



WEST CAMBRIDGE

Planning Application Overview

Planning Application Process

Consented Elements of the Masterplan

Supplementary Application (2017) Consultation Issues

Supplementary Planning Submission (2019)

Planning Application Programme

**DRAFT
For Consultation**

- Outline planning application submitted to Cambridge City Council in June 2016.
- Application for 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 3,000 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.

DRAFT
For Consultation



Existing Site

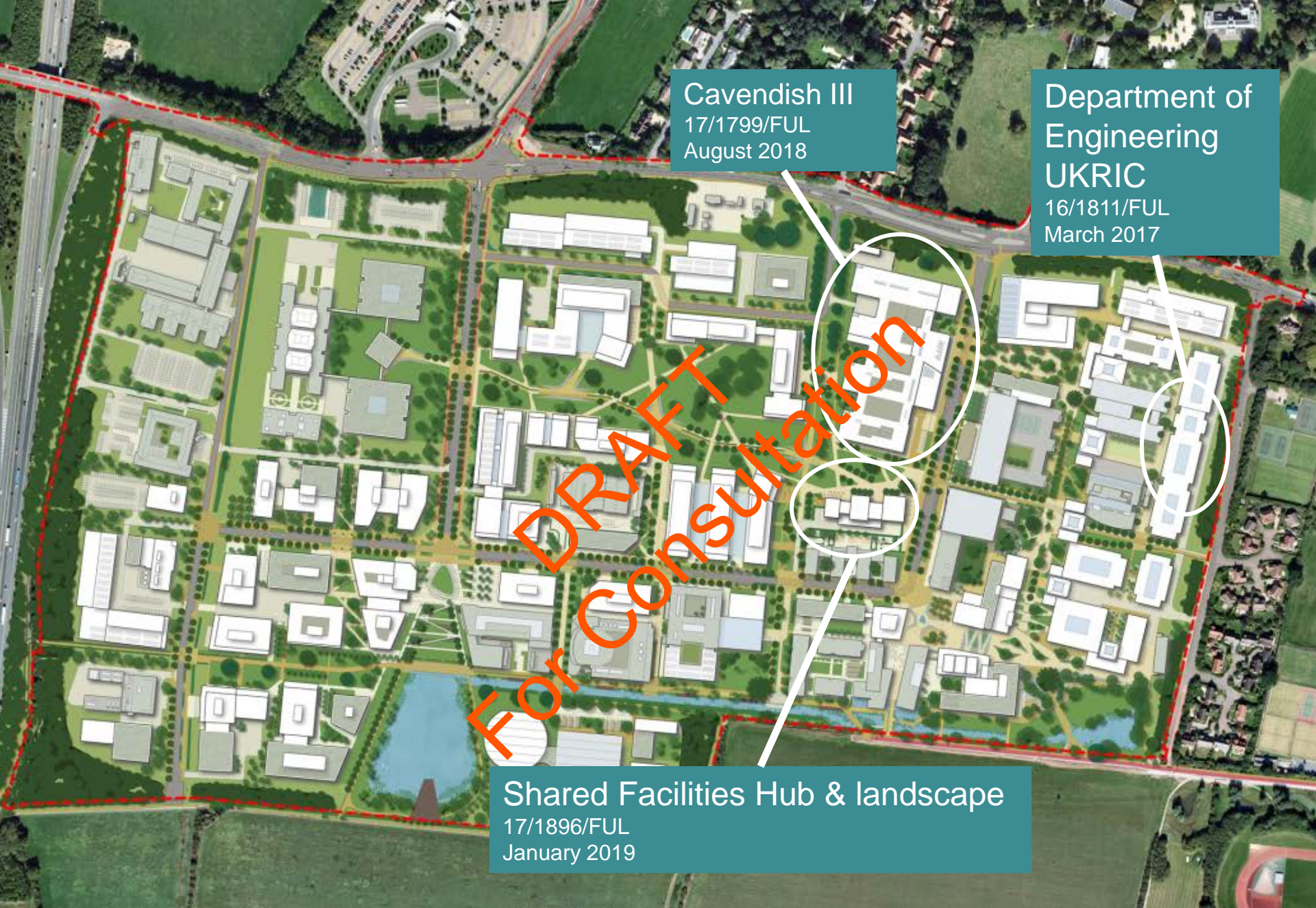


Illustrative Masterplan

Planning Application Process

- Consultation on the planning application was held 28th June 2016 – 25th July 2016
- In response to consultation, a Supplementary Planning Submission was submitted to Cambridge City Council on 10th October 2017
- Consultation on the supplementary submission was held mid Oct-22nd November 2017
- Priority projects have progressed as separate planning applications

DRAFT
For Consultation



Cavendish III
17/1799/FUL
August 2018

Department of
Engineering
UKRIC
16/1811/FUL
March 2017

For Draft Consultation

Shared Facilities Hub & landscape
17/1896/FUL
January 2019

Supplementary Application (2017) Consultation Issues

- Transport
 - Clarifications on transport assessment & transport measures
- Building heights
 - Clarification of proposed heights above ground level
 - Justification of height proposals in SE corner of site
- Clerk Maxwell Road
 - Access / servicing strategy
 - Approach to car parking / scale of multi-storey car park
- Cycling facilities
 - Cycling infrastructure on existing streets
- Air quality
 - Approach to Electric Vehicle charging infrastructure
- Ecology
 - Demonstration of net biodiversity benefit
- Planning Policy
 - Demonstrating compliance with City Council Local Plan adopted October 2018

DRAFT
For Consultation

Supplementary Planning Submission (December 2019)

- Revised Parameter Plans and Parameter Statements
- Revised Design Guidelines
- Planning Statement Addendum
- Revised Design and Access Statement
- Environmental Statement Addendum
- Revised Transport Assessment
- Revised Travel Plan
- Revised Clerk Maxwell Road Servicing Technical Note

DRAFT
For Consultation



Planning Application Programme

- Supplementary Planning Submission will be submitted in mid December 2019
- Consultation will continue into January 2020 (allowing for holiday period)
- Planning Committee expected in February/March 2020






KEY

- Application site boundary
-  Existing Building
-  Area within Building Zone where built development is not proposed


Maximum building heights above ground level


+18 Sample ground level spot height AOD

--- Height range for building

-  Below 13 metres (Max. 2 storeys building*)
-  13 metres - 17 metres (Max. 3 storeys building*)
-  17 metres -21 metres (Max. 4 storeys building*)
-  Above 21 metres (Max. 5 storeys building*)

* note: storeys for academic/commercial floorspace

 Buffer zones with restricted development (max.AOD height specified on plan)

 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.



For Information Only

West Cambridge

- Maximum Building Heights
(maximum height above existing ground level)
Supplementary plan
Oct 2019





KEY

Contextual Information:

- +18 Sample ground level spot height AOD
- +18 Existing building height AOD
- Existing Building
- Area within Building Zone where built development is not proposed

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

- Buffer zones with restricted development (max.AOD height specified on plan)
- 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.

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

West Cambridge

WC/OPA/PAR/05/REV01
- Maximum Building Heights Parameter Plan

September 2017

0 10 50 100m
Scale 1:2500@A1

Reproduced from the Ordnance Survey mapping by permission of Ordnance Survey on behalf of Her Majesty's Stationery Office. Crown Copyright. All rights reserved. Licence No. 100019916. Ordnance Survey.