





1: To optimise the amount of development on the site, to help enhance the position of the City and Region as a world leader in Research and Development



2: To support the commercialisation of knowledge through entrepreneurship and collaborations with industry



3: To create and sustain a high quality place by transforming the physical and social environment for site users and neighbours



4: To create flexible and efficient space to support viability and long-term value creation



5: To deliver sustainable development by proactively investing in the quality of the estate and its integration within the City



Existing Site (2015)



Phase 1: Priority Projects – Connectivity and transforming access



Phase 3: Transformation at full capacity

Planning Application Overview

Planning Application Update

- 1. Heights and Landscape and Visual Impact Assessment**
- 2. Trees and Arboricultural Impact Assessment**
- 3. Traffic and Transport**
- 4. Drainage**
- 5. Sustainability**
- 6. Amenities Delivery**
- 7. Parameter Plans and Statements**
- 8. Design Guidelines**

Next Steps

**DRAFT
for consultation**

- The planning application was submitted to Cambridge City Council in June 2016.
- The application is seeking outline planning permission for the redevelopment of West Cambridge which comprises:
 - 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 3,000 m² for assembly and leisure floorspace;
 - up to 5,700m² of sui generis uses, including Energy Centre and Data Centre;
 - associated infrastructure including roads, pedestrian, cycle and vehicle routes, parking, drainage, open spaces, landscaping and earthworks; and demolition of existing buildings and breaking up of hardstanding.



Existing Site



Illustrative Masterplan

Planning Application Documents – For Approval

- The documents submitted for approval for are:
 - Planning application form
 - Parameter Plans and Statements comprising:
 - Planning Application Boundary
 - Demolition Plan
 - Development Building Zones Parameter Plan
 - Land Use Parameter Plan
 - Access and Movement Parameter Plan
 - Landscape and Public Realm Parameter Plan
 - Maximum Building Heights Parameter Plan
 - Design Guidelines

DRAFT
for consultation

Planning Application Documents – Supporting

- The documents submitted to support the application are:

- Design and Access Statement
- Contextual Drawings
- Planning Statement
- Statement of Community Involvement
- Environmental Statement
- Transport Assessment / Travel Plan
- Flood Risk Assessment and Drainage Strategy
- Sustainability Statement
- Energy Statement
- Waste Management Plan
- Utilities Statement
- Construction and Environmental Management Plan

DRAFT
for consultation

Planning Application Consultation

- Consultation on the planning application was held 28th June 2016 –25th July 2016.
- Consultation response were received from:
 - Cambridge City Council
 - Cambridgeshire County Council
 - Highways England
 - Historic England
 - Madingley Parish Council
 - Clerk Maxwell Road Residents' Association
 - Newnham Croft Residents Association
 - Cambridge Past Present and Future
 - Natural England
 - Seven local residents

DRAFT
for consultation

Consultation Issues Raised

- The issues raised during the consultation include:
 - Transport impacts on highway network
 - Height / massing of the development / design of buildings
 - Information required to assess landscape impacts
 - Proposed demolition of Merton Hall Farmhouse
 - The number of trees to be retained / construction effects on the trees to be retained
 - A clearer water quality strategy required
 - Greater clarity needed on drainage strategy / implications for flood risk

DRAFT
for consultation

- On 16th September the team met Cambridge City Council to discuss response to the planning application
- Comments provided on the following topics:
 1. Heights and Landscape & Visual Impact Assessment (LVIA)
 2. Trees and Arboricultural Impact Assessment (AIA)
 3. Traffic and Transport
 4. Drainage
 5. Sustainability
 6. Amenities Delivery
 7. Parameter Plans and Statements
 8. Design Guidelines

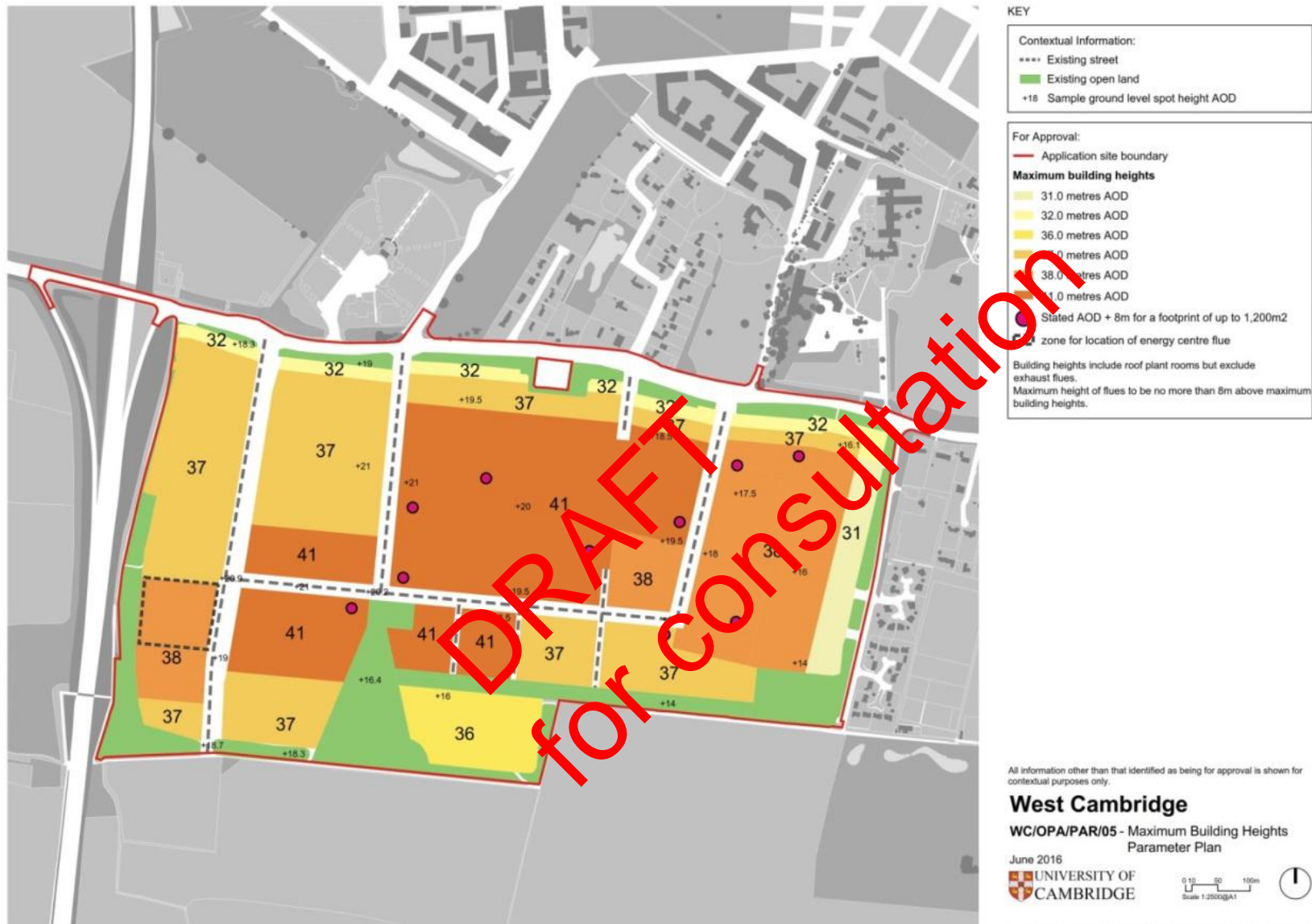
DRAFT
for consultation

Height Parameters

- We are reviewing the proposed height parameters
- This includes reviewing:
 - general heights in key locations, particularly site edges
 - the number, location and scale of 'taller built elements'
 - clarification of buffers between trees and proposed buildings
 - clarification of commitment to open spaces / green links

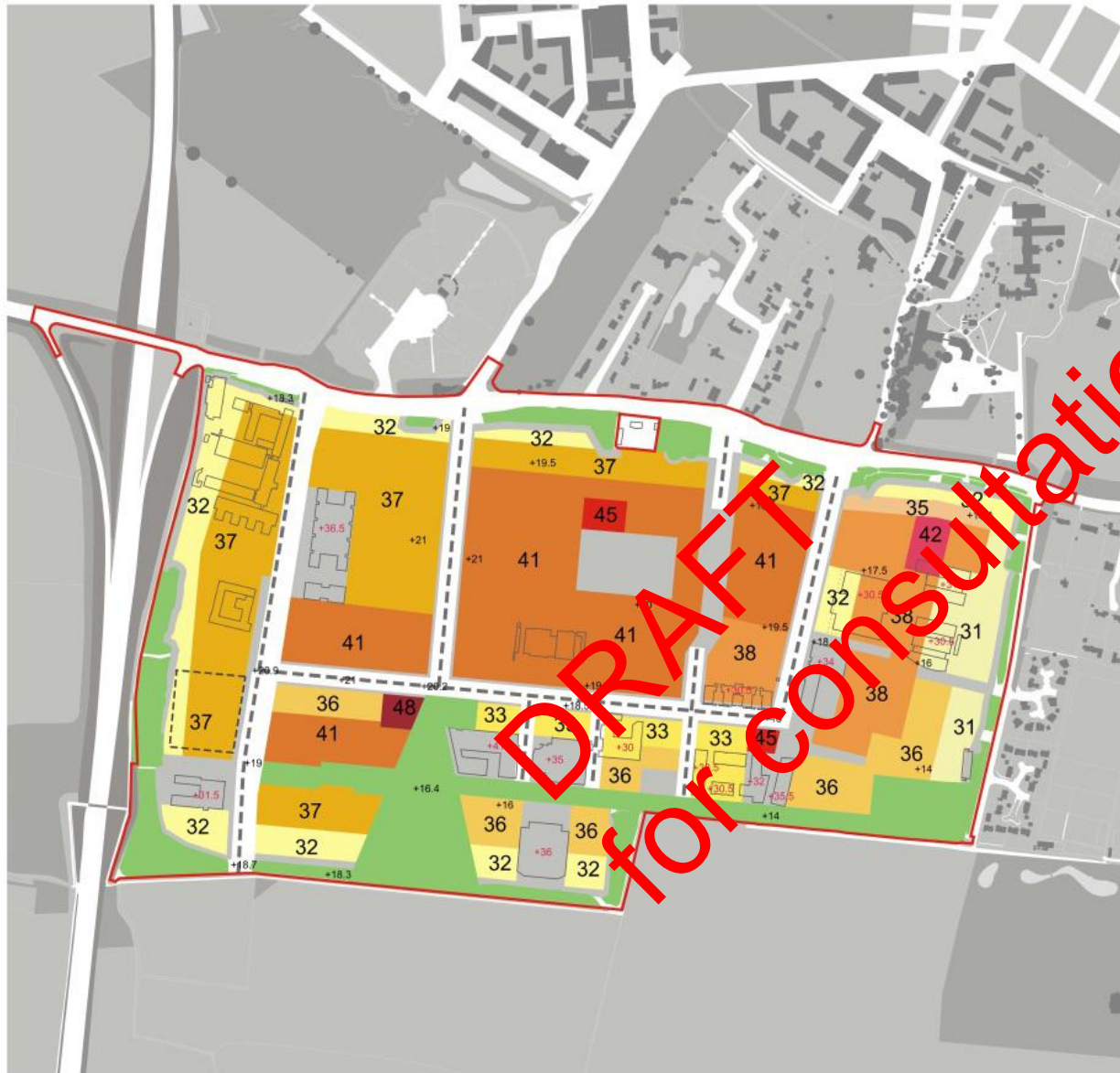
DRAFT
for consultation

Height Parameters – Planning Application Proposal



1. Heights and Landscape and Visual Impact Assessment

Height Parameters – Draft Amended Proposal



KEY

Contextual Information:

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

For Approval:

- Application site boundary

Maximum building heights

- 31.0 metres AOD
- 32.0 metres AOD
- 33.0 metres AOD
- 35.0 metres AOD
- 36.0 metres AOD
- 37.0 metres AOD
- 38.0 metres AOD
- 41.0 metres AOD
- 42.0 metres AOD
- 45.0 metres AOD
- 48.0 metres AOD

- zone for location of energy centre flue

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

- Existing Building

- Area within building zone but without height provision

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

West Cambridge

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

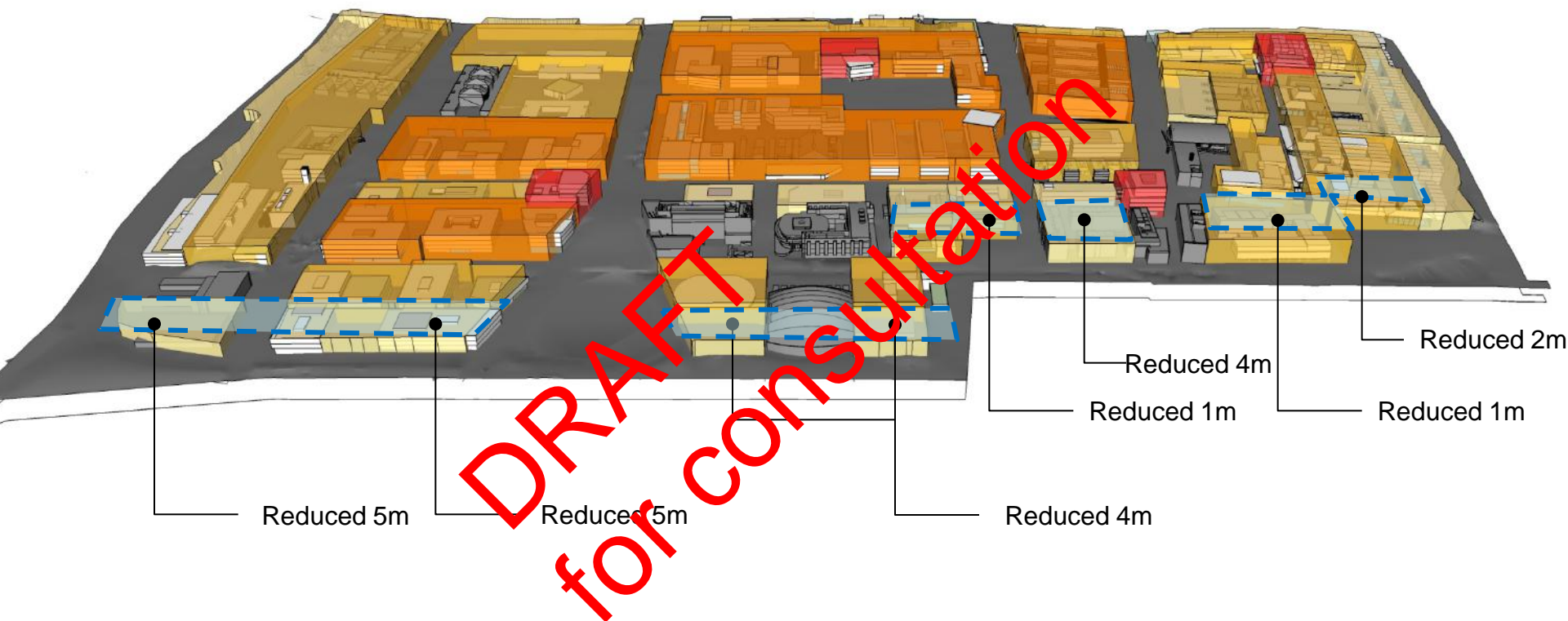
November 2016



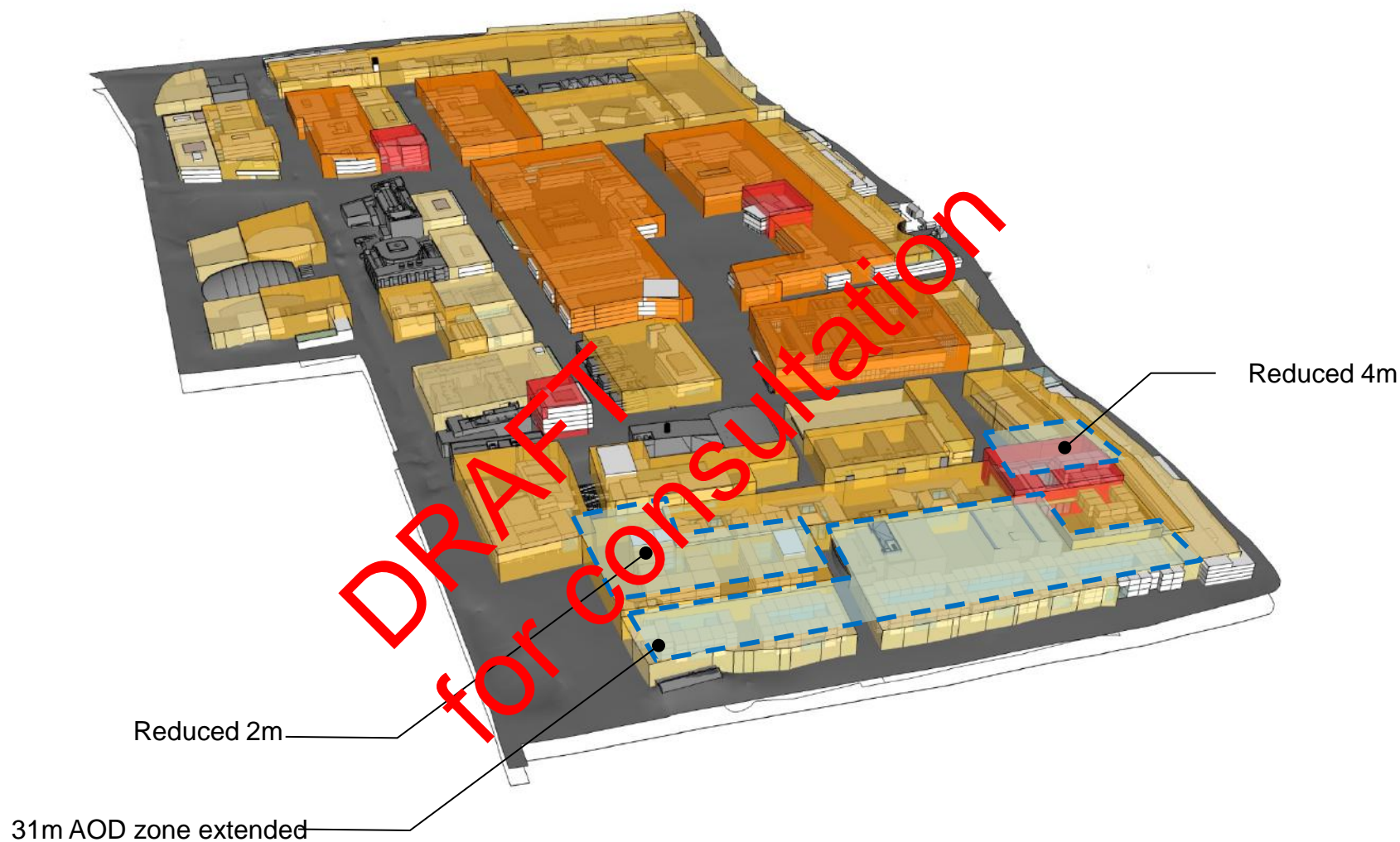
Reproduced from the Ordnance Survey mapping by permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office
Ordnance Survey, All rights reserved. Licence No. AL10014688 OSN's business name
Ordnance Survey, All rights reserved. 2004 Licence number 0100019173

1. Heights and Landscape and Visual Impact Assessment

Heights along the southern edge



Heights along the eastern edge



Heights along the western edge



Heights along Charles Babbage Road



Landscape and Visual Impact Assessment

- Revised Height Parameter Plan will be subject to a revised LVIA.
- Workshop to be held with Cambridge City to agree the proposed amendments to the Height Parameter Plan and LVIA.
- Revised Height Parameter Plan and LVIA will be submitted as part of the planning resubmission.



Tree Retention

- Reconsidered potential for retention of existing trees onsite - revised Tree Retention Plan.
- Identifying appropriate buffer zones between existing trees and the proposed built development.
- A Workshop was held with Cambridge City on 1st November where the revised Tree Retention Plan was discussed.

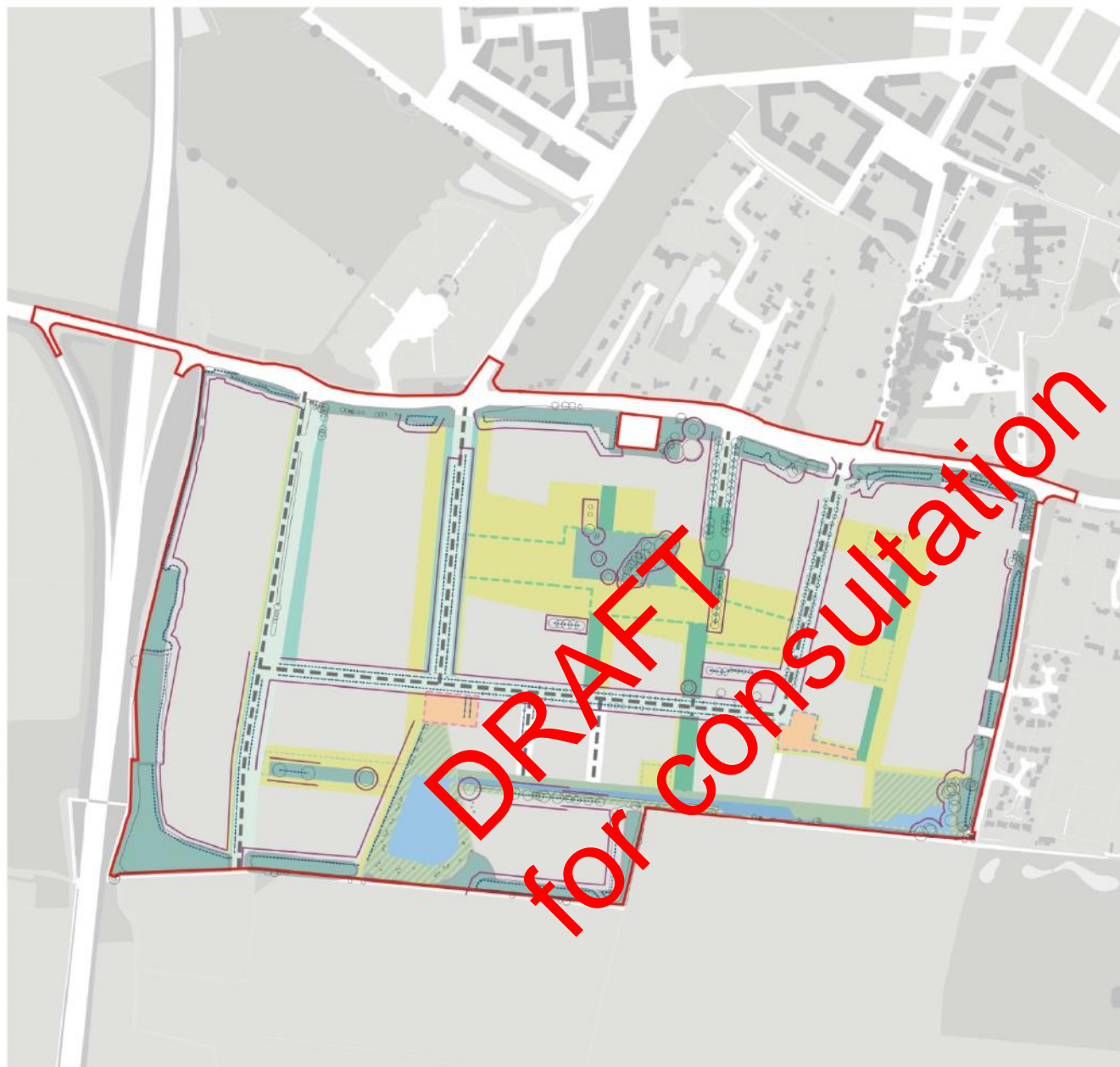
Design Guidelines

- The Design Guidelines will be reviewed and revised to make it clearer which existing trees must be retained.

AIA

- A revised AIA will be submitted as part of the planning resubmission.





KEY

Contextual Information:

- ==== Existing street/ Pedestrian link
- Existing open land
- Retention & Reinforcement of existing woodland edge
- Water Bodies
- Canal / swale

For Approval:

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

Tree Study:

- Buffer from tree stem to building edge
- Tree stem line
- Existing trees to be retained

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

West Cambridge

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

June 2016



0 10 50 100m
Scale 1:2500 @A1



Reproduced from the Ordnance Survey mapping by permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office
Crown Copyright. All rights reserved. Licence No. 100046352/OS's Business Service
Crown Copyright. All rights reserved. 2004 Licence number 0100011873

2. Trees and Arboricultural Impact Assessment

Tree Management Strategy

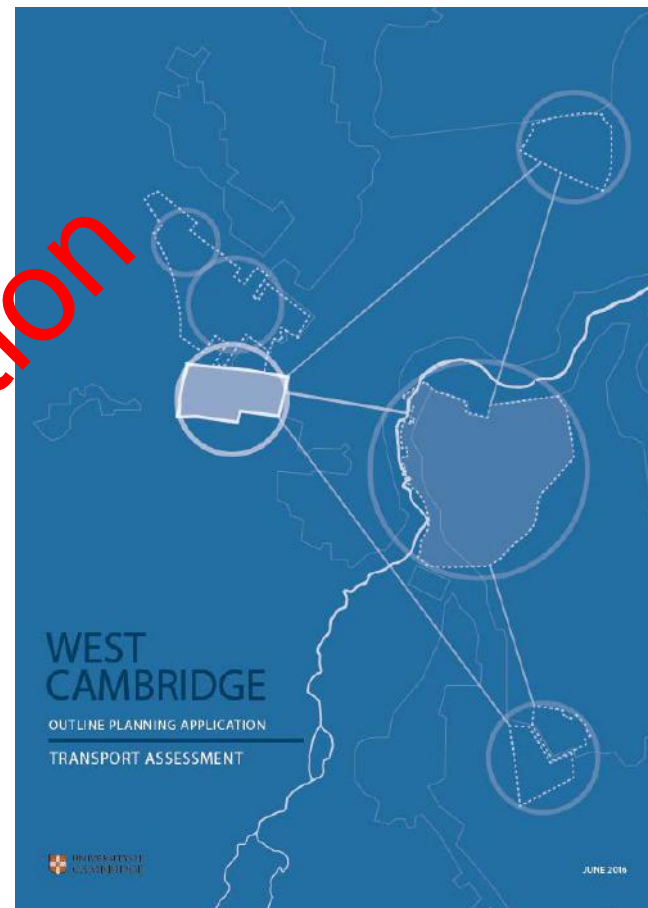
- University is considering preparation of woodland management strategy for boundary woodland and tree groups recorded on the West Cambridge site, to:
 - Define long-term management principles for the woodland or group
 - Assess the relevant aspects of the woodland or group resource – e.g. species, age, vitality, spacing, current management
 - Identify any special characteristics and sensitivities of the woodland or group and appropriate treatments
 - Set and priorities objectives
 - Set out rational for management prescriptions
 - Outline the planned felling and regeneration over the next 20 years
 - Provide appropriate mapping information
 - Establish a programme of monitoring for the management prescriptions against the objectives

Transport Strategy – Review

Aspirations for the transport strategy are to:

- reduce reliance on the private car
- provide lower levels of parking and offer local management
- promote extensive travel planning
- encourage involvement in travel behaviour change initiatives
- mitigate local highway impacts
- promote walking and cycling
- deliver enhanced public transport provision and lead on area-wide improvements

DRAFT
for consultation



Transport Background – Review

West Cambridge is being brought forward with:

- A14 Huntingdon – Cambridge: reported in May 2016
- Highway England's need to review M11 capacity: unlikely to report in 2017
- City Deal: details are emerging

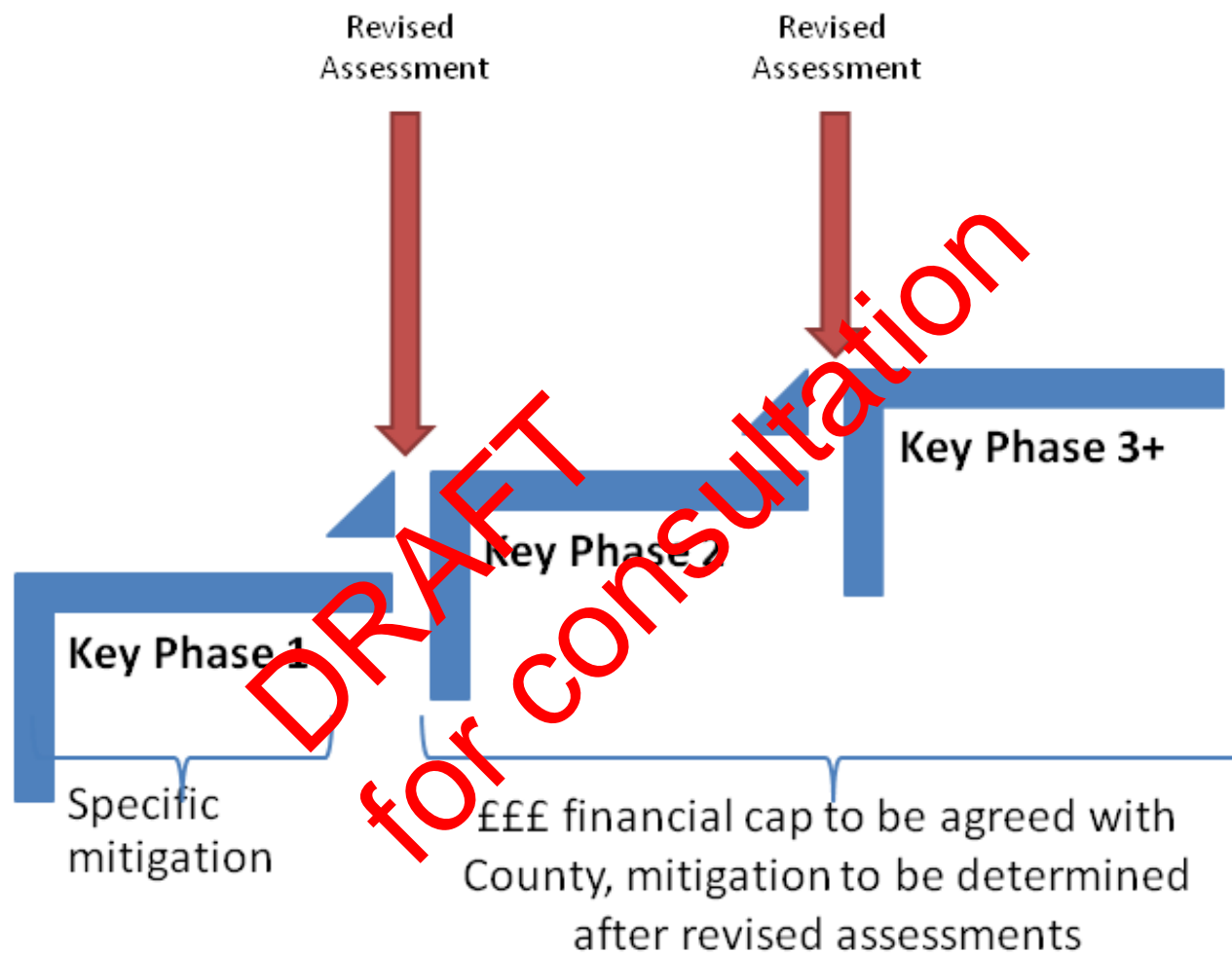
DRAFT
for consultation

Phase 1 Priority Projects

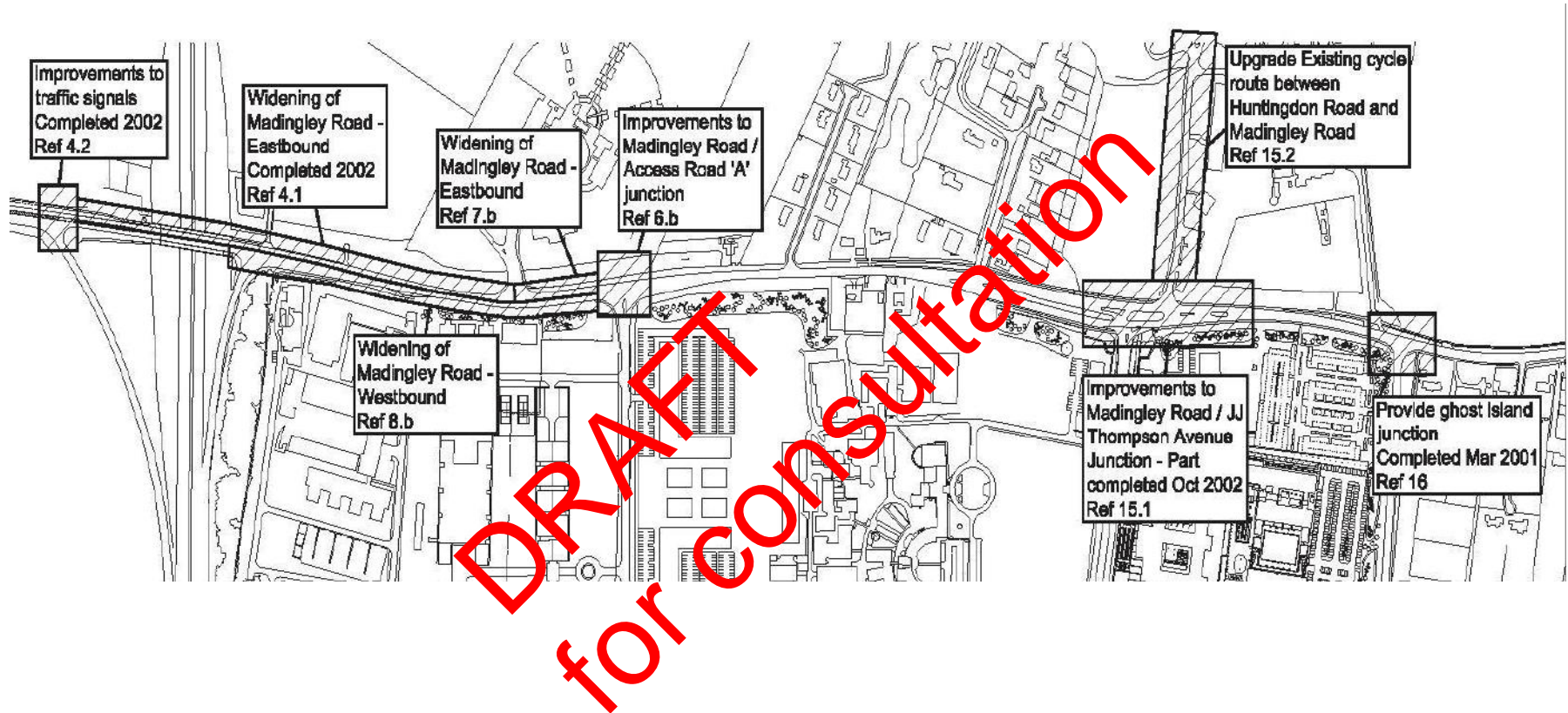


3. Traffic and Transport

Response – Adaptive Phased Approach



1999 Masterplan – Committed Improvements



Response to Pre-App Consultation

- Submitted Transport Assessment, Environmental Statement and Framework Travel Plan reflected the agreed work requirements of the Joint Authorities
- Responded to comments received from Cambridge City and Cambridgeshire County to focus walking, cycling and public transport mitigations
- Mitigation identified measures to address many issues identified by the Cycling Forum
- Committed to review the access to the Clerk Maxwell Road car park – considering alternative access from JJ Thomson Avenue, reducing number of spaces, or reviewing junction

DRAFT
for consultation

Response to submitted Transport Assessment

- Highways England – subject to conditions, they have raised no objection to the Phase 1 Development – *“likely to generate less traffic than the full permitted site”*.

Given the site already has planning permission the comparative datum for the new key phase 1 proposal is the anticipated trip levels of that permission as if fully built out. With a robust sustainable transport strategy key phase 1 is likely to generate less traffic than the full permitted site. The developer, the University of Cambridge, has an enviable track record of delivering the objectives of ambitious travel plans across their estate in Cambridge and, therefore, we consider it sufficient in this case to recommend a condition is attached to any planning permission requiring the travel plan accompanying this application (dated June 2016, or any subsequent version approved in writing by the local planning authority in consultation with the strategic highway authority) to be implemented in full as set out in its implementation plan.

Response to submitted Transport Assessment

- Highways England – subject to conditions, they have raised no objection to the Phase 1 Development – *“likely to generate less traffic than the full permitted site”*.
- Cambridgeshire County Council generally accept the approach, but seek further clarification. CCC ‘welcome’ many of the pedestrian, cycling, public transport and travel demand management measures.
- Cambridge City Council comments relating to transport were incorporated within the Cambridgeshire County response.

DRAFT
for consultation

Transport Progress

The University has:

- Commissioned further surveys to update information.
- Met with Joint Authorities to review the Transport Assessment and modelling.
- Provided extensive further information to support the modelling work.
- Commissioned further onsite surveys to provide additional information to support the modelling.
- Will attend further meetings with the Joint Authorities to progress towards agreement
- Transport Assessment documentation to be reissued responding to comments.

DRAFT
for consultation

Drainage / Flood Risk

- City Council has requested further justification of drainage strategy / approach to sustainable drainage
- Further clarity requested on the water attenuation capacity of proposed development
- Limited potential to introduce further sustainable drainage infrastructure as drainage infrastructure is already in place across most of the site – strategy makes efficient use of existing assets
- To be discussed further with City Council



Sustainability / Energy

- Support from City Council for University's bespoke Sustainability Framework
- Planning conditions suggested to guide sustainability of future detailed proposals
- Clarity sought on deliver of site-wide Energy Centre or alternative strategy for low carbon energy
- Workshop held with City Council on 11th November



DRAFT
for consultation

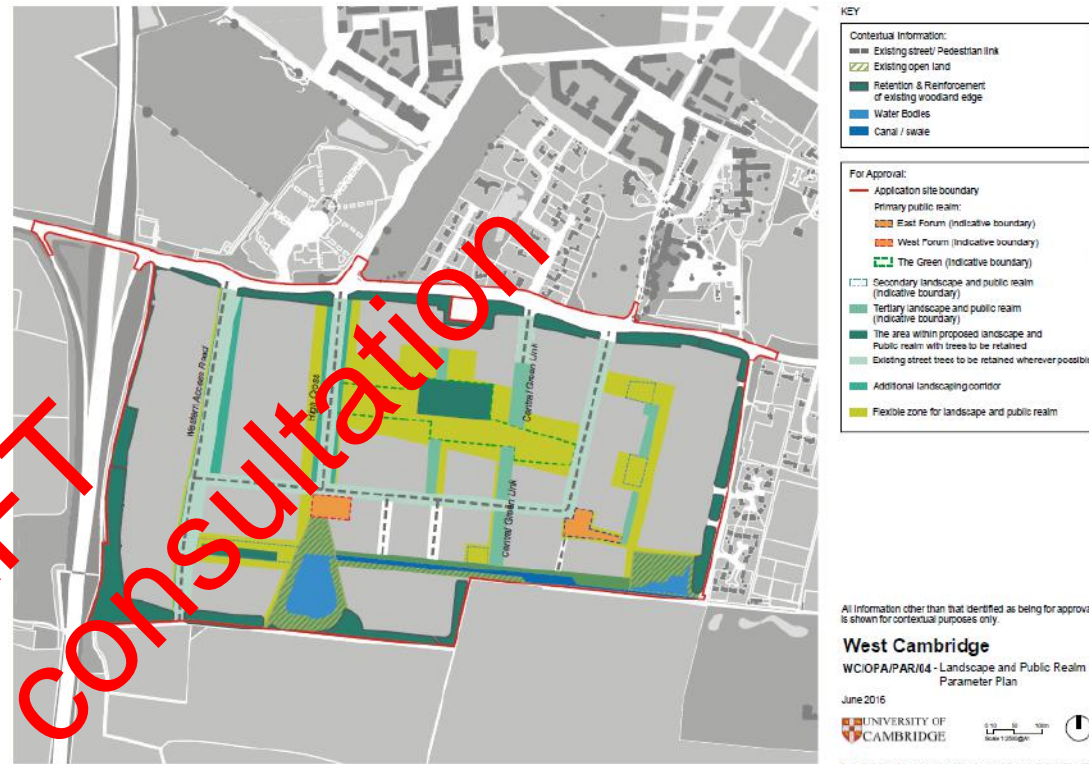
Onsite Amenities

- Planning application included an 'Amenities Delivery Strategy' setting out proposed approach to delivering enhanced amenities
- University is committed to early delivery of a Shared Amenities Hub
- City Council welcome commitment to deliver enhanced amenities on site
- Further discussions to be held with City Council on



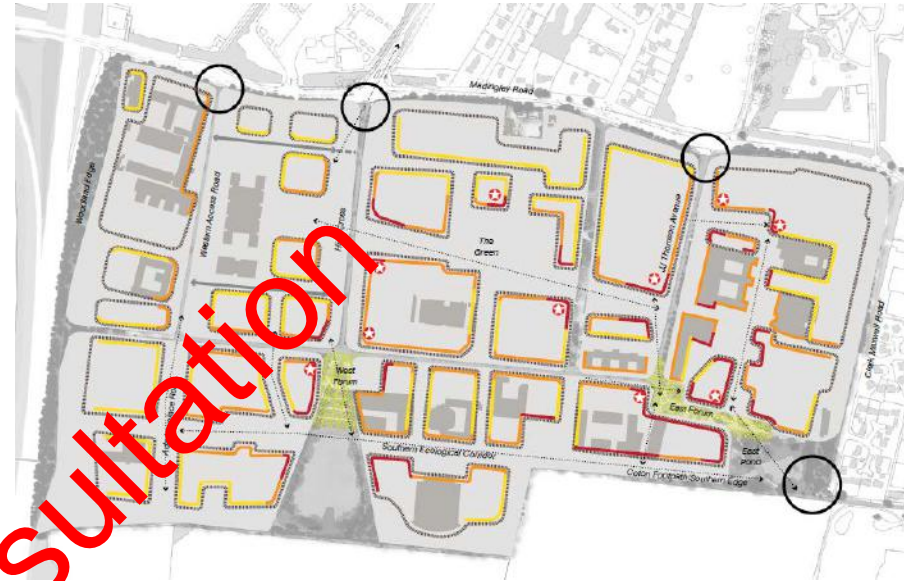
Parameter Plans and Statements

- Cambridge City raised some issues regarding the Plans and Statements, including:
 - revising the Statements to provide greater clarity/certainty
 - Including key open spaces on building heights plan
- Revised Parameter Plans and Statements will be discussed with the City Council prior to planning resubmission



Design Guidelines

- Design Guidelines will be revised to:
 - provide greater clarity on mandatory elements
 - Provide greater clarity over essential design elements to control
 - Simplify the Guidelines, including removal of some 'non-mandatory' material.
- Revised Design Guidelines will be considered at a workshop with City Council prior to planning resubmission



Planning Application Resubmission

- A revised planning application is to be submitted at the end of 2016
- This will be subject to further public / stakeholder consultation in early 2017
- The application resubmission package is expected to include:
 - revised Parameter Plans and Statements
 - revised Design Guidelines
 - Design and Access Statement Addendum
 - revised Landscape and Visual Impact Assessment
 - revised Transport Assessment
 - revised Arboricultural Impact Assessment
 - Flood Risk Assessment Addendum
 - Heritage Assessment



