1 The following principles should apply to the delivery of health and well-being facilities to serve West Cambridge:

- Nearby health provision will be in place at the North West Cambridge development, through a five GP surgery within the local centre. Health provision for employees on the West Cambridge site may be met through employer schemes or through GP registration at their place of residence;
- If the chaplaincy facility at Merton Hall Farmhouse is lost through the redevelopment alternative facilities will be made available at West Cambridge or within the North West Cambridge development. Appropriate locations for any replacement facility within West Cambridge include East Forum, West Forum or along Charles Babbage Road. A preferred location is within the proposed Shared Facilities Hub.

4.3 Nursery Provision: Principles

4.3.1 The following principles should apply to the delivery of nursery facilities at West Cambridge:

- The proposed development allows for the delivery of two or potentially three additional nurseries up to a total floorspace of 2,500m²; these are expected to be provided incrementally as and when there is sufficient demand for each facility to be viable;
- Appropriate locations for the additional nursery provision include close to the East Forum, West Forum, along Charles Babbage Road or along the Southern Ecological Corridor;
- A preferred location for a nursery is to the east of the University Sports Centre as this location is relatively quiet but with relatively good vehicular access and could provide a small community hub linked to the sports centre. It also has a south-facing aspect and the low building heights associated with a nursery would be suited to the southern edge of the site.

4.4 University Sports Centre

4.4.1 The University recognises that the Sports Centre provides a useful facility for site users, although it also meets a far wider demand, with users coming from across the City and

beyond. The University envisages that further phases of development could provide indoor tennis courts and swimming pool and would be delivered during the build-out of the West Cambridge development proposals. Planning conditions and S106 obligations secured under the North West Cambridge planning permission set out requirements for the management strategy and access agreements in respect of the sports centre.

- 4.4.2 The University will keep under review the strategy for the delivery of new facilities at the University Sports Centre. The very significant capital cost, and revenue cost, implications of any swimming pool mean that the University cannot commit at this time to a timetable for the delivery of the swimming pool. However, when the enhanced facilities are provided they will, of course, be available for use by site occupiers and the public, contributing to the range of facilities available to site users. The enhanced sports centre facilities will also be expected to attract increasing numbers of users from beyond the site, contributing to the general levels of activity, particularly during evening hours.

5. Open Space Provision

5.1 Target Level of Provision

- 5.1.1 Through the Landscape and Public Realm Parameter Plan forming part of the Supplementary Planning Submission, the University is committed to delivering the following amounts of publicly accessible useable open space in each of the Development Zones:

- Development Zone I - 1.3 hectare including not less than 0.35 hectares at the East Forum;
- Development Zone II - 0.7 hectares, including not less than 0.3 hectares at the West Forum;
- Development Zone III - 4.2 hectares, including not less than 2.9 hectares at the Central Gardens; and
- Development Zone IV - 0.7 hectares.

- 5.1.2 This totals 6.9 hectares of new publicly accessible open space. Together with the 2.1 hectares of existing useable space to be retained, this will provide 9 hectares of useable public space, which forms part of the minimum 26.1 hectares of open space to be provided on site (including waterbodies). The latter figure is 39.5% of the total site area of 66 hectares. Based on the total maximum site population of 14,000 workers (plus a maximum of up to 3,000 students visiting the site at one time), the 9 hectares of useable open space equates to 5.2m² per person. (Clearly, if the full provision of 170,000 m² GFA of commercial research floorspace is not delivered, this ratio will be exceeded, as there will be fewer occupiers on site, due to the high employment densities associated with commercial research uses).

- 5.1.3 The new open spaces proposed in the planning application will be designed in accordance with the revised Design Guidelines submitted for approval as part of the Supplementary Planning Submission. This will ensure that these significant areas of open space meet the

amenity and recreational requirements of site users. The proposed open spaces would be carefully designed to ensure they provide valuable and accessible amenity space for site users, providing opportunities for informal recreation and relaxation. The scale and quality of these spaces will transform the experience for site users in comparison to the modest areas of amenity space currently existing on the site.

- 5.1.4 Recognising that the majority of The Green in Development Zone III will only be delivered after the relocation of the Veterinary School away from the West Cambridge site, it may be appropriate for the University to meet open space requirements for users through the delivery of some interim useable open spaces. This could include improvements to 0.66 hectares of land adjacent to the University Sports Centre, with enhancements to make this more attractive as useable open space for site users for informal recreation.

5.2 Open Space Provision: Principles

- 5.2.1 The following principles should apply to the delivery of open space at West Cambridge:

- Useable open space should be provided on a phased basis to reflect the phased development of the site, but recognising existing site constraints and uses;
- The general target level of provision should be 5.2m² of useable open space per site user;
- Where permanent open space cannot be provided to meet user requirements, interim open space provision should be considered. The preferred location for interim open spaces would be adjacent to the University Sports Centre;
- All substantive reserved matters applications should include a statement setting out how the proposals respond to the principles set out in this Amenities Delivery Strategy in relation to the delivery of useable open space.

6. Monitoring & Review Arrangements

- 6.1.1 This section summarises proposals for the monitoring of delivery of amenities, and for the periodic review of the Amenities Delivery Strategy.
- 6.1.2 The Strategy would be reviewed and updated periodically to provide a reasonably up-to-date baseline position on:
- The nature and scale of amenities provided on site;
 - The amount of development (D1/B1b floorspace) delivered;
 - Estimate of the number of staff and students regularly using the site; and
 - Consequential current ratio of amenities to numbers of users on site.
- 6.1.3 It may be appropriate to review and if necessary update the Amenities Delivery Strategy in association with the Key Phases, such as on delivery/completion of Key Phase One development, and with the definition of subsequent Key Phases.
- 6.1.4 The intention would be that a planning condition forming part of the outline planning permission would require each substantive² reserved matters application (or equivalent stand-alone planning application) for D1 or B1b floorspace to be accompanied by a statement explaining how the proposals take account of the aspirations and principles set out in the Amenities Delivery Strategy.
- 6.1.5 This would obviously not necessarily mean that each RMA would include provision for such amenities. However, where provision is not being made in an RMA submission, it would need to make reference to how user requirements would be met through existing amenities already provided on site, or being delivered in advance of the occupation of the facility.

² In this case substantive could mean proposals in excess of 5,000m² of floorspace and would exclude minor applications below this threshold (i.e. minor extensions, change of use etc.)

ANNEX A: EXAMPLE TABLE OF CONTENTS FOR STATEMENT TO SUPPORT RESERVED MATTERS APPLICATION

1. Overview of Reserved Matters Proposal
2. Context:
 - a. Summary of Amenities Delivery Strategy
 - b. Summary of Design Guidelines re: amenities
3. Statement of Compliance with Amenities Delivery Strategy & Design Guidelines:
 - a. Overview of existing amenities provided at West Cambridge or in pipeline
 - b. Anticipated amenities demand arising from RM proposed development
 - c. Response to target provision & principles / design principles for provision of:
 - i. Food & drink;
 - ii. Useable open space;
 - iii. Other amenities.
4. Summary of response to Amenities Delivery Strategy

ANNEX B: EXAMPLE OF APPROACH TO DELIVERY: PHASE ONE SHARED FACILITIES HUB

1. As part of the overall delivery of amenities at West Cambridge, the University is committed to the delivery of significant shared facilities. These are initially proposed in a Hub building, which is described further in this annex as an illustration of how the catering facilities may be provided. This would be delivered alongside the delivery of major academic departments.
2. The proposed location for the Shared Facilities Hub is on JJ Thomson Avenue south of The Green. The intention is to create a landmark “Hub” building offering a variety of attractive, flexible, quality spaces for meeting, socialising, teaching and studying to complement facilities embedded within departments and provide a significant multi-use, shared-use facility as a focal point for West Cambridge. The proposed Hub is being brought forward by a specially established Shared Facilities Project Board.
3. The precise scale and composition of the Shared Facilities Hub is currently being developed and is expected to comprise the following elements:
 - Catering and Dining facilities;
 - Teaching/Meeting rooms;
 - Learning resource and study space;
 - Social and informal meeting/collaboration spaces throughout the building;
 - Office space;
 - Ancillary spaces;
 - Potentially a small convenience store;
 - Potentially a pub/bar to meet the aspiration of a licensed early evening venue; and
 - External social area.
4. The total floorspace within the Shared Facilities Hub is expected to be approximately 5,000m² (GEA), with very approximately 1,000m² for catering/retail activities.
5. The catering and dining facilities could include a range of catering facilities, including a major canteen dining facility, opportunities for smaller outlets/kiosks, and/or kitchen facilities that support other food outlets within the site.
6. The aspiration for a pub/bar to meet the aspiration of a licensed early evening venue could be delivered by having a versatile catering space which changes the food offer and ambience over the course of the day to include a licensed bar in the evenings. Such a

facility would play an important role in maintaining activity in this part of the site into the evening hours.

7. The intention is that the catering areas should generally be accessible to all users of the West Cambridge site, including members of the public, and so should be on the ground floor outside any secure areas of the building. The catering provision within the Hub building will deliver a key element of the catering strategy for West Cambridge. Ensuring these spaces are sufficiently attractive and versatile so that they are used throughout the day, not just at mealtimes, will be important to ensure vibrancy and the effective use of space within the building. The catering service is intended to include a catering offer for meetings in departments and other buildings in West Cambridge.
8. The Hub building will be primarily a resource for the departments, staff and students in West Cambridge. However, some of the spaces envisaged in the building would be suitable for use by others, including the local community, after hours and out of term time. The University would encourage extensive use of these facilities to meet the aspiration of the Shared Facilities Hub being a focal point for the West Cambridge site.

Appendix B Cambridge City Council Development Plan Policies and Emerging Planning Policies

Planning Policy
Principle of Development
Cambridge Local Plan 2006

Policy 3/6 'Ensuring Coordinated Development' states that development needs to demonstrate that due consideration has been given to safeguarding appropriate future developments on the remainder of the site or adjacent sites.

Policy 7/4 'Promotion of Cluster Development' promotes development which fosters innovation and helps reinforce the existing high technology and research clusters of Cambridge, and which can demonstrate a clear need to be located in the area. This will include:

- a. healthcare, biomedical and biotechnology development;
- b. higher education and related research institutes;
- c. computer software and services;
- d. telecommunications; and
- e. other high technology clusters as they emerge.

The provision of purpose-designed accommodation will be encouraged to provide for these sectors. These will include the development of commercial high technology incubator units, new academic facilities and sui generis research establishments that are in the national interest or where there is clear supporting evidence of the need for a Cambridge location.

Locations particularly suited to these activities include land at West Cambridge for higher education and associated research facilities needing close proximity to the scientific faculties being established there.

Policy 7/6 'West Cambridge, South of Madingley Road' identifies West Cambridge, South of Madingley Road as an area of major change. The site is recognised as a major allocation for University Faculty development, research institutes, commercial research and development, a sports complex, residential and associated uses.

Proposals for new development must be in accordance with previous provisions of the agreed Masterplan of 1999 which acts as a strategic framework to guide future development and involves :

- a) A new major academic development south of Madingley Road that provides a range of new space for academic and other uses;
- b) a new computer laboratory, prestigious research building for Microsoft, a new Nano Science building and a park and cycle scheme; and
- c) a new sports complex and building for the Centre for Advanced Photonics and Electronics.

Policy 9/2 'Phasing of Areas of Major Change' informs that the development of an Area of Major Change (AOMC) will only commence once a detailed transport network has been agreed for the area.

Cambridge Local Plan 2014: Proposed Submission (July 2013)

Policy 1 'The Presumption in Favour of Sustainable Development', in line with the Local Plan's Spatial Strategy, is the presumption in favour of sustainable development, to secure development that improves the economic success and quality of life and place in Cambridge.

Policy 13 'Areas of major change and opportunity areas – general principles' states that development within the AOMC and opportunity areas should be of the highest quality design and incorporate the principles of sustainable design and construction. With the exception of very minor development, the development of each site within the AOMC and the opportunity areas shall

only be permitted in the following circumstances:

- a. when the necessary infrastructure and associated arrangements to support that development have been secured; or
- b. where acceptable alternative infrastructure provision, including temporary provision where appropriate, has been secured; or
- c. where an assessment shows that a particular development can take place in advance of such provision without causing unacceptable impacts.

Policy 18 'West Cambridge Area of Major Change' recognises the West Cambridge site as an AOMC. The principal land uses will be:

- a) D1 educational uses, associated with *sui generis* research establishments and academic research institutes; and
- b) a mix of commercial research uses within use class B1(b).

The development should also include further phases of the existing sports centre.

Small-scale community facilities, amenities, and A1 (local shop), A3 (café), A4 (public house), D1 (crèche) type uses and student accommodation will be acceptable, if they support existing occupants on the site and add to the social spaces and vibrancy of the area, essential to its continued success.

Any densification of development on the site that results in a significant increase in floorspace, over that already approved, will be supported provided that:

- c) a revised masterplan has been proposed that takes an integrated and comprehensive approach to the provision and distribution of the uses, and supporting facilities and amenities;
- d) phasing of the development will be determined through the masterplan and as the need is proven;
- e) development should not exceed four commercial storeys (16 metres in total) and given the sensitivity of the Green Belt to the south and west a lower overall height may be appropriate along these edges;
- f) proposals respect the important adjacent Green Belt setting to the south and west, and other neighbouring residential uses and views of the city from the west;
- g) it includes a comprehensive transport strategy for the site, incorporating a sustainable transport plan to minimise reliance on private cars. This should include assessing the level, form and type of car parking on the site;
- h) that walking, cycling and public transport links (including access for all) to the city centre, railway station(s), other principal educational and employment sites, and other key locations within the city are enhanced to support sustainable development; and
- i) that proposals provide appropriate green infrastructure which is well integrated with the existing and new development and with the surrounding area.

The council will be supportive of a site-wide approach to renewable or low carbon energy generation or the future proofing of buildings to allow for connections to energy networks.

Policy 40 'Development and expansion of business space' states new offices, research and development and research facilities will be encouraged to come forward at West Cambridge, provided they satisfy relevant policies in Section Three of the Plan. Table 5.2 identifies West Cambridge for research and development with a net floorspace of 19,896m² and net land of 3.03 hectares. The Table notes that increased land and floorspace is to be determined through development management.

Policy 43 'University faculty development' seeks to ensure University development outside the City Centre will provide opportunities for enhanced faculty and research facilities. The policy supports development at the West Cambridge site in line with Policy 18.

Employment and Socio-Economic Impacts

Cambridge Local Plan 2006

Policy 7/1 'Employment Provision' and 7/2 'Selective Management of the Economy' states that employment development

proposals, including changes of use, will only be permitted if it can be demonstrated that they fall into one or more of the following categories:

- a. the provision of office or other development within Use Class B1(a) providing an essential service for Cambridge as a local or sub-regional centre or exceptionally where there is a proven need for a regional function; or
- b. high technology and related industries and services within Use Class B1(b) concerned primarily with commercial research and development, which can show a special need to be located close to the Universities or other established research facilities or associated services in the Cambridge Area; or
- c. other industries within Use Classes B1(c), B2 and B8 on a limited scale which would contribute to a greater range of local employment opportunities, especially where this takes advantage of, or contributes to the development of, particular locally based skills and expertise; or
- d. D1 educational uses and associated sui generis research establishments and academic research institutes that would accord with the provisions of Policy 7/4 where it is in the national interest or there is clear supporting evidence of the need for a Cambridge location.

Cambridge Local Plan 2014: Proposed Submission (July 2013)

Policy 2 'Spatial strategy for the location of employment development' seeks to ensure that sufficient land is available to allow the forecast of 22,100 new jobs in Cambridge by 2031, and to support development that supports Cambridge's economy. Development that offers a wide range of employment opportunities, with particular emphasis on growth of the Cambridge Cluster of knowledge-based industries and institutions and other existing clusters in the city, building on existing strengths in 'knowledge based' activities will be supported.

Policy 40 'Development and expansion of business space' states that research and research and development facilities are encouraged to come forward at the West Cambridge site and will be supported provided they satisfy relevant policies.

Policy 41 'Protection of business space' states that development that would result in the loss of floorspace or land within Use Class B or sui generis research institutes will not be permitted unless:

- a. the loss of floorspace would facilitate the redevelopment and continuation of employment uses (within B1(c), B2 or B8 use class) on the site and the proposed redevelopment will modernise buildings that are out of date and do not meet business needs; or
- b. the site has been realistically marketed for a period of 12 months for employment uses (within B1(c), B2 or B8 use class), including the option for potential modernisation for employment uses (in use class B1(c), B2 or B8) and no future occupiers have been found.

Open Space

Cambridge Local Plan 2006

Policy 4/2 'Protection of Open Space' ensures development will not be permitted which would be harmful to the character of, or lead to the loss of, open space of environmental and/or recreational importance unless the open space uses can be satisfactorily replaced elsewhere and the site is not important for environmental reasons.

Cambridge Local Plan 2014: Proposed Submission

Policy 4 'The Cambridge Green Belt' preserves the unique setting and special character of the city, including its Green Corridors and Green Belt. New development in the Green Belt will not be approved except in very special circumstances, in line with Green Belt policy in the National Planning Policy Framework.

Policy 13 'Areas of major change and opportunity areas – general principles' states in protecting existing assets, landscape and water management, development in AOMC should:

- a. seek to protect existing public assets, including open space and leisure facilities. Where the loss of such assets is unavoidable, appropriate mitigation should be provided, including where applicable the replacement of assets in an alternative location, in addition to infrastructure generated by the needs of the development;

- b. ensure public rights of way are protected, and enhanced where possible;
- c. develop a new, strong landscape framework that is guided by and incorporates existing positive landscape and townscape features; and
- d. where practicable, undertake on-site strategic landscaping to the agreed framework early in the development of the site so that this will become established as development proceeds.

Policy 67 'Protection of open space' states that development proposals will not be permitted which would harm the character of, or lead to the loss of, open space of environmental and/or recreational importance unless:

- a. the open space uses can be satisfactorily replaced in terms of quality, quantity and access with an equal or better standard than that which is proposed to be lost; and
- b. the re-provision is located within a short walk (400m) of the original site.

Transport, Access and Parking

Transport Impacts and Improvements

Cambridge Local Plan 2006

Policy 8/1 'Spatial Location of Development' states that for non-residential proposals likely to attract a large number of trips, applicants should demonstrate that the location is the most suitable with regard to access by public transport, cycling and walking. In general, the sequential approach should be followed, whereby preference is given to more central locations.

Policy 8/2 'Transport Impact' and Policy 8/3 'Mitigating Measures' state that development must not have an unacceptable impact on the transport network, and this should be demonstrated as part of any application. For development likely to place demand on the transport system, suitable mitigation measures will be required.

Cambridge Local Plan 2014: Proposed Submission

Policy 5 'Strategic transport infrastructure' states that the City Council will support the implementation of transport schemes that will improve linkages across the region and by doing so increase the use of sustainable transport modes to get to and from Cambridge. More specifically, the following will be supported, in principle:

- a. delivery of local and strategic transport schemes, subject to the outcome of up-to-date, detailed assessments and consultation, where appropriate;
- b. promoting greater pedestrian and cycle priority through and to the city centre, district centres and potentially incorporating public realm and cycle parking improvements;
- c. promoting sustainable transport and access for all to and from major employers, education and research clusters, hospitals, schools and colleges;
- d. working with partners in supporting the Transport Strategy for Cambridge and South Cambridgeshire's aim for a joined-up, citywide cycle and pedestrian network by addressing 'pinch-points', barriers and missing links;
- e. linking growth to the proposed city-wide 20mph zone; and
- f. easing pressure on the air quality management area (AQMA) in the city centre.

Sustainable Transport

Cambridge Local Plan 2006

Policy 8/4 'Walking and Cycling Accessibility' states that all development should be designed to:

- a. give priority to these modes of transport over cars;
- b. ensure maximum convenience for these modes;

- c. be accessible to those with impaired mobility; and
- d. link with the surrounding walking and cycling network.

Policy 8/5 'Pedestrian and Cycle Network' states that new developments should safeguard land along identified routes for the expansion of the walking and cycling network. In addition, funding for high quality physical provision of these routes will be required, both within and adjacent to the proposed development site. Any existing routes should be retained and improved wherever possible.

Policy 8/6 'Cycle Parking' states that developments should provide cycle parking in accordance with the Parking Standards, in number, location and design.

Policy 8/7 'Public Transport Accessibility' and Policy 8/8 'Land for Public Transport' state that all development within the urban extensions must be served by a high quality public transport service within a 400 metre walk. Development will not be permitted where it would inhibit the expansion of high quality public transport.

Cambridge Local Plan 2014: Proposed Submission

Policy 80 'Supporting sustainable access to development' states that development will be supported where it demonstrates that prioritisation of access is by walking, cycling and public transport, and is accessible to all. This will be achieved by ensuring major developments on the edge of the city and in the urban extensions are supported by high quality public transport linking them to Cambridge's City Centre and major centres of employment. The public transport links should be within walking and cycling distance of the development.

Car Parking

Cambridge Local Plan 2006

Policy 8/9 'Commercial Vehicles and Servicing' and Policy 8/10 'Off Street Parking' state that off-street car parking must be in accordance with the Parking Standards. Development proposals should make suitable provision for any required access and parking by service and delivery vehicles.

Cambridge Local Plan 2014: Proposed Submission

Policy 82 'Parking management' states that planning permission will not be granted for developments that would be contrary to parking standards. This includes:

- a. providing no more than the car parking standards for new residential and non-residential development, taking into account the accessibility of the site to public transport and the nature of the use;
- b. providing minimum cycle parking levels; and
- c. providing the minimum disabled and inclusive parking requirements:
 - Office, general development = 1 space per 40m² GFA plus disabled car parking (outside controlled parking zone)
 - Non-residential higher and further education = 2 spaces for every 3 staff (outside CPZ)
 - Offices = 2 cycle spaces for every 5 members of staff or 1 per sqm GFA (whichever is greater) and some visitor parking on merit
 - Non-residential higher and further education = 2 cycle spaces for every 5 members of staff. Cycle parking for 70% of students based on anticipated peak number of students on site at any one time.

Car-free and car-capped development is acceptable in the following circumstances:

- a. where there is good, easily walkable and cycleable access to a district centre or the City Centre;
- b. where there is high public transport accessibility; and where the car-free status of the development can realistically be enforced by planning obligations and/or on-street parking controls.

Environmental Impacts and Considerations

Landscape and Visual

Cambridge Local Plan 2006

Policy 3/3 'Safeguarding environmental character' states development will be permitted if it respects and enhances the distinctive character and quality of areas identified in the Cambridge Landscape Character Assessment.

Cambridge Local Plan 2014: Proposed Submission

Policy 8 'Setting of the City' states development on the urban edge, including sites within and abutting green corridors, the Cambridge Green Belt, open spaces and the River Cam corridor will only be supported where it;

- a. responds to, conserves and enhances the landscape setting, approaches and special character of the City, in accordance with the Cambridge Landscape Character Assessment 2003;
- b. promotes access to the surrounding countryside/ open space, where appropriate; and
- c. includes landscape improvements that strengthen or re-create the well-defined and vegetated urban edge, improve visual amenity and enhance biodiversity.

Policy 59 'Designing landscape and the public realm' states that external spaces, landscape, public realm, and boundary treatments must be designed as an integral part of new development proposals and coordinated with adjacent sites and phases. High quality development will be supported where it is demonstrated that:

- a. the design relates to the character and intended function of the spaces and surrounding buildings;
- b. existing features that positively contribute to the quality and character of an area are retained and protected;
- c. microclimate is factored into design proposals and that public spaces receive adequate sunlight;
- d. materials are of a high quality and respond to the context to help create local distinctiveness;
- e. an integrated approach is taken to surface water management as part of the overall design;
- f. a coordinated approach is taken to the design and siting of street furniture, boundary treatments, lighting, signage and public art;
- g. trees and other planting is incorporated, appropriate to both the scale of buildings and the space available;
- h. species are selected to enhance biodiversity through the use of native planting and/or species capable of adapting to our changing climate; and
- i. the design considers the needs of all users and adopts the principles of inclusive design.

Ecology and Nature Conservation

Cambridge Local Plan 2006

Policy 4/3 'Safeguarding Features of Amenity or Nature Conservation Value' ensures development seeks to enhance features of the landscape which are of importance for amenity or nature conservation. Development resulting in adverse effects on or loss of those features will not be permitted unless this is unavoidable and there are demonstrable and overriding wider public benefits.

Policy 4/4 'Trees' states that development will not be permitted which would involve the felling, significant surgery or potential root damage to trees of amenity or other value unless there are demonstrable public benefits accruing from the proposal which outweigh the current and future amenity value of the trees. When felling is permitted, appropriate replacement planting will be sought wherever possible.

Policy 4/7 'Species Protection' states that sites, including buildings, which support species protected by English or European Law, will be safeguarded from development proposals which would destroy or adversely affect them.

Cambridge Local Plan 2014: Proposed Submission

Policy 69 'Protection of sites of local nature conservation importance' states that development will be permitted if it will not have an adverse impact on, or lead to the loss of, part or all of a local nature reserve (LNR), a county wildlife site (CWS), or a city wildlife site (CiWS).

Policy 70 'Protection of priority species and habitats' states that development will be permitted which:

- a. protects priority species and habitats; and
- b. enhances habitats and populations of priority species.

Policy 71 'Trees' states that development will be permitted which avoids felling, significant surgery (either now or in the foreseeable future) and potential root damage to trees of amenity or other value, unless there are demonstrable public benefits accruing from the proposal which outweigh the current and future amenity value of the trees.

Land Contamination, Lighting, Air Quality and Noise

Cambridge Local Plan 2006

Policy 4/13 'Pollution and Amenity' states that development will only be permitted which:

- a. does not lead to significant adverse effects on health, the environment and amenity from pollution;
- b. which can minimise any significant adverse effects through the use of appropriate reduction or mitigation measures.

Proposals that are sensitive to pollution, and located close to existing pollution sources, will be permitted only where adequate pollution mitigation measures are provided as part of the development package.

Policy 4/14 'Air Quality Management Areas' states that development within or adjacent to an Air Quality Management Area (AQMA) will only be permitted if:

- a. it would have no adverse effect upon air quality within the AQMA; or
- b. air quality levels within the AQMA would not have a significant adverse effect on the proposed use/users.

Policy 4/15 'Lighting' states that development proposals which include new external lighting or changes to existing external lighting, should provide details of the lighting scheme demonstrating that:

- a. it is the minimum required to undertake the task, taking into account public safety and crime prevention;
- b. light spillage is minimised;
- c. it minimises impact to residential amenity; and
- d. it minimises impact to wildlife and the landscape, particularly at sites on the edge of the City.

Cambridge Local Plan 2014: Proposed Submission

Policy 33 'Contaminated land' states that development will be permitted where the applicant can demonstrate that:

- a. there will be no adverse health impacts to future occupiers from ground contamination resulting from existing/previous uses of the area; and
- b. there will be no adverse impacts, from ground contamination, to the surrounding occupiers and environment, caused by the development.

Where contamination is suspected, an assessment should be undertaken to identify existing/former uses in the area that could have resulted in ground contamination.

Policy 34 'Light pollution control' states that development proposals that include new external lighting or changes to existing external lighting will be permitted where it can be demonstrated that:

- a. it is the minimum required to undertake the task, taking into account public safety and crime prevention;
- b. upwards or intrusive light spillage is minimised;
- c. it minimises impact to local residential amenity; and
- d. it minimises impact to wildlife and landscape character, particularly at sites on the edge of Cambridge.

Developers of major sites will be required to submit an assessment of the impact on any sensitive residential premises both on- and off-site.

Policy 35 'Protection of human health from noise and vibration' states that development will be permitted where it is demonstrated that it will not lead to significant adverse effects, including cumulative effects, on health and amenity from noise and vibration: or that significant adverse effects can be minimised through appropriate reduction and/or mitigation measures (prevention through design is preferable to mitigation).

Policy 36 'Air quality, odour and dust' states that development will be permitted where it can be demonstrated:

- a. that it does not lead to significant adverse effects on health, the environment or amenity from polluting or malodorous emissions, or dust or smoke emissions to air; or
- b. where a development is a sensitive end-use, that there will not be any significant adverse effects on health, the environment or amenity arising from existing poor air quality, sources of odour or other emissions to air.

Water Environment (Ground/Surface Water and Flood Risk) and Waste

Cambridge Local Plan 2006

Policy 4/16 'Development and Flooding' states that development will not be permitted:

- a. in an area with an unacceptable risk of flooding;
- b. if it would increase the risk of flooding elsewhere; or
- c. if it would have a detrimental effect on flood defences or inhibit flood control and maintenance work.

Policy 8/18 'Water, Sewerage and Drainage Infrastructure' states that planning permission will not be granted where there is an inadequate water supply, sewerage or land drainage system available to meet the demands of development, unless there is an agreed phasing agreement between the developer and the relevant service provider to ensure the provision of the necessary infrastructure in time to serve the development.

Cambridge Local Plan 2014: Proposed Submission

Policy 31 'Integrated water management and the water cycle' states that development will be permitted provided that:

- a. surface water is managed close to its source and on the surface where reasonably practicable to do so;
- b. priority is given to the use of nature services⁴;
- c. water is seen as a resource and is re-used where practicable, offsetting potable water demand, and that a water sensitive approach is taken to the design of the development;
- d. the features that manage surface water are commensurate with the design of the development in terms of size, form and materials and make an active contribution to making places for people;
- e. surface water management features are multi-functional wherever possible in their land use;
- f. any flat roof is a green or brown roof, providing that it is acceptable in terms of its context in the historic environment of Cambridge.

⁴ Nature services are defined by the NPPF as "The benefits people obtain from ecosystems such as food, water, flood and disease control and recreation". These are also known as ecosystem services.

- g. there is no discharge from the developed site for rainfall depths up to 5mm of any rainfall event;
- h. the run-off from all hard surfaces shall receive an appropriate level of treatment in accordance with Sustainable Drainage Systems guidelines, SUDS Manual (CIRIA C697), to minimise the risk of pollution;
- i. development adjacent to a water body actively seeks to enhance the water body in terms of its hydromorphology, biodiversity potential and setting;
- j. watercourses are not culverted and any opportunity to remove culverts is taken; and
- k. all hard surfaces are permeable surfaces where reasonably practicable.

Policy 32 'Flood risk' states that proposed development must demonstrate peak rate of run-off over the lifetime of the development, allowing for climate change and that the development is designed so that flooding of property in and adjacent to the development would not occur for a 1 in 100 year event, and the discharge locations have the capacity to receive all foul and surface water flows. Development must have a management and maintenance plan for the lifetime of the development.

Design and Construction
Design
Cambridge Local Plan 2006

Policy 3/4 'Responding to Context' states that development will be permitted where it is demonstrated that they have responded to their context and drawn inspiration from the key characteristics of their surroundings to create distinctive places. Such developments will:

- a. identify and respond positively to existing features of natural, historic or local character on and close to the proposed development site;
- b. be well connected to, and integrated with, the immediate locality and the wider City; and
- c. have used the characteristics of the locality to help inform the siting, massing, design and materials of the proposed development.

Policy 3/7 'Creating Successful Places' states development needs to demonstrate that it is designed to provide attractive, high quality, accessible, stimulating, socially inclusive and safe living and working environments. Factors to be taken into account are:

- a. a comprehensive design approach which achieves good interrelations and integrations between buildings, routes and spaces;
- b. the development of a hierarchy of streets which respond to their levels of use whilst not allowing vehicular traffic to dominate;
- c. the creation of attractive built frontages to positively enhance the townscape where development adjoins public spaces and streets;
- d. the orientation of buildings to overlook public spaces and promote natural surveillance;
- e. the provision of active edges onto public spaces by locating entrances and windows of habitable rooms next to the street;
- f. the provision of clearly distinct public and private spaces and the design of such spaces so that they are usable, safe and enjoyable to use;
- g. the integration of affordable and supported housing in ways that minimise social exclusion;
- h. designs which avoid the threat or perceived threat of crime, avoid insecurity and neglect and contribute to improving community safety;
- i. the use of high quality traditional and modern materials, finishes and street furniture suitable to their location and context;
- j. a contribution to the improvement and enhancement of the public realm close to the development;

- k. provision for the adequate management and maintenance of development;
- l. the inclusion of public art within new developments; and
- m. a consideration for the needs of those with disabilities to ensure places are easily and safely accessible.

Policy 3/9 'Watercourses and Other Bodies of Water' states that development will be permitted if it is demonstrated that it would:

- a. complement and enhance the waterside setting;
- b. maintain or improve public access to and along the waterside;
- c. maintain and enhance the biodiversity of the watercourses and other bodies of water and their margins.

Policy 3/12 'Design of New Buildings' seeks to ensure that new buildings demonstrate that they:

- a. have a positive impact on their setting in terms of location on the site, height, scale and form, materials, detailing, wider townscape and landscape impacts and available views;
- b. are convenient, safe, and accessible for all users and visitors; and
- c. are constructed in a sustainable manner, easily adaptable and which successfully integrate refuse and recycling facilities, cycle parking, and plant and other services into the design.

Cambridge Local Plan 2014: Proposed Submission

Policy 55 'Responding to context' and Policy 56 'Creating successful places' states that development will be supported where it is demonstrated that it responds positively to its context and has drawn inspiration from the key characteristics of its surroundings to help create distinctive and high quality places.

Development that is designed to be attractive, high quality, accessible, inclusive and safe will be supported.

Policy 57 'Designing new buildings' states that high quality new buildings will be supported where it can be demonstrated that they:

- a. have a positive impact on their setting in terms of location on the site, height, scale and form, materials and detailing, ground floor activity, wider townscape and landscape impacts and available views;
- b. are convenient, safe and accessible for all users;
- c. are constructed in a sustainable manner and are easily adaptable;
- d. successfully integrate functional needs such as refuse and recycling, bicycles and car parking;
- e. design measures to reduce the environmental impact of the buildings, such as renewable energy systems and other rooftop plant and services, in an architecturally integrated way;
- f. consider how the building can support biodiversity in the built environment.

Heritage

Cambridge Local Plan 2006

Policy 3/2 'Setting of the City' states that development will only be permitted on the urban edge if it conserves or enhances the setting and special character of Cambridge and the biodiversity, connectivity and amenity of the urban edge is improved.

Policy 3/3 'Safeguarding Environmental Character' states that development will be permitted if it respects and enhances the distinctive character and quality of areas identified in the Cambridge Landscape Character Assessment. The historic evolution and character of Cambridge should help inform, and provide inspiration for, the form of new development.

Cambridge Local Plan 2014: Proposed Submission

Policy 8 'Setting of the city' states that development on the urban edge, including sites within and abutting green corridors and the Cambridge Green Belt, open spaces and the River Cam corridor, will only be supported where it:

- a. responds to, conserves and enhances the landscape setting, approaches and special character of the city, in accordance with the Cambridge Landscape Character Assessment 2003, Green Belt assessments and their successor documents;
- b. promotes access to the surrounding countryside/open space, where appropriate; and
- c. includes landscape improvement proposals that strengthen or re-create the well-defined and vegetated urban edge, improve visual amenity and enhance biodiversity.

Policy 61 'Conservation and enhancement of Cambridge's historic environment' ensures that proposals consider the conservation and enhancement of Cambridge's historic environment and should:

- a. conserve or enhance the significance of the heritage assets of the city, their setting and the wider townscape;
- b. retain buildings and spaces, loss of which would cause harm to the character of the conservation area;
- c. contribute to the local distinctiveness, built form and scale of heritage assets through the use of appropriate design, materials and workmanship;
- d. demonstrate a clear understanding of the significance of the asset and of the wider context in which the heritage asset sits;
- e. provide clear justification for any works that would lead to harm or substantial harm to a heritage asset.

Policy 62 'Local heritage assets' states that there is a general presumption in favour of the retention of local heritage assets, including buildings, structures, features and gardens of local interest.

Amenity

Cambridge Local Plan 2006

Policy 5/12 'New Community Facilities' states that proposals to develop new or extend existing community facilities, for which there is a local need, will be permitted. The development of City-wide or Sub-regional community facilities will be permitted if they are provided in sustainable locations.

The provision of new or extended community facilities to serve the needs of Cambridge will be supported. This is particularly critical in areas which currently lack facilities.

Policy 5/13 'Community Facilities in the Areas of Major Change' states that development in the Areas of Major Change will only be permitted if they are provided with all appropriate community facilities in accordance with an agreed phasing plan. Land may be allocated for City-wide/Sub-regional community facilities in these areas. This will be set out in the relevant further guidance for each scheme. The location, type and scale of facilities required will partly depend on the scale of development proposed, its location and evidence of need.

Cambridge Local Plan 2014: Proposed Submission

Policy 6 'Hierarchy of Centres and Retail Capacity' states that retail and other town centre uses will be directed to the hierarchy of centres in line with the sequential approach set out in the National Planning Policy Framework.

Any retail development proposed outside of these centre must be subject to a retail impact assessment where the proposed floorspace is greater than 2,500m².

Policy 73 'Community, sports and leisure facilities' states that new or enhanced community, sports or leisure facilities will be permitted if:

- a. the range, quality and accessibility of facilities are improved;
- b. there is a local need for the facilities; and
- c. the facility is in close proximity to the people it serves.

Sustainability

Cambridge Local Plan 2006

Policy 3/1 'Sustainable Development' states that development will be permitted if it meets the principles of sustainability and adheres to the Council's Sustainable Development Checklist and Sustainable Development Guidelines. The Guidelines advise that major development can become more sustainable by:

- a) reducing the use of natural resources, including energy and water throughout the lifecycle of the development;
- b) making more efficient use of land by prioritising and maximising the use of brownfield land and building at densities of at least 30 dwellings per hectare net (and higher where appropriate);
- c) safeguarding and enhancing the historic built environment;
- d) protecting and enhancing wildlife and the natural environment;
- e) minimising waste and pollution to land, air and water (including noise, vibration and light);
- f) siting and designing development to reduce the need to travel, especially by private car; and
- g) reducing the need for new build by retaining and reusing existing buildings.

Policy 8/16 'Renewable Energy in Major New Developments' states that developers of major proposals above a threshold of 1,000m² or 10 dwellings will be required to provide at least 10% of the development's total predicted energy requirements on-site, from renewable energy sources. These requirements may be relaxed if it can be clearly demonstrated that to require full compliance would not be viable.

Cambridge Local Plan 2014: Proposed Submission

Policy 27 'Carbon reduction, community energy networks, sustainable design and construction, and water use' states that all development should take the available opportunities to integrate the principles of sustainable design and construction into the design of proposals.

Promoters of major development, including redevelopment of existing floor space, should prepare a sustainability statement as part of the design and access statement submitted with their planning application, outlining their approach to the following issues:

- a. adaptation to climate change;
- b. carbon reduction;
- c. water management;
- d. site waste management; and
- e. use of materials.

Policy 42 'Connecting new development to digital infrastructure' states that provision for high capacity broadband (such as ducting for cables) should be designed and installed as an integral part of development, to minimise visual impact and future disturbance during maintenance. All telecommunications infrastructure should be capable of responding to changes in technology requirements over the period of the development.

