

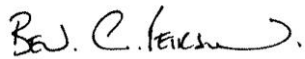



WEST CAMBRIDGE

OUTLINE PLANNING APPLICATION

PLANNING STATEMENT

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1. Introduction

- 1.1.1 This Planning Statement 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.
- 1.1.2 The OPA is submitted 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.
- 1.1.3 The West Cambridge site is designated in the Cambridge Local Plan 2014: Proposed Submission (July 2013) as an Area of Major Change under Policy 18. Policy 18 acknowledges that further development on the site can occur in line with the existing planning permission granted in 1999. The draft policy also recognises the need to make more efficient use of existing employment sites. It supports a greater intensity of development on the site that results in a significant increase in floorspace over that already approved through the extant planning permission, providing that a revised site-wide masterplan has been proposed that takes an integrated and comprehensive approach to the development.
- 1.1.4 The draft Local Plan is currently subject to Examination. As part of this process, the University and City Council agreed a Statement of Common Ground in March 2015 suggesting proposed changes to draft Policy 18. The Statement of Common Ground and policy context are described more fully in Section 5 of this Planning Statement.
- 1.1.5 The description of development (hereafter referred to as the 'Proposed Development') for the OPA is as follows:

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 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 (including adaptations to highways junctions on Madingley Road), pedestrian, cycle and vehicle routes, parking, drainage, open spaces, landscaping and earthworks; and demolition of existing buildings and breaking up of hardstanding.

- 1.1.6 This Planning Statement sets out the description of development for which planning permission is sought. It sets out the structure of the planning application, identifying the material submitted for approval and the various documents and drawings being submitted in support of the application. The Statement also outlines the policy context in which the application is submitted and assesses the proposals against the requirements of relevant national, strategic and local planning policies.
- 1.1.7 The remainder of this Planning Statement is structured as follows:
- **Section 2** describes the Application Site, surrounding context and summarises the planning history;

- **Section 3** provides the detailed description of the Proposed Development, and identifies the drawings and documents submitted for planning approval and provided in support of the planning application;
- **Section 4** sets out the context and need for the Proposed Development;
- **Section 5** sets out the planning policy context within which this application is submitted;
- **Section 6** details how the application responds to and complies with relevant planning policy;
- **Section 7** provides an Open Space Assessment of the Proposed Development;
- **Section 8** presents the planning balance and conclusions.

- **Appendix 1** contains a glossary of terms used within this Planning Statement;
- **Appendix 2** lists the documents submitted with the application and explains how these meet the local validation requirements of Cambridge City Council;
- **Appendix 3** details the approved reserved matters applications and full planning applications pursuant to the 1999 outline permission (ref: C/97/0961/OP) for the West Cambridge site;
- **Appendix 4** presents the development plan policies relevant to the proposal and how these have been addressed through the Proposed Development;
- **Appendix 5** contains the Amenities Delivery Strategy setting out the proposed approach to the delivery of amenities to support the future and existing users of the Site;
- **Appendix 6** lists the Draft Section 106 Heads of Terms to be discussed further with Cambridge City Council and Cambridgeshire County Council; and
- **Appendix 7** provides the Statement of Common Ground between Cambridge City Council and the Applicant in regards to the wording of emerging Local Plan Policy 18, and the addendum relating to draft Policy 40.

1.1.8 During pre-application discussions with officers of Cambridge City Council a number of issues were discussed. The following provides a summary of the principal issues discussed and sets out where in the planning application material each topic is addressed:

- **Employment space provision and anticipated rate of delivery** – Section 4 of this Planning Statement and the Socioeconomic Chapter of the Environmental Statement;
- **Proposed land uses and site vitality** – Section 4 and Section 6 of this Planning Statement;
- **Provision of amenities and timing of delivery** – Appendix 5 of this Planning Statement, which comprises an Amenities Delivery Strategy, setting out the aspirations and principles to guide the delivery of amenities on the site;
- **Scale and nature of green infrastructure (open space)** – Parameter Plans and Statements Document, Design Guidelines, Design and Access Statement and Section 7 of this Planning Statement, which comprises an Open Space Assessment;
- **Building heights & landscape impact** - Parameter Plans and Statements, Design Guidelines, Design and Access Statement and Section 6 of this Planning Statement;
- **Approach to transport assessment** – Section 6 of this Planning Statement, Transport Assessment, Travel Plan and the Transport Chapter of the Environmental Statement;
- **Sustainability** – Sustainability Statement, Energy Statement and Design and Access Statement.

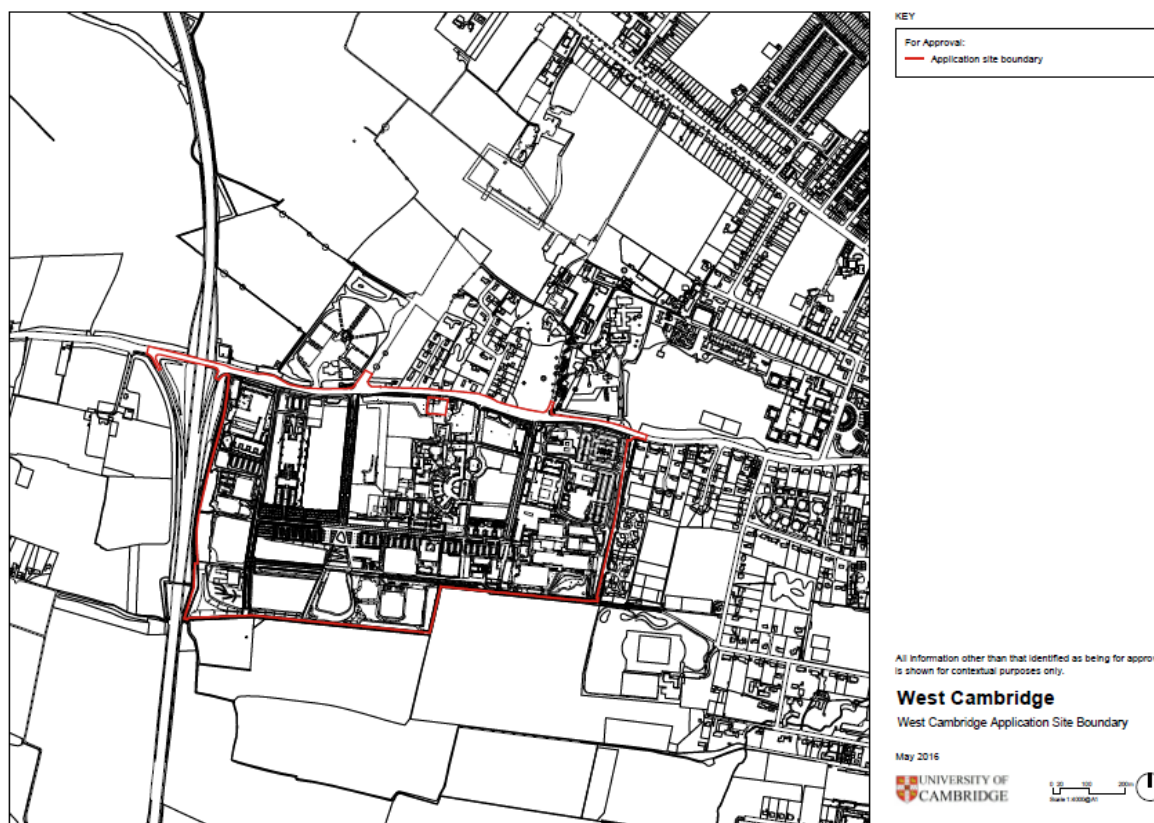
2. The Site, Surroundings and Planning History

2.1 The Application Site

- 2.1.1 The Application Site shown in Figure 2.1 is located approximately 2km to the west of the centre of Cambridge on the edge of the urban area. The site is located to the south of Maddingley Road, one of the main radial routes linking the M11 with Cambridge City centre. Residential properties lie to the east of the site. To the north of the site across Maddingley Road is the Cambridgeshire County Council Park and Ride site, residential properties and open land, beyond which lies the North West Cambridge development site. The M11 forms the western boundary to the Application Site, beyond which lies agricultural land. Agricultural land, residential properties and open land border the Site to the south.
- 2.1.2 Figure 2.2 shows the Application Site boundary outlined in red. This includes all land necessary to carry out the proposed development, including all necessary junction works and access improvements along Maddingley Road required to improve access to the site.
- 2.1.3 The total area of the Application Site is 69.4 hectares. The West Cambridge site itself covers 66 hectares, with the remaining 3.4 hectares within the Application Site comprising adjoining highway land.
- 2.1.4 The Unite Union Building and Substation building, located immediately to the north of The University of Cambridge's Department of Veterinary Medicine, adjacent to Maddingley Road, are excluded from the Application Site as no changes are proposed to these properties.

Figure 2.1: Location of the West Cambridge Site



Figure 2.2: Application Site Boundary

- 2.1.5 A significant number of University buildings already occupy the Application Site, which centre around two main clusters of buildings. The largest cluster of buildings occupies the eastern area and comprises a complex series of inter-connected buildings and service yards dating from the 1970s. These buildings include the Cavendish Laboratory complex and the Whittle Laboratory. The 1970s buildings are interspersed with contemporary buildings constructed in line with the extant planning permission over the last 15 years. The modern buildings include the Roger Needham building, William Gates Building, Centre for Advanced Photonics and Electronics, Physics of Medicine, Broers Building and Forster Court.
- 2.1.6 The second cluster of buildings is located centrally on the Application Site and comprises the Department of Veterinary Medicine on a large central plot which is surrounded by paddocks used by the department. Beyond Charles Babbage Road to the south are the Alan Reece Building and the Department of Materials Science and Metallurgy.
- 2.1.7 A third cluster of buildings is located in the north western part of the Application Site. In addition to the academic buildings the Site accommodates commercial research tenants Schlumberger, Aveva, and British Antarctic Survey.
- 2.1.8 The existing Site includes a number of other uses, notably the University Sports Centre close to the southern boundary of the Site and 110 units of residential accommodation for research students. The latter are located in two blocks close to the junction of JJ Thompson Avenue and Charles Babbage Road.
- 2.1.9 Highway access to the Site is principally from Madingley Road to the north, with access points at High Cross and JJ Thompson Avenue. There is an access to a park and cycle facility in the

north eastern part of the Site from Clerk Maxwell Road. In addition to the main highway access points, there are additional pedestrian and cycle access points along the Coton footpath from the east (and from the west via a bridge across the M11 motorway) and directly from Clerk Maxwell Road to the east of the site.

- 2.1.10 Considerable investment in infrastructure has already taken place, so that there is a substantive network of main site access roads (principally JJ Thompson Avenue, Charles Babbage Avenue and High Cross). There is also a significant network of existing utilities, including a surface water drainage system which comprises an eastern pond to the south of the Cavendish Laboratories, the western lake adjacent to the Sports Centre and a 'canal' feature linking the two.
- 2.1.11 Further description of the existing site conditions can be found in the Design and Access Statement submitted to accompany the planning application.

2.2 Site Surroundings

- 2.2.1 The Application Site is bound to the north by Madingley Road, beyond which are a number of residential properties on Lansdowne Road and Conduit Head, a park and ride facility and University of Cambridge faculty buildings including the Institute of Astronomy at Madingley Rise. The eastern boundary is formed by Clerk Maxwell Road, which separates the site from a collection of detached houses and tennis courts which front the road itself.
- 2.2.2 Further to the east lies the Emmanuel College Recreation Ground fronting onto Wilberforce Road. The University Sports Ground lies to the south east of the Application Site, and is accessed from Wilberforce Road. The Application Site is framed to the south and west by open fields which are designated as Green Belt.
- 2.2.3 The West Cambridge site is adjacent to the Conduit Head Road Conservation Area to the north, but does not fall within this designation. There are a number of listed properties in close proximity to the northern boundary of the Application Site, namely: Grade II Listed White House 40 metres (m) north, Grade II Listed Sallix 100m north and Grade II* Listed Willow House 130m north. This cluster of listed residential properties is located on Conduit Head Road.
- 2.2.4 No statutory ecological designations affect the Application Site. The nearest designation is the Traveller's Rest Pit Site of Special Scientific Interest (SSSI) approximately 550m to the north.
- 2.2.5 These buildings are interspersed by agricultural fields which is the site of the major North West Cambridge Development. This site has been subject to a separate planning application (Ref: 11/1114/OUT) for the development of key worker housing and student accommodation. The outline planning permission for the 120 hectare North West Cambridge Development includes 3,000 homes, 2,000 student bed spaces and 100,000 m² of academic and commercial research work space. 50% of the homes will be affordable, provided on subsidised rents for University and College staff, with the remaining 50% developed by private residential developers for open market sale.
- 2.2.6 Since the outline planning permission was granted in August 2012 the University has secured a number of Reserved Matters Approvals for this scheme. Phase One of the development includes approximately 530 homes for the University and College staff, 450 homes for sale through private residential developers, accommodation for 300 students, community facilities including a Local Centre accommodating retail, a community centre, a police station, primary health care, a school and a hotel.

2.3 Site Planning History

2.3.1 Existing development on the West Cambridge site is based on incremental development since the 1950s. The first significant University development on the site was the School of Veterinary Sciences in 1953-55. Subsequent development included the Cavendish Laboratories in the early 1970s. and the West Cambridge Masterplan, prepared in the mid-late 1990s.

2.3.2 An outline planning permission for the development of the Application Site was granted in March 1999 (ref: C/97/0961/OP) by Cambridge City Council. Planning permission was granted for:

“Outline application for the development of 66.45ha of land for university academic departments (73,000sq.m), research institutes (24,000sq.m), commercial research (41,000sq.m) and associated landscaping; sports centre (10,120sq.m); shared amenities (including shops, banking, food and drink outlets, social facilities and lecture theatre and university stores) (18,000sqm); University residential accommodation (200) units (1.32ha); park and cycle (1.08ha) and associated car parking, new access arrangements, pedestrian and cycle routes and road and junction improvements.”

2.3.3 Since granting the outline planning approval a number of Reserved Matters Applications (RMAs) and Full Planning Applications (FPAs) have been approved. These are outlined in Appendix 3 of this Planning Statement. Some of these approvals result in changes to the original outline consent.

2.3.4 Together with the pre-existing development on the site (approx. 74,000m²), the 1999 masterplan envisaged just over 175,000m² of additional development on the 66 hectare site, as follows:

- 73,000m² Academic floorspace (Class D1);
- 24,000m² Research Institute floorspace (Class B1b and sui generis);
- 41,000m² Commercial Research floorspace (Class B1b);
- 17,000m² Shared Facilities floorspace (Classes A1 – A4 and D1);
- 10,120m² Sports Facilities floorspace (Class D2); and
- 10,000m² Residential floorspace (Class C3).

2.3.5 The original planning consent granted in 1999 was reviewed and updated in 2004. Under Clause 5 of the Fourth Schedule of the S106 Agreement of the 1999 permission, it states *‘From time to time to Review the Master Plan and the Design Guidelines where both parties reasonably agree that such a Review is necessary’*. The parties are the local planning authority (Cambridge City Council) and the University of Cambridge. The University of Cambridge made a formal request for the Masterplan to be reviewed on 22 October 2003, following informal discussion with Council officers.

2.3.6 The documents entitled ‘Master Plan Review January 2004’ and ‘Master Plan Review Addendum Pages April 2004’ were issued to CCC for review and contain the details of the proposed changes to the original outline consent. These documents provided the basis for updating the original 1999 Masterplan and accompanying Environmental Statement and Design Guidelines. A Transportation Study supplement dated January 2004 was also submitted.

2.3.7 The scope of the Masterplan Review proposals comprised:

- Changes that resulted from detailed planning approvals following the original outline permission; and
- Changes to academic and operational requirements.

2.3.8 Table 2.1 provides a summary of floorspace at West Cambridge. This shows that approximately 74,000sqm of floorspace was developed prior to the 1999 planning consent. The 1999 planning consent envisaged a further 175,000sqm of development, taking the total pre-existing and consented floorspace to just over 250,000sqm. To date, just over 164,000sqm has been delivered on site. Significant developments which have been delivered on site since the 1999 planning consent include:

- The Centre for the Physics of Medicine Building;
- The Cavendish Laboratory's Maxwell Centre;
- A new academic research building for the Department of Materials Science and Metallurgy;
- A new academic research space for the Department of Engineering's Electrical Engineering Division at the Centre for Advanced Photonics and Electronics and the Nanoscience Centre;
- A new building to accommodate the Department of Engineering's Institute for Manufacturing;
- The new William Gates Building for the Computer Laboratory;
- A new academic building for the Department of Chemical Engineering and Biotechnology, to collocate academic operations to the Old Addenbrooke's Site and the Application Site; and
- A new B1 use building which is occupied by University Information Services.

2.3.9 Table 2.1 also provides a floorspace summary of the Proposed Development in the sixth column. Note that the figures in this table assume that the full 170,000m² of B1(b) floorspace for which permission is sought is delivered and 200,000m² of D1 academic floorspace is delivered. It also shows the proposed scale of demolition, on the fourth column. The existing buildings to be demolished are shown on the Demolition Plan submitted for approval and include:

- The Cavendish Laboratories;
- The Veterinary School buildings (which includes the 650m² of residential accommodation identified in Table 2.1 which is used by The Veterinary School staff or students only);
- The Whittle Laboratory;
- The Nanoscience Centre;
- Merton Hall Farmhouse; and
- The Atlas Building at the western side of the Site.

Table 2.1: West Cambridge existing floorspace

Land-Use (GFA)	Existing (m ²) ¹	1999 Consent Not Implemented ²	Demolish (m ²)	Refurb'd (m ²)	Proposed (m ²)	TOTAL (m ²) ³
Academic Research (m ²)	102,259 ⁴	27,576	-44,350	-6,100	200,000	257,909
Commercial Research and Research Institute (m ²)	40,386	52,086		-6,100	170,000	210,386
Nursery (m ²)	650				2,500	3,150
Shop, Café Restaurant, Pub - A1-A5 (m ²)					1,000	1,000
Assembly and Leisure	6,060	4,060			4,100	10,160
Residential (m ²)	10,680		-680			10,000
Ancillary Infrastructure (data centre, energy centre)	4,515		-2,540		5,700	7,675
Total (m²)	164,550	83,722	-47,570	0	383,300	500,280

2.3.10 The outline planning consent granted in 1999 and reviewed in 2004 does provide a clear framework for the continuing development of the Application Site to accommodate academic and commercial research floorspace and related uses, as originally consented. However, the existing planning consent does not allow for the intensification of the Site as envisaged by emerging Local Plan Policy 18. Nor does it allow for flexibility in the location of future uses, which is required to meet future user requirements. Furthermore the 1999 masterplan was based on a certain philosophy of private car access which is no longer appropriate. The academic components of the 1999 masterplan have been delivered to the levels anticipated, as have the residential components. However, the delivery of commercial research and shared facilities on the site is well below the levels envisaged in the 1999 planning permission and 2004 review. For these reasons the University and City Council have agreed through the emerging Local Plan policy that it is appropriate to prepare a new site-wide masterplan for comprehensive development to bring this forward, and through a new site-wide planning application.

¹ This includes pre-1999 development plus 1999 consent implemented floorspace (as of September 2015)

² Existing development column plus the 1999 consent not implemented column equates to the 'Do Minimum' scenario (i.e. total floorspace on site 248,272m²)

³ Floorspace totals are the sum of Existing (column 2), Demolished (column 4) and Proposed (column 6)

⁴ The 'Academic Research' total of 102,259m² includes Shared Facilities areas

3. The Proposed Development

3.1 Scope of Application

- 3.1.1 The Proposed Development sets out a long term vision and strategy for the comprehensive development of the whole West Cambridge site. The development will introduce new faculty and research and development buildings, as well as related commercial research and development organisations onto the site. The development will integrate proposals to improve sustainable transport, shared facilities, social amenity space and catering, interim uses and open spaces to transform the character and amenities on the Site. The development comprises energy, surface water drainage and other infrastructure requirements within a sustainable site-wide framework.
- 3.1.2 The planning application for the Proposed Development at West Cambridge comprises:
- **Outline proposals** with all matters reserved for all built development within the West Cambridge site (including academic and commercial floorspace, community facilities and associated open space, pedestrian and cycle routes, vehicle routes, parking, drainage, utilities, landscaping and earthworks).
- 3.1.3 This OPA is supported by a series of Parameter Plans, which specify the parameters, constraints and restrictions within which the outline elements of the development must be contained, in the subsequent approval processes, so that the scheme remains at all times within the scope of the EIA process.
- 3.1.4 This OPA seeks to establish the principle of development, including proposed land uses, their broad distribution and the scale/density of development, whilst providing a clear relationship with the detailed access elements including the design of the access points and associated works. This OPA includes sufficient information to enable the main and likely significant environment impacts of the Proposed Development to be adequately assessed through the Environmental Statement which is submitted in support of the application. This OPA would supersede the existing planning consent (ref: C/97/0961/OP) and 2004 review covering the Application Site, including where relevant existing outstanding obligations.
- 3.1.5 The following paragraphs set out a description for each of element of the Proposed Development and the application documents which are submitted for approval in respect of each.

3.2 Outline Proposals – Mixed-Use Development

- 3.2.1 This OPA seeks outline planning permission for a mixed-use development with details of land use, access, open space, layout and scale reserved for later determination within the parameters set out in the Parameter Plans and Parameters Statements document submitted for approval. This OPA seeks to establish the fundamental structure and components of the development; the details of which would be brought forward at reserved matters stage.
- 3.2.2 The description of development for the outline proposals is as follows. All floorspace figures quoted within this Planning Statement are Gross External Floorspace (GEA) unless expressly stated otherwise.

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 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 (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.

3.2.3 The following paragraphs set out in more detail the elements for which outline planning permission is sought.

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

3.2.4 Within the Application Site built development is proposed within four building zones. Planning application Zone C is divided into four Building Zones. The building zones are shown on Parameter Plan 1. The accompanying Parameter Statement describes the zones set out on the Parameter Plan.

3.2.5 The total proposed floorspace is up to 383,300m² (in GEA) across all four building zones. The majority of this floorspace will be developed as academic research (Class D1) and commercial research (Class B1b). No more than 170,000 sqm will be commercial floorspace.

3.2.6 The remaining floorspace is intended to incorporate up to 2,500m² of Nursery space (Class D1), up to 1,000m² of community facilities (Classes A1-A5) including shops, café and restaurant, up to 4,100m² of assembly and leisure (Class D2) and up to 5,700m² of ancillary infrastructure (sui generis). Refer to Parameter Plan 2 for further information on the disposition of land uses within the Application Site.

3.2.7 The figures for each of the four development zones will be subject to the overriding maxima in terms of total floorspace for the Proposed Development and total floorspace within particular categories of development. Table 3.1 identifies the maximum floorspace limits for which permission is sought across the four building zones and by use class. As defined, the floorspace maximums seek to ensure an appropriate level of flexibility to enable the applicant to respond to future change in academic and commercial demand, within the constraints of the application and the conclusions of the Environmental Impact Assessment (EIA).

Table 3.1: Proposed floorspace

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

Landscape and Public Realm

3.2.8 Outline planning permission is sought for a minimum of 6 hectares of new public open space as part of the OPA, as shown on the Landscape and Public Realm Parameter Plan (Parameter Plan 4) which is submitted for approval. This will be delivered alongside other open spaces across the Site which will be retained for site users.

3.2.9 The Landscape and Public Realm Parameter Plan identifies a network of new public open spaces and corridors through the Application Site. Open spaces will help to establish the character and quality of the development, as well as where possible accommodating related initiatives such as green sustainable drainage systems (SuDS) and improved habitat corridors. The open space network will provide a variety of uses including informal recreation amenity and outdoor entertainment, landscaping and pedestrian and cycle routes.

3.2.10 Principal open spaces to be provided within the Proposed Development are:

- Meeting and informal recreation spaces at the East and West Forums. These are focused around existing water bodies which have ecological, landscape, and drainage functions. The East Forum will provide a minimum of 0.3 hectares of publically accessible open space. The West Forum will provide a minimum of 0.27 hectares of publically accessible open space;
- The Central Green will be a new primary open space which will be readily accessible by all site users. It will provide a central open space of a scale and character which will provide amenity for the Site. The Central Green will provide at least 2.9 hectares of publically accessible open space; and
- Areas to the south of the East and West Forums will be connected by the existing linear water feature (swale) within the Southern Ecological Corridor. This is an important environmental asset providing an ecological and surface water attenuation corridor adjacent to pedestrian and cycle path.

3.2.11 Detailed design of the open space areas will be agreed through the reserved matters applications. Principles and guidelines to inform the detailed design of landscape and public realm are set out in the Design Principles and Guidelines document, submitted for approval.

3.2.12 The Proposed Development recognises the contribution made by the existing open and landscaped spaces within the Application Site. These will be retained and wherever appropriate enhanced as part of the proposals.

Access and Movement

3.2.13 The Access and Movement Parameter Plan (Parameter Plan 3) defines the vehicular, pedestrian and cycle movement strategy associated with the Proposed Development. The Proposed Development introduces opportunities to improve movement to and across the Site through delivery of a series of existing, enhanced and new vehicular access points off Madingley Road. These will be delivered over the duration of the development timeline, to a programme to be determined. These access points are:

- The existing traffic signal controlled High Cross junction to include a restriction on turning right into the Site from Madingley Road;
- The existing JJ Thomson Avenue priority junction will be subject to a traffic signal controlled upgrade;
- The existing Clerk Maxwell Road priority junction will be subject to a potential to a traffic signal controlled upgrade;
- A new traffic signal controlled, restricted movement (right in/left out), access junction onto Madingley Road at the western end of the site; and
- Improvements to the existing priority junction between JJ Thompson Avenue and High Cross, to provide limited service access only for occupiers adjacent to Madingley Road.

3.2.14 Access to the Site will be from the north and east off Madingley Road and Clerk Maxwell Road respectively. The four main roads on site (JJ Thompson Avenue, Charles Babbage Road, High Cross Road and Western Access/Ada Lovelace Road) will all be retained and used as the principal means for vehicular access to and across the Site.

3.2.15 The Proposed Development will include new pedestrian and cycle access routes between the Site and surrounding area, to create a better connected network, as outlined below:

- From the existing traffic signal controlled Madingley Road and High Cross junction;
- From the existing toucan crossing at the Madingley Road and JJ Thompson Avenue priority junction;
- Via a new toucan crossing at the Madingley Road and Clerk Maxwell Road junction;
- The existing access to the Vet School from Madingley Road;
- By several connections to the existing Coton Path to the south, connecting to the west across the M11 to provide a connection towards Coton and Madingley Road, and the east to Clerk Maxwell Road, Wilberforce Road and towards Adams Road; and
- Through a second east to west route from the existing entrance to the Site from Clerk Maxwell Road, continuing westwards across JJ Thompson Avenue and through the Central Gardens to link with High Cross Road.

3.2.16 A north-south route will extend from the West Forum and along High Cross Road where the route will continue northwards towards the North West Cambridge development. Additional secondary pedestrian and cycle routes will increase connectivity through the Site. Additional secondary roads will be constructed within the Site which will enhance north-south and east-west connectivity through the site.

Building Heights

- 3.2.17 The Maximum Building Heights Parameter Plan (Parameter Plan 5) defines the maximum heights of buildings to be delivered on-Site. The Parameter Plan confirms that the central buildings on site will constitute the tallest built elements, with maximum heights stepping downwards towards the site edges along Madingley Road and Clerk Maxwell Road.
- 3.2.18 The proposed Energy Centre, which is to be located to the western side of the Site has a flue with a maximum height of 50m Above Ordnance Datum (AOD). The prevailing ground level across the site is 18-20m AOD.
- 3.2.19 With the exception of the Energy Centre flue, the tallest buildings on site will generally measure up to a maximum of 41m AOD (including rooftop plant but excluding flues). Given the general ground level of the site between 18m and 21m, this scale of development equates to up to four storeys of commercial/academic development. However, a limited number of taller built elements are proposed, with a maximum height of up to 49m AOD. Given the general ground level of the site between 18m and 21m, this scale of development equates to up to six storeys of commercial/academic development in discrete locations. The precise location of these elements will be determined at reserved matters stage, in accordance with the Design Principles and Guidelines which are submitted for approval.

Demolition Works

- 3.2.20 The buildings and structures which it is proposed will be demolished are shown on the Existing Buildings Demolition Plan.

Earthworks and Remediation

- 3.2.21 Outline planning permission is sought for earthworks operations to reuse construction arisings within the Site, building up ground levels and providing landscape bunds, together with land remediation works. Mitigation measures for contaminated land will be determined through additional site investigations. A remediation strategy and options appraisal will be undertaken as required with full consultation and approval of the Local Planning Authority.
- 3.2.22 Mitigation of construction impacts will be implemented through the development of an effective Construction Environment Management Plan (CEMP) to ensure good practice and emphasise environmental protection. Specific measures to mitigate the impacts from asbestos in soils will be included within the CEMP and remediation strategy for the site.
- 3.2.23 Further details of mitigation and remediation measures to be implemented at the site are outlined in the Geology, Soils and Contamination Chapter of the Environmental Statement and the Waste Management Plan submitted in support of the planning application.

Utilities Infrastructure

- 3.2.24 Outline planning permission is sought for infrastructure services. The Proposed Development includes moving, diverting and replacing services to accommodate the clearance of site areas for future development. The proposed approach to supplying the Proposed Development with utilities is outlined in the accompanying Utilities Statement.
- 3.2.25 In summary, proposed on-Site electricity supply is expected to be supplied via an existing 11kV Point of Connection (POC) at the existing Madingley Road Primary Substation, with off-Site reinforcement works to transformer capacity, cable size and overhead line. The new supply of gas is anticipated to link with the existing network via a POC along JJ Thompson Avenue, although potential additional gas demand may require an additional POC off-Site.

This would require agreement with the Council at Reserved Matters Stage. In regards to potable water supply, a combination of utilising current capacity along trunk mains and reinforcing a section of those mains along Queens Road, Madingley Road and Lady Margaret Road are to be delivered. However, further discussions are required with Cambridge Water to confirm demand requirements of each plot on-Site.

Surface Water Drainage

- 3.2.26 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 rRelocation 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.
- 3.2.27 Discussions have taken place with the Environment Agency, which has agreed to this strategy. Agreement has also been given to for the relocation of three of the connection points that would not function effectively with the proposed masterplan layout. The relocated connections and discharge rates can be combined together. 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.

Foul Water Drainage

- 3.2.28 The proposed foul water drainage strategy is to retain the existing arrangement within the Application Site where possible.
- 3.2.29 The foul discharge for the West Cambridge Site drains eastwards to Anglian Water public sewers. The overall capacity to receive development flows has been assessed by Anglian Water Developer Services.
- 3.2.30 Further detail is provided in the accompanying Utilities Statement.

3.3 Documents for Approval

- 3.3.1 The documents and drawings submitted for approval are listed below in Table 3.2.

Drawing / Document for Approval	Reference	Status
Application Form, Certificates and Notices		For Approval
Parameter Plans and Parameter Statements Document Comprising:		For Approval
- Planning Application Boundary	WC/OPA/APP/01	
- Demolition Plan	WC/OPA/APP/02	For Approval
- Development Building Zones Parameter Plan	WC/OPA/PAR/01	For Approval
- Land Use Parameter Plan	WC/OPA/PAR/02	For Approval
- Access and Movement Parameter Plan	WC/OPA/PAR/03	For Approval
- Landscape and Public Realm Parameter Plan	WC/OPA/PAR/04	For Approval
- Maximum Building Heights Parameter Plan	WC/OPA/PAR/05	For Approval
Design Guidelines	For Approval	

3.4 Other submitted drawings and documents

- 3.4.1 Table 3.3 below lists all other submitted drawings and documents which support the PA, but are contextual only. Appendix 3 explains in further detail how the submitted documents and drawings comply with CCC's local validation requirements.

Table 3.3 Supporting Drawings and Documents

Drawing / Document	Details
Supporting Drawings	
Site Location Plan – WC/APP/CON/01	These plans are submitted to provide detail of the existing context of the development site and provide illustrations of the Proposed Development.
Land Ownership Plan (Blue Line Plan) – WC/APP/CON/O2	
Site-Wide Illustrative Masterplan – WC/APP/ILL/01	
Existing Utilities and Ground Levels Plan – 31500/2001/SK20-SK23	
Supporting Planning Documents	
Planning Statement	This Planning Statement sets out the description of the Proposed Development for which planning permission is sought and how the Proposed Development accords with national and local planning policy. The Planning Statement includes an Open Space Assessment (Section 7) and draft Planning Obligations Heads of Terms (Appendix 6).
Design and Access Statement	The Design and Access Statement (DAS) has been prepared in accordance with sections 62 and 327A of the Town and Country Planning Act. The Statement outlines the overall vision and objectives for the development, sustainability principles and the design process used to define the final preferred option of the site-wide masterplan. The DAS explains how the proposals respond to the physical, economic and social context of the Application Site and surrounding areas.
Statement of Community Involvement	The Statement of Community Involvement describes the public and stakeholder consultation processes which have informed the Proposed Development.
Sustainability Statement	The Sustainability Statement appraises the elements of the scheme that address sustainable development issues, and provides a framework to inform preparation of detailed proposals. Appendix 5 provides a response to the City's Council's Sustainable Design and Construction SPD Checklist
Transport Assessment	The Transport Assessment (TA) sets out the parameters for development in transport terms, including an assessment of existing conditions, a trip generation and distribution assessment and a highway network assessment. The TA also includes justification for the extent and design of proposed car and cycle parking provision.
Travel Plan	The Framework Travel Plan accompanies the TA and sets out the overarching strategy for reducing dependence on the private car. It incorporates a set of measures and targets that seek to reduce the impact of travel and transport on the environment whilst bringing other benefits to the wider community.
Flood Risk Assessment and Drainage Strategy	The Flood Risk Assessment (FRA) identifies and assesses the risks of all forms of flooding to and from the development and demonstrates how these flood risks will be managed. The FRA

Drawing / Document	Details
	also sets out the proposals in regards to drainage and SuDs.
Energy Statement	The Energy Statement includes an assessment of energy efficiency and the type and quantities of raw materials used and energy required during the construction process.
Waste Management Plan	The Waste Management Plan includes details of construction waste management, operational waste management and refuse disposal details.
Utilities Statement	The Utilities Statement explains how the Proposed Development will be provided with utilities and reports on the consultation which has taken place with statutory providers.
Construction and Environmental Management Plan	The Construction and Environmental Management Plan (CEMP) sets out the management procedures to be adopted during construction for the Proposed Development.
Environmental Statement	
Environmental Statement Volume 1 Non- Technical Summary	<p>The Environmental Statement (ES) provides an assessment of the potential effects of the Proposed Development upon the natural, social and economic environment. The ES is a requirement of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 where the environment is identified as likely to be significantly affected by the Proposed Development.</p> <p>The Non Technical Summary of the information contained in the ES, provides an overview of the key information and conclusions of the main report. It can be read as a stand-alone document that enables the public and non- technical experts to understand the main findings of the EIA in accessible plain language.</p>
Environmental Statement Volume 2 Main Report	<p>Volume 2 consists of the main ES report setting out the findings of the environmental impact assessment in relation to:</p> <ul style="list-style-type: none"> - Ecology - Historic Environment - Landscape & Visual - Socio-Economics - Traffic & Transport - Air Quality - Noise and Vibration - Water Environment - Ground Conditions - Cumulative Effects <p>The main report concludes with an assessment of the cumulative effects of the environmental impact of the development.</p>
Environmental Statement Volume 3 Technical Appendices	<p>Volume 3 contains a series of technical appendices, figures and reports which support the main ES report, including:</p> <ul style="list-style-type: none"> - Scoping Opinion; - Responses to Scoping Opinion; - Ecology Legislation; - Survey Method Details; - County Wildlife Site Vegetation Survey Results; - Target Notes; - Great Crested Newts Survey Results; - Bat Survey Results; - Badger Survey Results;

Drawing / Document	Details
	<ul style="list-style-type: none"> - Breeding Bird Survey Results; - Archaeological Evaluation; - Built Heritage Impact Assessment; - Arboricultural report; - Visual Receptor Photosheets - Visualisations; - Employment Calculations; - Base Year Traffic Flows; - Baseline Severance; - Construction Assessment; - Human Health Receptors; - Monitoring Data; - Traffic Data; - Energy Centre Modelling Inputs; - Predicted Concentrations Impact Scenarios; - Predicted Deposition Rates at Ecological Sites; - Predicted Energy Centre Emissions; - Terminology; - Noise Survey Methods and Results; - Construction Noise and Vibration Assessment; - Traffic Data Used for Noise Modelling; - Ground Investigation Report; - Ecological Phase 1 Report; and - In-combination Assessment.

3.5 Pre-Application Discussions

3.5.1 The University of Cambridge is the cornerstone of Cambridge's academic community and is a key employer. The Applicant's contribution to the city's prosperity is significant and its future development and expansion is anticipated by the Council through the emerging Policy 18 of the Local Plan 2014.

3.5.2 The OPA has been developed through extensive pre-application discussions with Cambridge City Council to ensure that the application will meet the requirements of the Local Plan's policy aspirations for the West Cambridge site. The pre-application discussions have been important in the evolution of the Proposed Development.

In March 2015 the Applicant and CCC agreed a Statement of Common Ground setting out proposed amendments to emerging Policy 18 of the Local Plan 2014. This acknowledged the shared aspiration for intensification of the site, a more holistic approach to development and emphasis on quality of place. This statement sets out agreed changes to the wording of the draft policy and supporting text, including changes to the requirements for the site-wide masterplan and amendments to the information to be provided to support proposals for commercial research floorspace. Further details are provided in Section 5 of this Statement. It is against this background that the pre-application discussions on this proposal have taken place.

3.6 Consultation

3.6.1 The Applicant has undertaken an extensive consultation exercise since 2014, which have included a range of activities to inform and engage existing site users, potential site occupiers, the local community, businesses and other stakeholders on the site-wide proposals. Consultation events have been held on site, and as part of the established North West Cambridge Community Group. The Applicant has also established a specific West

Cambridge Forum to engage with interested parties through the evolution of the Proposed Development.

- 3.6.2 Overall the consultation exercise revealed general support for the site-wide proposals with a number of themes raised by consultees such as improving pedestrian linkages enhancing sustainable access and provision of amenities. The emerging proposals have been the subject of two reviews by the Cambridge Quality Panel, the first in April 2015 and again in March 2016. Further details on the collaborative design process and stakeholder consultation undertaken as part of this application process is provided in the Statement of Community Involvement that accompanies the OPA.

4. Background and Context for Development

4.1. Introduction

- 4.1.1 This section of the Planning Statement sets out the background and rationale for the Proposed Development. It summarises the principal requirements for academic research and commercial research, and explains the contribution of the Proposed Development to the economic success of the City and wider sub-region.

4.2. Academic Development

Overview

- 4.2.1 For many years The University's strategy for West Cambridge has been to develop the site for research in the Physical Sciences and Technology. That strategy was supported at the time that the original outline planning application was being considered in 1997-99: the City Council Officer's report to the Planning Sub-committee meeting of 31 March 1999 notes that 'It is anticipated that the department of Engineering, Material Sciences and Metallurgy and Computer Sciences will relocate to the West Cambridge Site'. The University's Estate Strategy (2000-2001) includes a statement that 'the University's long-term overall locational strategy is...to develop the West Cambridge site for physical sciences and technology departments, and associated support functions'. This approach remains a cornerstone of the University's strategy for the development of its estate.
- 4.2.2 The rationale is to enable the Physical Sciences and Technology to move from cramped and outdated accommodation to buildings that are fit-for-purpose for 21st century science, and which enable the research base to diversify and grow - In practice that means relocation from historic places in central Cambridge where science and technology departments were originally developed. The University's strategy is to re-purpose those sites for uses that are better suited for the accommodation available. The New Museums Site, for example, where physical sciences developed from the opening of the Cavendish laboratory in 1874, is being re-planned to accommodate conservation biology, social sciences and student services, which are primarily office based uses, together with museums and teaching & learning spaces.
- 4.2.3 The University's vision for West Cambridge is for the site to become the world-leading location for research in the Physical Sciences and Technology. This is important for the University, the City, and the sub-region, and will help to fulfil the City Council's Vision for the City to 'continue to develop as a centre of excellence and world leader in the fields of higher education and research, and will foster the dynamism, prosperity and further expansion of the knowledge based economy...' The focus of academic research in the physical sciences at West Cambridge also provides these academic researchers with far greater opportunity to co-locate with commercial operators undertaking research and development activity. This is a key benefit in helping to keep the University's research world-leading and providing access to appropriately diversified sources of funding.
- 4.2.4 Significant progress has been made to date in developing West Cambridge for Physical Sciences and Technology:

Physical Science related development

- The Centre for the Physics of Medicine Building, which hosts collaborative partnerships in research between physical and life sciences;

- The Cavendish Laboratory's Maxwell Centre, which hosts research partnerships with industry on physical sciences and sustainability; and
- A new academic research building for the Department of Materials Science and Metallurgy (which relocated from the New Museums Site).

Technology related development

- New academic research space for the Department of Engineering's Electrical Engineering Division at the Centre for Advanced Photonics and Electronics (CAPE) building and the Nanoscience Centre;
- A new academic building to accommodate the Department of Engineering's Institute for Manufacturing (Alan Reece Building);
- A new academic building for the Computer Laboratory (William Gates Building), which relocated from the New Museums Site;
- A new academic building for the Department of Chemical Engineering & Biotechnology, to collocate academic operations currently located at the New Museums Site, the Old Addenbrooke's Site and West Cambridge; and
- A new B1 use building, originally occupied by Microsoft but now occupied by University Information Services, which provides computing facilities and related services in support of IT in the University.

4.2.5 There are major new proposals for development at the site in the University's Capital Plan:

- Redevelopment the Cavendish Laboratory, at a new location on the West Cambridge site;
- Relocation of the remaining four Divisions of the Department of Engineering, currently located at Trumpington Street, to collocate with the two Divisions already established at the West Cambridge Site;
- Relocation of the Vet School from West Cambridge; and
- The Shared Facilities Hub.

4.2.6 Approximately 74,000sqm of floorspace was developed at West Cambridge prior to the 1999 masterplan. The 1999 planning consent envisaged a further 175,000sqm of development, taking the total pre-existing and consented floorspace to just over 250,000m². To date, just over 164,000m² has been delivered on site, so 90,000sqm of new development has been delivered since 1999. Academic development at West Cambridge has nearly exhausted the capacity available through the extent outline planning permission granted in 1999. Since 1999 44,530m² of academic space has been delivered at West Cambridge, or approximately 3,000m² per annum, on average.

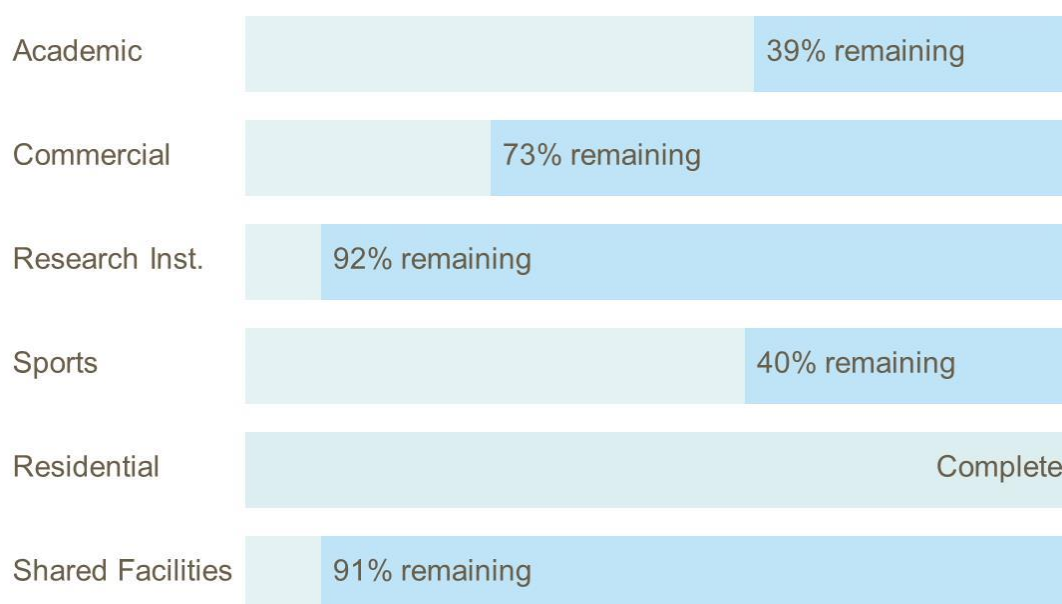


Figure 4.1: Proportional build out of 1999 consent to date by general use category

- 4.2.7 The University faces a major challenge, however, in meeting the needs of development in the short, medium and long term, given the limited supply of land available at West Cambridge and other operational sites. The locational strategy for other academic development is to develop the life sciences at and close to Cambridge Biomedical Campus and the Biocentrum (in central Cambridge), and the arts and humanities at the Sidgwick Site and the New Museums Site. The University's land at those locations is already densely developed.
- 4.2.8 The University's general strategy is therefore to bring forward masterplans for all of these sites, to ensure that development capacity is optimised, and also to deliver the quality of place appropriate for world class teaching and research.
- 4.2.9 Delivery of the new outline planning permission for West Cambridge will generate the additional capacity needed for the redevelopment of the Cavendish Laboratory and the relocation of the Department of Engineering divisions from Trumpington Street. It would also support future moves of other University departments/institutes in the Physical Sciences and technology, as well as growth in the established research base at the site. Future opportunities for relocation would be identified through the University's annual cycle of academic planning, then explored through development of an academic business case (including the potential fundraising opportunities), and if agreed by the University, developed through detailed design proposals and the town planning process.
- 4.2.10 Academic development of the site therefore results from three main factors:
- The relocation of academic uses from central Cambridge;
 - Growth in research activities from those relocated uses, many of which were previously/are currently operating in built space that is outdated, not fit-for-purpose, and which constrained/constrains academic research; and
 - The growth in the current academic research base already located at West Cambridge.

Academic Development Trajectory

- 4.2.11 University development projects are planned through the University's Capital Planning Process and programmed through its Capital Plan. Most major academic development projects are dependent on a mix of internal funding from University sources and external funding. External funding is sought from a variety of sources, including UK government, research councils, industry, charitable sources and philanthropy.
- 4.2.12 The University's office for Development and Alumni Relations proactively works with academic schools, departments and institutes to seek external funding. The University's Vision for the current fundraising campaign makes explicit reference to the development of West Cambridge:
- "We want to increase our impact on the world. We want to raise £2 billion to:*
- *Create new professorships to attract more world-leading academics to lead teaching and research;*
 - *Transform the Biomedical Campus into a global centre where new treatments are created, tested and delivered, all on one site;*
 - *Expand the West Cambridge site and increase its standing as an international science and innovation hub; and*
 - *Increase our graduate student population."*
- 4.2.13 The reliance on different funding sources means that the implementation of any individual project is linked to the delivery of the funding package, including external funding. The phasing of academic development is, therefore, strongly influenced by funding, which can and does result in development plots coming forward in a different sequence to the approach common to, say, housing development on greenfield sites.

4.3. Commercial Research Development

Overview

- 4.3.1 The demand for commercial property to meet the needs of research and development (R&D) businesses in and around Cambridge is far outstripping the supply of space, particularly within the City boundary, where much of the demand is located.
- 4.3.2 The University is promoting commercial research uses within use class B1(b) on the West Cambridge Site that have the potential to support knowledge transfer and/or open innovation. In this context, knowledge transfer refers to the exchange of knowledge between organisations. From a business perspective Open Innovation promotes the use of purposive inflows and outflows of knowledge between research and commercial sectors to accelerate internal innovation, and expand the markets for external use of innovation, respectively. There is benefit in being at the very heart of a research intensive cluster, very close to both the research base and other businesses undertaking R&D.
- 4.3.3 A development cluster for University science and technology research, knowledge transfer and/or open innovation will encourage the development of the higher education cluster and benefit the economy of the Cambridge sub-region and the United Kingdom.
- 4.3.4 More commercial research operators are now seeking co-location with the research base and other relevant commercial activities so as to foster greater efficiency. Day-to-day working relationships can be far more effective if working on joint projects. Relationships can be built with people and an environment is created which promotes access to and the sharing of ideas and equipment etc. Social capital is built, whereby new ideas and contacts are generated. This growing phenomenon is what is driving up demand for commercial research floorspace

within Cambridge and helps the University compete more effectively on the global stage of research excellence/impact.

University Innovation Strategy

- 4.3.5 In response to this growing demand, the University has prepared an Innovation Strategy for the development of commercial research at the West Cambridge and the North West Cambridge sites. This includes policy for the selection of commercial research occupiers, together with a new governance structure to manage the decision-taking process. The process of selecting commercial occupiers will be informed by the extent to which research innovation with academic research and/or other research uses exists, or has the potential to develop.
- 4.3.6 It is proposed that any reserved matters application for commercial research floorspace following the grant of outline planning permission will be accompanied by a Planning Statement setting out how the proposed development will support knowledge transfer and/or open innovation in respect of higher education uses, associated sui generis research establishments, academic research institutes and/or other Class B1(b) uses. This is in accordance with proposed changes to supporting text relating to Local Plan Policy 18 set out in the Statement of Common Ground between the City Council and the University in March 2015.

Commercial Development Trajectory

- 4.3.7 The growth of the physical sciences research base at West Cambridge, alongside the increasing focus on Cambridge as a centre for open innovation, is expected to drive significant levels of demand from Commercial R&D businesses at West Cambridge. The opportunity for businesses co-locate with leading academic research faculty within a city with a growing entrepreneurial community will be one which many will find compelling. Experience from similar innovation hotspots across the world is that this will lead to growing levels of demand as companies identify key locations and seek a presence in them.
- 4.3.8 The development at West Cambridge will particularly appeal to those businesses with an interest in the research disciplines the University has and will locate here, but will also appeal to a broader audience of R&D intensive businesses that work in other fields, helping to create a vibrant community that works collaboratively across disciplines. This will fuel the level of demand that could reasonably be anticipated for the site.
- 4.3.9 This demand is evidenced by data from Bidwells databook which in Spring 2016 recorded unsatisfied floorspace requirements of 179,000m² (1.9m ft²) for office and laboratory accommodation, against an average over the previous 10 years of 118,000sqm (1.25m ft²). Bidwells also recorded take up of floorspace at 112,000m² (1.2m ft²) in 2015 against an average for the previous 10 years of around 45,000sqm (485,000 ft²). A significant proportion of both requirements and take-up figures will be for commercial R&D businesses.
- 4.3.10 The average rate of take up of Commercial R&D floor space at West Cambridge will be influenced not just by the strength of the sub-regional economy but also by the ways in which the University is able to provide 'added value' to businesses thinking of investing into Cambridge, alongside its activity, and the speed with which the University is able to get on and deliver such floor space. There is currently change underway in terms of how businesses undertake their R&D, and where they choose to do this. With significant locational changes being a key part of this, and a desire by businesses to locate in Open Innovation Hotspots amongst other relevant activity, it is imperative that early opportunity is created to deliver the floor space such businesses are looking for at West Cambridge.

4.3.11 Overall it is quite conceivable that development could be delivered at a rate of 5,000 to 10,000sqm GFA per annum. This is faster than the historic rate of development at Cambridge Science Park (where the average rate has been in the order of 4,000sqm GFA per annum) but reflects the increasing demand for commercial R&D floorspace across the city and sub-region. At these average rates the expected first phase of commercial R&D (outlined below) could take 5-10 years to develop. Should the full commercial allocation be developed this could take around 15-35 years.

4.4. Overall Development Phasing

Overview

4.4.1 As explained above, the phasing of development at West Cambridge will be dependent on the availability of funding for academic development, and on the demand arising from commercial research operators. For this reason, a precise phasing strategy cannot be identified at this stage. However, the development proposals have been informed by a general aspiration for phased build-out of the site. This is illustrated in the following figures, which show the phasing aspiration using the illustrative masterplan.

4.4.2 In each of the figures, those buildings shown in white are Proposed Development, those shown in grey are existing buildings. (Please note that this phasing is purely illustrative and the location of development in each of the phases is in no way fixed at this stage).

Priority Projects

4.4.3 The proposed Priority Projects, show in Figure 4.2 comprises seven principal components:

- Cavendish III (new Cavendish laboratories to replace the existing facility located at the south west of the West Cambridge site);
- Department of Engineering developments, including the proposed Civil Engineering facility;
- A shared facilities hub, expected to be located to the south of Cavendish III, which will provide a range of facilities to be shared by site users including meeting rooms, teaching spaces, learning resources and catering facilities;
- Some commercial research development, which is expected to be clustered around the West Forum, to the west of the site;
- Multi-storey car parking to serve academic and commercial research development;
- Energy centre to the west of the site;
- Associated highways works, public realm and related infrastructure.



Figure 4.2: Illustration of anticipated Priority Projects

- 4.4.4 The amount of development proposed within the Phase One development for each of these four components is shown in Table 4.1 below. This scale of development is consistent with the Key Phase One identified in the Transport Assessment which accompanies the planning application.

Component	Use Class	Floorspace m ² (GEA)Status
Academic Floorspace (including Shared Facilities Hub)	D1	90,000
Ancillary infrastructure (Data Centre/ Energy Centre)	D1/A5	7,300
Commercial Research	B1(b)	52,000
Total	-	149,300

- 4.4.5 The location of the priority projects shown in Figure 4.2 is entirely illustrative, and the main control is the floorspace allowance in Key Phase one. The exact spatial distribution of this floorspace is yet to be confirmed, and is subject to review

Notional Interim Development and Full Development

- 4.4.6 The notional interim phases of development are expected to comprise further development of the eastern part of the Site, including the redevelopment of the Site currently occupied by the Cavendish Laboratories, as depicted by Figure 4.3 below. Other development may also occur along Charles Babbage Road, and further consolidation of development close to the West Forum.



Figure 4.3: Illustration of notional Interim development alongside Priority Projects

- 4.4.7 The notional final phase of development comprises redevelopment of the Veterinary School site, after its relocation to an alternative site, together with further development of the University Sports Centre, as depicted by Figure 4.4.



Figure 4.4: Illustration of Full Development

4.5. Employment

Employment Generation

- 4.5.1 The socio-economic assessment which forms part of the Environmental Statement submitted in support of the planning application estimates the employment generation associated with the proposed development. Based on a construction value estimated to be £1.8 billion, and using an average construction turnover per employee of £225,000, the proposed development will create 8,000 construction person year jobs. This is equivalent to 800 FTE construction jobs over the Development's 15 year construction period. Assuming a moderate composite multiplier of 1.25 at the local level and 1.50 at the regional level, construction could indirectly support a further 200 jobs locally and 400 jobs regionally.
- 4.5.2 During the operational phase, when the development is complete, the socio-economic assessment work estimates that the proposed development, together with the existing uses on site, could accommodate around 14,000 jobs. This compares with approximately 4,000 academic and commercial employees on site at present. The 14,000 jobs is the maximum probable number of employees that could be accommodated on site, and assumes that the full provision of commercial research floorspace is delivered (170,000 m² GEA of new commercial research floorspace).
- 4.5.3 The ultimate maximum number of approximately 14,000 jobs to be accommodated on site can be divided between:
- Academic – approximately 4,200;
 - Commercial research – approximately 9,400;
 - Retail / food and drink (the vast majority of which would be floorspace falling within the D1 academic and B1(b) use classes – around 380; and
 - Nursery and sports centre – up to 40.
- 4.5.4 The employment estimate above assumes that the commercial research floorspace is split between 80% office accommodation, 10% dry lab and 10% workshop. It may be the case that a higher proportion of the commercial floorspace is dry lab/workshop use in comparison to this assumed split, If so, the level of employment will be lower due to the lower employment densities associated with dry labs/workshops in comparison to office floorspace.
- 4.5.5 If 14,000 represents the maximum probable employment to be accommodated on the site at the end of the development (including the retained occupiers), the realistic minimum employment at the end of the development period is estimated to be 10,000. This is based on the retention of the existing commercial research occupiers on site, but assumes that no further commercial research space is delivered. All additional floorspace would be academic facilities, together with small-scale retail, leisure which give rise to modest employment generation. This level is lower than the 14,000 maximum due to the lower employment densities associated with academic space in comparison to commercial research floorspace.
- 4.5.6 Although the precise level of employment to be ultimately accommodated on the site will depend on the final balance of academic facilities and commercial research space, and the precise nature of each, it is clear that the proposed development will, therefore, make a major contribution to meeting Local Plan employment objectives over the plan period to deliver 8,800 jobs in the B (employment) use classes.

5. Planning Policy Context

5.1. Introduction

5.5.1 This section summarises the relevant planning policy context for the Proposed Development at national and local levels. It considers the statutory development plan policies against which the Proposed Development should be considered, as well as other material considerations. These policies provide the context within which the proposals for the development at West Cambridge have evolved.

5.5.2 The policy context is set out below under the following headings:

- Statutory Development Plan Policy; and
- Material planning considerations.

5.2. Statutory Development Plan Policy

5.2.1 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.

5.2.2 Collectively the three acts create a plan led system which requires local planning authorities 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).

5.2.3 In this instance, the statutory development plan relevant to the Application Site constitutes the saved policies of the Cambridge Local Plan (adopted 2006).

Cambridge Local Plan (2006)

5.2.4 The Cambridge Local Plan forms part of the development plan for Cambridge and sets out a vision, policies and proposals for future development and land use in Cambridge to 2016. It contains detailed planning policies against which all planning applications are assessed.

5.2.5 Policy 7/4 promotes development which fosters innovation and helps reinforce the existing high technology and research clusters of Cambridge, and that which can demonstrate a clear need to be located in the area. The policy supports the provision of purpose-designed accommodation to provide for these sectors. These will include the development of commercial high technology incubator units, new academic facilities and sui generis research establishments.

5.2.6 The Local Plan Proposals Map identifies the Application Site as an Area of Major Change. This is supplemented by Policy 7/6 of the 2006 Local Plan which recognises the site as a major allocation for University Faculty development, Research Institutes, commercial research and development, a sports complex, residential and associated uses.

5.2.7 The policy requires that proposals for new development must be in accordance with previous provisions of the agreed Masterplan of 1996 which acts as a strategic framework to guide future development and involves:

- A new major academic development south of Madingley Road that provides a range of new space for academic and other uses;

- a new computer laboratory, prestigious research building for Microsoft, a new Nano Science building and a park and cycle scheme; and
- a new sports complex and building for the Centre for Advances Photonics and Electronics.

5.2.8 Policy 4/2 ensures development will not be permitted that 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 can be satisfactorily replaced elsewhere and the site is not important for environmental reasons.

5.2.9 Policy 8/1 requires that proposals for non-residential proposals that will attract a large number of vehicle trips must demonstrate that the location is the most suitable, using a sequential approach, with regard to access by public transport, cycling and walking.

5.2.10 Policies 8/2 and 8/3 state that development must not have an unacceptable impact on the transport network, and this should be demonstrated as part of any application, with suitable mitigating measures required for development likely to place demand on the transport system.

5.2.11 The remaining Local Plan 2006 policies which are of particular relevance to this application are outlined in Appendix 4, alongside a justification of how the OPA has responded to and complies with each of the identified policies.

5.3 Material Planning Considerations

The National Planning Policy Framework

5.3.1 The National Planning Policy Framework (NPPF) replaces the previous suite of Planning Policy Statements, Planning Policy Guidance notes and some Circulars. The NPPF sets out the Government's economic, environmental and social planning policies for England and articulates the Government's vision of sustainable development.

5.3.2 The overarching policy applicable to the Proposed Development is the presumption in favour of sustainable development. The NPPF sets out the three 'pillars' for the planning system in order for it to deliver sustainable development: planning for prosperity (an economic role), planning for people (a social role) and planning for places (an environmental role).

5.3.3 The three key dimensions to sustainable development are mutually dependent and should not be undertaken in isolation. Economic growth can secure higher social and environmental standards, and well-designed buildings and places can improve the lives of people and communities.

5.3.4 The NPPF also encourages applicants to engage with the local community prior to application submission and participate in pre-application discussions with the local planning authority. Paragraph 66 expects that applicants will work closely with those directly affected by their proposals to evolve designs that take account of the views of the community. Proposals that can demonstrate this in developing the design of the new development should be looked on more favourably.

5.3.5 There are a number of policies contained in the NPPF which have shaped the proposed development, including those relating to the following key areas of consideration:

Employment

- 5.3.6 Paragraph 18 of the NPPF outlines the Government's commitment to securing economic growth.
- 5.3.7 Paragraph 21 identifies ways in which local planning authorities can encourage economic growth, including the identification of priority areas for economic regeneration, specifically the promotion and expansion of clusters of knowledge driven, creative or high technology industries and facilitating flexible working practices.

Transport

- 5.3.8 Paragraph 29 of the NPPF highlights the importance of sustainable transport modes, and Paragraph 30 encourages solutions that reduce greenhouse gas emissions and congestion.
- 5.3.9 Paragraph 32 of the NPPF states that plans and development decisions should take account of whether:
- The opportunities for sustainable transport modes have been taken up;
 - Safe and suitable access to the site can be achieved for all people; and
 - Improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development.
- 5.3.10 Paragraphs 34 to 36 of the NPPF state that developments that generate significant movement should be located where the need to travel will be minimised and the use of sustainable transport maximised. This includes giving priority to pedestrian and cycle movements and creating safe and secure layouts. A key tool to facilitate this will be a Travel Plan.
- 5.3.11 Paragraphs 37 and 38 of the NPPF note that planning policies should aim for a balance of land uses within their area so that people can be encouraged to minimise journey lengths and that for larger scale residential developments in particular, planning policies should promote a mix of uses in order to provide opportunities to undertake day-to-day activities including work on site.
- 5.3.12 Paragraph 39 and 40 of the NPPF states that local parking standards for non-residential development should consider the accessibility of development, type and mix of development and availability of parking and opportunities for public transport and reduction of emissions. Where there is robust evidence, sites and routes which could be critical in developing infrastructure to widen transport choice should be identified and protected.

Design

- 5.3.13 The NPPF confirms in Paragraph 56 that the Government attaches 'great importance' to the design of the built environment and that good design is a key aspect of sustainable development. Paragraph 58 sets out high level principles for design, stating that decisions should aim to ensure developments:
- Function well and add to the overall quality of the area over the lifetime of the development;
 - Establish a strong sense of place;
 - Optimise the potential of the site to accommodate development;
 - Respond to local character and history;
 - Create safe and accessible environments; and
 - Are visually attractive by virtue of their architecture and landscaping.

- 5.3.14 Paragraph 59 suggests that LPAs should consider the use of design codes but warns against unnecessarily prescriptive policies. While noting that it is appropriate to promote or reinforce local distinctiveness, paragraph 60 contends that planning decisions should not attempt to impose architectural styles or particular tastes which could stifle innovation.
- 5.3.15 The NPPF goes on to state in paragraph 61 that good design goes beyond visual appearance and 'should address the connections between people and places and the integration of new development into the natural, built and historic environment'. Paragraph 63 adds that in determining applications, 'great weight' should be given to outstanding or innovative designs which help raise the standard of design more generally in the area.
- 5.3.16 Paragraph 66 expects that applicants will work closely with those directly affected by their proposals to evolve designs that take account of the views of the community. Proposals that can demonstrate this in developing the design of the new development should be looked on more favourably. Paragraph 62 recommends the use of local design review arrangements.

Healthy Communities

- 5.3.17 Paragraph 69 states that planning should facilitate social interaction and the creation of healthy, inclusive communities. Specifically, planning policies and decisions should aim to achieve places which promote opportunities for meetings between members of the community, who might not otherwise come into contact with each other, and safe and accessible environments and developments.
- 5.3.18 The NPPF seeks to deliver the social, recreational and cultural facilities which local communities need. Accordingly, paragraph 70 states that planning policies and decisions should:
- Plan positively for the provision and use of shared space, community facilities and other local services;
 - Guard against the unnecessary loss of valued facilities and services;
 - Ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community; and
 - Ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.
- 5.3.19 Paragraph 72 of the NPPF emphasises the importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities.
- 5.3.20 Paragraph 73 highlights the importance of high quality open spaces and opportunities for sport and recreation to the health and wellbeing of local communities. Accordingly, paragraph 74 states that existing open spaces, sports and recreational buildings and land.
- 5.3.21 Paragraph 75 of the NPPF refers to the need to protect and enhance public rights of way, and states that 'local authorities should seek opportunities to provide better facilities for users, for example by adding links to existing rights of way networks'.

Climate Change/Water Resources/Flood Risk

- 5.3.22 Paragraph 95 of the NPPF states that local planning authorities should:

- plan for new development in locations and ways which reduce greenhouse gas emissions;
- support energy efficiency to existing buildings; and
- ensure any local requirements for a building's sustainability are consistent with the
- Government's zero carbon buildings policy and adopt nationally described standards.

5.3.23 Paragraph 96 states that local planning authorities should expect new development to comply with adopted policies for decentralised energy supply and take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.

5.3.24 Paragraph 103 of the NPPF requires that when determining planning applications, local planning authorities should ensure that development is not at risk of flooding or increases flood risk elsewhere. They should only consider development appropriate in areas at risk of flooding where a flood risk assessment demonstrates that the most vulnerable development is located in areas of lowest flood risk, and development is appropriately flood resilient and resistant.

Ecology

5.3.25 Paragraph 110 of the NPPF highlights the need to minimise pollution and other adverse effects on the natural environment. Paragraphs 111 and 112 encourage the effective use of land and state that authorities should take into account the economic and other benefits of the best and most versatile agricultural land.

5.3.26 Paragraph 114 states that local planning authorities should positively plan for 'the creation, protection, enhancement and management of networks of biodiversity and green infrastructure'.

5.3.27 Paragraph 118 of the NPPF states that when determining planning applications local planning authorities should aim to conserve and enhance biodiversity by applying a series of principles, including avoiding, mitigating or compensating for significant harm caused by a development, and encouraging opportunities to incorporate biodiversity in and around developments. Planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats unless the need for, and benefits of, the development in that location clearly outweigh the loss.

Noise

5.3.28 At paragraph 123, the NPPF states planning policies and decisions should aim to:

- Avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development; and
- Mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development, including through the use of conditions, while recognising that many developments will create some noise.

Air Quality

5.3.29 At paragraph 124 of the NPPF states that planning decisions should ensure that any new development in Air Quality Management Areas is consistent with the local air quality action plan.

Ground Conditions

- 5.3.30 Paragraph 120 of the NPPF requires that planning decisions should ensure that new development is appropriate for its location. The effects (including cumulative effects) of pollution should be taken into account. Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.
- 5.3.31 Furthermore, paragraph 121 states that planning decisions and policies should ensure the site is suitable for its new use taking account of ground conditions and land instability, including from natural hazards or former activities such as mining, pollution arising from previous uses and any proposals for mitigation including land remediation or impacts on the natural environment arising from that remediation.

Light Pollution

- 5.3.32 Paragraph 125 of the NPPF encourages good design, planning policies and decisions in order to limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.

Heritage and Archaeology

- 5.3.33 At paragraph 126, the NPPF highlights the need for a positive strategy regarding the conservation and enjoyment of the historic environment, including heritage assets at risk of neglect, decay or other threats.
- 5.3.34 At Paragraph 128, the NPPF states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.
- 5.3.35 The NPPF paragraph 135 states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Emerging Statutory Development Plan Policy

Cambridge Local Plan 2014: Proposed Submission (July 2013)

- 5.3.36 Paragraph 216 of the NPPF states that emerging development plans may also be afforded weight in the decision making process according to their stage of preparation (the more advanced the preparation, the greater the weight that may be given), and the extent of unresolved objections to them.
- 5.3.37 The Cambridge Local Plan 2014: Proposed Submission has been prepared by Cambridge City Council and was submitted to the Secretary of State on 28th March 2014. The Plan is currently undergoing examination and will replace the Cambridge Local Plan 2006 upon its adoption. It sets out policies for new developments to meet the development needs of Cambridge to 2031.

5.3.38 In particular, Policy 18: West Cambridge Area of Major Change recognises the West Cambridge site as an Area of Major Change and sets out overarching principles for development of the Site.

5.3.39 In order to inform the Examination in Public into the Cambridge Local Plan, the University and Cambridge City Council agreed a Statement of Common Ground in relation to Policy 18 in March 2015. The Statement acknowledges that both parties agree that:

- There is an opportunity to intensify development on the West Cambridge Site by revisiting the existing Site masterplan, to make more efficient use of the Site and contribute towards employment growth across the city;
- A comprehensive approach to design, including infrastructure and landscape, should be adopted through the masterplanning process;
- A revised planning application for West Cambridge is the appropriate mechanism for defining a comprehensive site-wide development strategy in line with the overarching objectives of the policy. However, in order to be compliant with the Town and Country Planning (Local Planning) (England) Regulations 2012, it is considered that further clarification on the quantum of development should be outlined in the policy;
- The amount of development to be delivered at West Cambridge will be subject to sensitivity testing and demonstration through the revised planning application for the Site. Both parties acknowledge that the maximum appropriate quantum of development on the site, subject to further testing, should be included within revised Policy 18;
- The masterplanning exercise should be used to test appropriate building height across the site and that the height limit currently stated in draft Policy 18 is restrictive and inappropriate for policy. Both parties agree that the reference to height limits should be removed from the Policy;
- The wording of Policy 18 should be amended to remove the requirement for commercial research users to demonstrate a special need to be located close to the University of Cambridge. Instead, appropriate land uses will include *“commercial research and development of products and processes within the B1(b) use class that will support knowledge transfer and/or open innovation in respect of D1 higher educational uses, sui generis research establishments, academic research institutes, and/or other Class B1(b) uses already authorized or granted permission pursuant to this policy.”*

5.3.40 The proposed changes were considered at the examination in public in April 2015, and draft Local Plan Policy 18 will be revised accordingly for inclusion in the Local Plan for adoption by the City Council.

5.3.41 Given the stage of preparation of the draft Cambridge Local Plan, in addition to the agreed Statement of Common Ground in relation to Policy 18, consideration is given to emerging policies, and considerable weight can be applied to the policies in appraising the Proposed Development.

5.3.42 Relevant emerging policies in the draft Cambridge Local Plan are outlined in Appendix 4, alongside a justification of how the PA has responded to and complies with each of the identified policies. The Statement of Common Ground and Addendum are included in Appendix 7.

Design Guidance

5.3.43 A number of documents are available providing specific guidance on best practice in design which has been used in the evolution of the proposals for the Application Site. These include:

- Safer Places: The Planning System and Crime Prevention (2004);
- Secured by Design Guidance; and
- Cambridge City Council Cycle Parking Standards (2006).

Safer Places: The Planning System and Crime Prevention (2004)

5.3.44 Published by the Office of the Deputy Prime Minister provides detailed guidance on creating safer places from the beginning of the design stage so that they become an intrinsic part of the built development. Identifying seven attributes of safer place, the document discusses how they can be balanced on order to best serve the target community. The attributes are namely:

- Access and movement;
- Structure;
- Surveillance;
- Ownership;
- Physical protection;
- Activity; and
- Management and maintenance.

Secured by Design Guidance

5.3.45 Focusing on preventing crime, Secured by Design (SBD) offers guidance on the layout and construction of both residential and commercial buildings. A police initiative seeking to encourage a crime prevention ethos in the design of new developments, SBD promotes the use of security standards to reduce the opportunity for crime and in doing so create a safer more secure environment.

Sustainable Design and Construction Supplementary Planning Document

5.3.46 The Sustainable Design and Construction SPD prepared by Cambridge City Council (June 2007) provides guidance on how developments can meet the principles of sustainability. It is intended in particular to assist on the completion of Sustainability Statements and completion of the Sustainability Checklist. The planning application is accompanied by a Sustainability Statement explaining how the Proposed Development meets sustainability requirements.

Draft Cambridgeshire Flood and Water Supplementary Planning Document

5.3.47 This SPD supports the emerging Local Plan, so it is not yet adopted. However, its content has been considered in developing drainage proposals within the Proposed Development.

Cycle Storage Provision

5.3.48 Appendix L of the Council's emerging Local Plan sets out guidance on setting minimum standards and requirements for cycle parking for new developments. In the application of these standards, the Council states that new developments must comply with a number of principles, these include:

- Conformity to the design and dimensions of the guidance;
- Include parking for employees and students in a convenient, secure and covered location;
- The location of short stay cycle parking in proximity to the main entrance of buildings and covered by natural surveillance or CCTV;
- Avoid being located in basements if steps with ramps are the only access provided, unless it can be shown to be convenient and easy to use, and that alternatives are provided on the ground floor for less able users;
- All cycle parking should minimise conflicts between cycles and motor vehicles.

5.3.49 The guidance notes that some flexibility should be applied to application of the principles where it can be demonstrated that strict adherence to the standards for a multi-purpose site would result in a duplication of provision.

6. Compliance with the Development Plan

6.1. Introduction

6.1.1 This Section identifies the key planning considerations and assesses the Proposed Development against the development plan policy and other material considerations. It should be read together with the planning policy table set out in Appendix 4 of this Planning Statement, the Design and Access Statement (DAS), Environmental Statement (ES) and other supporting technical information accompanying this planning application. These documents provide further detail on the Proposed Development and the factors that have influenced the design of the proposals.

6.1.2 The policy response is structured around a number of themes under which each of the relevant statutory development plan policies are grouped. These are:

- Principle of development;
- Employment and socio-economic impacts;
- Design and place-making;
- Provision of amenities;
- Open space;
- Transport, access and parking; and
- Environmental impacts and considerations.

6.2. Principle of Development

6.2.1 The Proposed Development represents a significant opportunity for the University of Cambridge to build on its global reputation in higher education, research and as a focus for knowledge based industries. Through the 'Cambridge Phenomenon' the City has a prosperous and dynamic economic base in high technology, research and development and related service sector industries. The Cambridge Local Plan 2014: Proposed Submission lends support to the principle of further development at West Cambridge through policies 2 and 18 and seeks to ensure the continued economic success of the sub-region and its contribution to the national economy. These policies support the delivery of additional educational uses on site, together with associated research establishments and academic research institutes and a mix of commercial research uses.

6.2.2 The University's vision for West Cambridge is to ensure that the site plays its full role in meeting the emerging Local Plan objective to create a strong, prosperous, sustainable knowledge-based economy within the Cambridge sub-region.

6.2.3 Policy 18 acknowledges that further development of the West Cambridge site can occur in line with the existing planning permission but stipulates that the principal accepted land uses would be for D1 educational uses, associated sui generis research establishments and academic research institutes and a mix of commercial research uses within use class B1(b). Therefore, the principle of significant development on the Site has already been established, not only through draft Policy 18 but through the provision granted for the 1999 masterplan (Ref: C/97/0961/OP). That existing consent envisaged up to 175,000m² of development in addition to existing floorspace on-Site. The current application proposes an additional increase on floorspace, but also covers a larger extent of the Site, notably including the Veterinary School including paddocks, which were excluded from the envisaged development area under the existing planning consent.

- 6.2.4 The draft policy also recognises the need to make more efficient use of existing employment sites, and supports a greater intensity of development on the Site that results in a significant increase in floorspace over that already approved through the extant planning permission, subject to the following detailed criteria being met by a revised site-wide masterplan:
- An integrated and comprehensive approach to the provision and distribution of uses, and supporting facilities and amenities;
 - Details of the phasing of the development and its need;
 - The approach to appropriate development heights with due consideration to the sensitivity of the Green Belt to the south and west;
 - The proposals respect the important adjacent Green Belt setting, and other neighbouring residential uses and views of the city from the west;
 - A comprehensive transport strategy for the site, incorporating a sustainable transport plan;
 - Walking, cycling and public transport links are enhanced to support sustainable development; and
 - Appropriate green infrastructure provision, which is well integrated with existing and new development and with the surrounding area.
- 6.2.5 The Proposed Development at West Cambridge includes up to 370,000sqm of academic floorspace (Class D1) and up to 170,000sqm of commercial research floorspace (ClassB1b), capable of supporting new jobs and economic growth, in accordance with Local Plan Policy 18, which promotes development and academic and commercial research provision at the West Cambridge site.
- 6.2.6 The proposed site-wide masterplan represents an integrated and comprehensive approach to development and also ensures that form, density and height of development is sensitive of, and responsive to, adjacent land uses, including the Green Belt setting to the south and west. The Proposed Development has clear regard to emerging plan Policy 18, specifically the criteria listed above, which are addressed in the following sections of this policy response. In summary, the Proposed Development integrates strategies to improve sustainable transport, social amenity space, open spaces, energy, surface water drainage and other infrastructure requirements within a sustainable site-wide framework, in line with the aspirations of Policy 18.
- 6.2.7 Emerging Policy 18 also requires the precise amount of new floorspace to have been subjected to testing and demonstration through the development of a planning application for the Application Site. The proposed site-wide masterplan on which the proposals are based has been rigorously tested as it has developed and evolved. The justification for the quantum of developed and how this has influenced the evolution of the masterplan proposals is set out in the Design and Access Statement accompanying the OPA.
- 6.2.8 Policy 18 also requires proposals for commercial research to support knowledge transfer and open innovation in respect of higher education uses and associated academic research institutes. As set out in Section 4 of this Statement, the University has prepared an Innovation Strategy for the development of commercial research at the West Cambridge and the North West Cambridge sites. This includes policy for the selection of commercial research occupiers, together with a new governance structure to manage the decision-taking process. The process of selecting commercial occupiers will be informed by the extent to which research innovation with academic research and/or other research uses exists, or has the potential to develop.
- 6.2.9 To this end, the University and Cambridge City Council agreed a Statement of Common Ground in relation to the wording of Policy 18 in March 2015 to inform the Examination in

Public into the Cambridge Local Plan. The Proposed Development sets out a long-term vision and strategy for the comprehensive development of the West Cambridge site in line with the objectives of draft Policy 18. This is summarised further below.

- 6.2.10 As part of this policy, any subsequent reserved matters applications for commercial research floorspace following the grant of outline planning permission, should it be granted, would be accompanied by a Planning Statement setting out how the Proposed Development will support knowledge transfer and/or open innovation in respect of higher education uses, associated sui generis research establishments, academic research institutes and/or other Class B1(b) uses. This is in accordance with the requirements of Policy 18 set out in the agreed Statement of Common Ground.

6.3. Employment and Socio-economic Impacts

- 6.3.1 For the University to grow the extent and quality of its research it is essential that it has opportunity to operate from new facilities in a place that (a) attracts the best research staff and (b) enables it to work ever more closely with industry in the disciplines it proposes to house at West Cambridge.

- 6.3.2 The Proposed Development will make a significant contribution to the Cambridge economy, particularly in helping meet an overall strategic need for increased employment growth across the city. The Proposed Development will make a significant contribution to the overall employment provision within the wider Cambridge region, specifically the provision of B1(b) and D1 uses, in line with Policy 7/2 of the Local Plan. The PA proposes a mix of employment space within the Application Site, consisting of a total floorspace of 170,000m² (GEA) in Class B(1b) and no more than 370,000m² will be Class D1, including nursery provision.

- 6.3.3 The Socio-Economic Chapter of the ES and the Socio-Economic Statement provides detailed analysis of the economic and social effects of the Proposed Development on the Cambridge economy. The findings are summarised as follows:

- The construction phase of delivering the Proposed Development will create 800 Full Time Equivalent construction jobs over the estimated 15-25 year construction period. In addition, indirect employment during construction will amount to 200 jobs locally and 400 regionally. In total, the construction of the Proposed Development could provide up to 1,400 jobs.
- Existing catering facilities on the West Cambridge site will directly benefit from the additional expenditure generated by construction workers using existing site facilities.
- The construction programme could cause some disruption to local people and businesses due to noise and vibration. These effects are considered negligible owing to the Site's location at the edge of the settlement, with the most significant disruption likely to be the existing academic and commercial activities. These impacts are only temporary in nature and will be minimised by phasing and restricting hours of construction work.
- Once operational, the Proposed Development will generate significant direct, indirect and induced employment opportunities. The total number of new jobs to be created directly is estimated to be 14,000, which will comprise 4,200 academic jobs, 9,400 commercial research jobs, 380 jobs in retail and food and drink services and up to 40 jobs operating the nursery and sports centre.
- The operation of the Proposed Development will generate additional gross value added of £378.2 million at the local level and £476.6 million at the regional level.
- The Proposed Development will support key growth sectors including academic, high-technology and research and development and so will contribute to local and regional strategic economic priorities.

- 6.3.4 The employment estimate above assumes that the commercial research floorspace is split between 80% office accommodation, 10% dry lab and 10% workshop. It may be the case that a higher proportion of the commercial floorspace is dry lab/workshop use in comparison to this assumed split. If so, the level of employment will be lower due to the lower employment densities associated with dry labs/workshops in comparison to office floorspace.
- 6.3.5 If 14,000 represents the maximum probable employment to be accommodated on the site at the end of the development (including the retained occupiers), the realistic minimum employment at the end of the development period is estimated to be 9,500. This is based on the retention of the existing commercial research occupiers on site, but assumes that no further commercial research space is delivered. All additional floorspace would be academic facilities, together with small-scale retail, leisure which give rise to modest employment generation. This level is lower than the 14,000 maximum due to the lower employment densities associated with academic space in comparison to commercial research floorspace.
- 6.3.6 Local Plan Policies 7/1 and 74 encourage development that provides employment opportunities to support the economy, particularly around existing clusters of key industries in high technology and related academic and research sectors. It is envisaged that the commercial uses will be primarily located within the western portion of the Application Site alongside existing commercial tenants, largely within development parcel IV. The academic research and development uses will be predominately located in the eastern area of the West Cambridge site. The location and distribution of the employment land development proposals will contribute towards achieving a successful mix of uses for the West Cambridge site.
- 6.3.7 The emerging policy framework also highlights the need to deliver sufficient employment land across the sub-region. The emerging Local Plan, under Policy 2, sets out the spatial strategy for the location of employment development across Cambridge. It makes provision for the development of at least 12 hectares of employment land to meet the forecast of 22,100 new jobs in Cambridge by 2031, including some 8,800 in B-use class (offices and industry). The Proposed Development is compliant in this regard, and will broaden the skills and knowledge base of the local population to sustain the growth of the Cambridge Cluster of knowledge-based industries and institutions. It is anticipated that these jobs will be accessible by local residents.
- 6.3.8 The latest Annual Monitoring Report (December 2015) notes that there has been a significant net loss of employment floorspace between 2014 and 2015 and as such, the emerging Plan has introduced changes to the way business uses are to be planned for. Specifically, Policy 41 seeks to protect all designated employment space in response to the latest evidence that there is a need to protect employment land that is under pressure from redevelopment to other land uses including residential.
- 6.3.9 Within this context, securing the future of this designated employment site through the delivery of additional highly skilled jobs in knowledge based activities is in line with Policy 40 of the emerging Local Plan. The scope of this policy marks a change from the Council's current selective management of the economy policy (Local Plan Policy 7/2), which protected research and development land primarily, to deal with a wider variety of business uses. The Proposed Development will result in the co-location next to the existing facilities, which complies with Policy 40 in this regard, which encourages the expansion of office and research and development facilities within established locations.
- 6.3.10 It is envisaged that this combined use will also provide for a mix of uses including up to 1,500m² of facilities (Class A1-A5) and up to 5,700m² in ancillary uses. The masterplan also makes provision for future phases of the sports centre which will assist in raising the employability of local residents within the site and local area.

6.3.11 Overall, the Proposed Development will make more effective use of existing brownfield land, contributing to the economic success of the sub-region in a way which is sustainable and which makes efficient use of scarce resources. Although the precise level of employment to be ultimately accommodated on the site will depend on the final balance of academic facilities and commercial research space, and the precise nature of each, it is clear that the proposed development will, therefore, make a major contribution to meeting Local Plan employment objectives over the plan period to deliver 8,800 jobs in the B use classes.

6.4. Design and Place-making

6.4.1 The 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 Application Site is already developed and the Proposed Development is designed to reflect the existing buildings, infrastructure and landscape on-Site, much of which will be retained and, where appropriate, enhanced. This planning application is supported by a Design and Access Statement, which sets out the analysis of the Site, the aspiration for the future and how the proposals have evolved. The Design and Access Statement, together with the Statement of Community Involvement, outlines how the Applicant has undertaken extensive engagement with local residents and organisations, as well as potential site users, as well as the extensive pre-application discussions with the City Council to inform the Proposed Development. This engagement process has directly shaped the design process itself through a series of design iterations to arrive at a high quality proposal that is sensitive to the surrounding buildings, land and topography in line with Local Plan Policies 3/4, 3/7 and 3/12 and emerging Local Plan Policies 55 and 57.

6.4.2 The proposals have been carefully considered to ensure that the proposed layout and design of the scheme are suitable to context. The OPA comprises a series of Parameter Plans and a Design Guidelines document, which specify the parameters, constraints and restrictions to inform detailed design proposals to be brought forward at a later date. The Parameter Plans have determined the appropriate maximum building heights for the Proposed Development, and have been assessed through the Environmental Statement (see the Landscape and Visual Impact section below).

6.4.3 The design strategy has sought to address key issues in relation to townscape and visual impact of the Proposed Development, which seek to ensure development respects and enhances its townscape and is compatible with the scale and character of its setting. 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 building 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;
- 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.

- 6.4.4 The Proposed Development takes on a different approach to place making than that taken in the previously consented masterplan. The Proposed Development envisages a greater density of development on-Site, 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 public spaces than currently is the case. Importantly, the Proposed Development will deliver 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 through by locating facilities which open out onto carefully designed open spaces and landscaped areas, in accordance with the Design Guidelines document submitted for approval.
- 6.4.5 These issues are addressed comprehensively in the Design and Access Statement which is submitted in support of the planning application.

6.5. Provision of Amenities

- 4.5.7 The University recognises that the delivery of adequate and conveniently located amenities for site users is a vital component for the successful redevelopment of the Site. The Proposed Development includes a clear amenities strategy to deliver an appropriate level of amenities in line with the build-out of academic and commercial research floorspace at the Site, together with a clear framework for their delivery.
- 4.5.8 The existing amenity provision at the West Cambridge Site includes a number of catering options serving the academic departments and commercial occupiers, including:
- The Cavendish Building canteen – a ground floor canteen with seating for 258 diners;
 - CAPE ‘pop up’ café – 60 seat ground floor café, beyond reception and access barriers;
 - West at East Forum – a café style outlet operated by the University Catering Department with 172 seats in a variety of styles, plus additional outside seating;
 - William Gates Building – a self-service café style outlet operated by the University Catering Department with 96 seats, situated on the ground floor with open access via reception;
 - Sports Centre – a small café operated commercially, with no facility to provide hot food;
 - 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;
 - 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; and
 - The three research companies on site each have their own subsidised canteens operated by contract caterers.
- 4.5.9 The current provision of amenities at West Cambridge does not optimise the social life of the Site, or encourage interaction between users of different facilities. The majority of catering facilities are provided within the facilities they serve, and are seldom used by wider site users. As part of the proposals, 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 rather are delivered as a shared resource which can be used by all site users, wherever possible. This will contribute to the Applicant’s objective to promote interaction, and aid collaboration between academic disciplines and academics and industry..

- 4.5.10 The Proposed Development seeks to deliver food and drink and retail facilities to meet the needs of site users, to be delivered in a number of locations across the Site in various types of facilities. The Amenities Delivery Strategy, in Appendix 5 of this Planning Statement, discusses the intention for the phased delivery of amenities at West Cambridge, including the provision of usable open space. Open space provision is discussed separately within this Planning Statement, in Section 7, which provides an Open Space Assessment. 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.
- 4.5.11 The Proposed Development is therefore compliant with planning policy, particularly emerging Local Plan Policy 18, which supports the provision of amenities that support existing occupants on the Site and add to the social spaces and vibrancy of the area. It is envisaged that these catering areas should be accessible to all users of the West Cambridge Site, including members of the public, and so should be located on the ground floor outside any secure areas of the building.
- 4.5.12 The delivery of the 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 any 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.

6.6. Open Space

- 6.6.1 The Proposed Development includes proposals for open space which have a strong landscape element to incorporate existing assets, including the two water bodies located within the Site. The masterplan provides flexible open space within delineated 'green' routes throughout the development creating strong north-to south, east-west green links. These public open spaces will contribute to the sense of community and ensure that the development delivers open spaces which are a valued amenity asset for future site users and neighbouring residents. The open spaces proposed within the Application Site are compliant with Policy 13 of the emerging Local Plan which sets out general principles for protecting existing open space assets. The masterplan includes various types of green space that will encourage recreational activity and will provide amenity for residents, workers and visitors. The Application Site itself will provide a minimum of 6ha of publically accessible open space.
- 6.6.2 The proposals intend to maximise the recreational potential of the site by encouraging informal recreation and areas of open green space and will also integrate into the wider Green Infrastructure Strategy for Cambridge, including green infrastructure gateways, landscaping, publicly accessible open space and enhancing public rights of way.
- 6.6.3 It is envisaged that the development will improve connections to larger open spaces outside of the Application Site including the Western Edge and other open spaces within the North West Cambridge development, while providing a series of locally accessible public open spaces distributed throughout the development.
- 6.6.4 The Proposed Development does not involve the redevelopment of some open land, notably the East and West Paddocks, which form part of the School of Veterinary Science. These open areas are used for the grazing of animals. They are of very low ecological value and are not accessible to Site users or the general public.
- 6.6.5 The total amount of open space (existing, retained and proposed) on completion of the development, as shown on the Open Space Parameter Plan, would be 17.5 hectares (including water bodies). This is a minimum amount for open space, as it 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 17.5 hectares minimum represents over 25% of the total site area.

- 6.6.6 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 7 of this Planning Statement, explains how the open space requirements associated with the development will be achieved.
- 6.6.7 The OPA 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 weave through the east-west landscapes to form a coherent and legible framework across the Site.

6.7. Transport, Access and Parking

Transport Impacts and Improvements

- 6.7.1 The Proposed Development includes improvement works and measures that will improve access to, from and within the site, and make the new road layout safe to pedestrians, cyclists and motorists alike. Existing vehicular access to the West Cambridge site is from Madingley Road with JJ Thomson Avenue and High Cross being the two main vehicular access points to the site itself. To the east of the site, Clerk Maxwell Road provides vehicle access to an existing car park and cycle facility to the north-east of the site.
- 6.7.2 The primary vehicular routes for the development are along Western Access/Ada Lovelace Road, High Cross and JJ Thomson Avenue which have access from Madingley Road and are linked within the site by Charles Babbage Road. The primary pedestrian and cycle routes through the site run north to south along Clerk Maxwell Road and from the southern point of JJ Thomson Street, with two primary east-west corridors, one through the centre of the site and the second along Coton Path. Secondary routes within the application site provide comprehensive north-south, east-west access with improved local interchanges. A number of pedestrian and cycle routes will provide access through the site and link with the wider Cambridge Cycle Network.
- 6.7.3 A Transport Assessment (TA) has been prepared in support of this planning application. The TA includes a detailed assessment of the transport issues associated with the Proposed Development, specifically the impact of the indicative first phase of development up to 2021. This Adaptive Phased Approach has been agreed to with the Joint Authorities (Cambridge City Council, Cambridgeshire County Council and Highways England), as part of a graduated approach to the assessment of development impact and mitigation, owing to the current uncertainties relating to the emerging Cambridge Local Plan and area-wide transport enhancements to be delivered under other improvement schemes.
- 6.7.4 An Access and Movement Strategy has been developed in conjunction with the Joint Authorities to ensure good accessibility by non-car modes of transport, and is reported in the TA. The component parts of this strategy include:
- A Travel Demand Management Strategy;
 - A Pedestrian and Cycle Strategy;
 - A Public Transport Strategy;
 - A Vehicular Access and Parking Provision Strategy; and

- A Construction Access Strategy.

- 6.7.5 The TA assessed and compared the vehicle trip generation from the West Cambridge proposals consented in 1999, against that from the indicative phase of development. The reduction in car parking provision within the indicative first phase of development to an acceptable level results in a reduced vehicle trip generation from the Site. The junction capacity assessment has concluded that the three main vehicular access junctions would operate satisfactorily, albeit minor enhancements have been identified that could be implemented if the monitoring exercise demonstrates that there are future capacity issues.
- 6.7.6 Further Transport Assessments will be completed in the future to assess the impact of the phases beyond the indicative first phase, undertaken in the context of better definition of better definition of the currently uncertain development and transport issues, to reflect the adopted Adaptive Phased Approach.
- 6.7.7 The TA therefore demonstrates that the transport and highways impacts associated with the indicative first phase of the Proposed Development are acceptable, in line with Local Plan policies 8/1 and 8/2 and emerging Local Plan Policy 18.
- 6.7.8 It is envisaged that the investment and improvement in transport infrastructure of the Application Site will benefit the local community and meet the objectives of the emerging Local Plan (specifically Policy 5) by enhancing vehicular routes and traffic flow and encouraging the use of public transport and pedestrian and cycle routes. In particular, the development of the new junctions will greatly improve access along Madingley Road. These improvements will ease traffic congestion and therefore improve the quality of the local environment. The new highway junctions and local road improvements will also provide efficient access to the new development areas within the Application Site.
- 6.7.9 The new highway junctions will be an integral part of the new development at West Cambridge in terms of accessibility and movement. They will connect with a network of smaller secondary and tertiary streets within the Application Site which will link the individual development zones together and encourage sustainable travel, both within the Site and to/from Cambridge town centre and surrounding locations.

Sustainable Transport

- 6.7.10 Sustainable modes of travel and reduced private car use will be encouraged throughout the Application Site. Specific measures that will be implemented to encourage sustainable travel are outlined in the Travel Plan (TP) which is submitted in support of this application.
- 6.7.11 The TP explains how the proposed transport infrastructure within the Application Site will benefit users of the site and the local community by encouraging the use of public transport and pedestrian and cycle routes. The TP promotes connection with Cambridge's existing road network and encourages sustainable use of the site and wider area by prioritising walking, cycling and public transport and accessibility for all, in compliance with Local Plan Policy 8/4 and emerging Local Plan Policy 80. The Proposed Development will provide a safe environment for pedestrians and cyclists through the use of dedicated pedestrian and cycle routes which will link with the surrounding walking and cycling network which will be retained, in line with the provisions of emerging Local Plan Policy 18 and Local Plan Policy 8/5. The proposals will utilise the shared space concept to create a safer environment.
- 6.7.12 The Proposed Development will also allow for servicing by public transport in line with the requirements of Local Plan policies 8.7 and 8/8 which require all development within urban extensions to be served by a high quality transport service within a 400m walk. This will be achieved through the delivery of the masterplan proposals, which include a detailed public

transport strategy across the Site. This includes improvements to bus service frequency and the introduction of new bus routes. Existing bus stops will be retained, currently located on Madingley Road, Thompson Avenue and Charles Babbage Road, with additional bus stops provided to ensure that all development within the Application Site is within reasonable walking distance of a bus stop.

- 6.7.13 The phased implementation of these improvements will be secured through S106 contributions associated with the OPA.
- 6.7.14 The Proposed development is not reliant on the County Council's emerging proposals for City Deal investment in the Madingley Road corridor. The sustainable transport strategy to support the Proposed Development provides a comprehensive package of measures which will ensure sustainable access to the Site, with an emphasis on walking, cycling and public transport, and a progressive reduction in reliance on private car access. This would not preclude any of the current City Deal options from being delivered, though the intensification of development proposed in this outline planning application does not rely on the City Deal proposals.

Car Parking

- 6.7.15 The existing West Cambridge Site provides a total of 1,428 car parking spaces. A total of 3,150 spaces were consented under the 1999 planning consent. The Proposed Development will supplement the existing provision and provide sufficient parking for both existing residential uses and new research and commercial uses on the site. As outlined in the accompanying TA, future car parking standards for the Site have been derived for the initial Key Phase One and for the full development. The initial development phase will deliver 2,570 car parking spaces, which will increase to a maximum of 4,390 for the full development. The amount of car parking will be carefully managed and reviewed over time as public transport services improve, with a view to decreasing car parking provision as appropriate towards the later phases of the development.
- 6.7.16 The majority of car parking will be provided in multi-storey structures at discrete locations around the periphery of the Site, rather than as extensive surface car parks. This is deliberate design intent, in order to reduce the car-dominance on-Site. By 'capturing' cars close to entrances to the Site, the majority of the Site can provide a far less car dominated environment, to the benefit of Site users, pedestrians and cyclists. A minimum of 5% of the total number of car parking spaces will be reserved for people with disabilities, to be located in convenient locations adjacent to building entrances and have dimensions which meet Part M of the Building Regulations.
- 6.7.17 Car parking provision has been developed in accordance with the maximum parking standards as set out in Policy 82 of the emerging Local Plan. The Development Proposals also meet the requirements of Local Plan policies 8/9 and 8/10 in regards to off street car parking and in making suitable provision for any required access and parking for service and delivery vehicles.

Cycle Parking

- 6.7.18 The proposals will provide sufficient cycle parking to encourage cycling to, from and within the Site, which should amount to a minimum of 7,000 spaces to accommodate the estimated 3,600 students and 7,200 staff within Key Phase One. Cycle parking will be provided to serve each development within the Site, in accordance with the principles set out in the Design Guidelines document for approval. The cycle proposals are therefore in accordance with the standards set out in the emerging Local Plan 2014, under Appendix L.

6.8. Environmental Impacts and Considerations

Landscape and Visual

- 6.8.1 The Application Site in its landscape and visual context is varied in character. The area is a diverse arrangement of older buildings and a number of modern buildings in an edge of settlement context. Landscape and visual receptors have been identified as residential properties, public rights of way and vehicle users. Although the Site has been developed over many years, the introduction of the Proposed Development presents a potential source of new landscape and visual impact.
- 6.8.2 The Landscape and Visual Chapter in the ES assesses the Landscape and Visual Impact (LVIA) of the Proposed Development on the identified receptors within proximity to the Application Site. It concludes that although there will be mostly slight adverse effects which are not significant, several receptors will experience large adverse effects during construction which will be significant. These are the public viewpoint within the Coton Countryside Reserve, from Wilberforce Road and from Conduit Head Road and Madingley Road.
- 6.8.3 During the operational phase of the Proposed Development, the effects of the Proposed Development on visual receptors are considered against the growth of existing vegetation and other forms of mitigation. After year 15 in most cases, the effect of Proposed Development will be insignificant, which is as a result of the mitigation measures to be delivered.
- 6.8.4 The mitigation measures include infill planting and landscaping to improve the visual quality of the area and ensure the integration with the surrounding landscape. This meets the requirements of emerging Local Plan Policy 18, which requires proposals to respect the adjacent Green Belt setting and residential uses as well as views of the city from the west.
- 6.8.5 Building massing along the Site boundaries has been carefully designed to minimise the level of impact of building mass on the views and surrounding landscape, with all facades of buildings adjacent to the southern boundary facing outwards being coloured and patterned to reduce their prominence. Natural materials for the use of building facades will be delivered where possible, with careful consideration of the planting specification within the detailed landscape design to soften the built form.
- 6.8.6 The Proposed Development is expected to have some significant adverse effects on the existing landscape and views from some viewpoints, particularly to those to the south of the Site. As such the Proposed Development does not comply with Local Plan Policies in relation to design, visual impact and local character (specifically policies 3/2, 3/3, 3/4, 3/7, /11, 3/12 and 3/13). However, it is clear from visualisations presented in support of the application that the Proposed Development would have effects on landscape and visual receptors not dissimilar to those associated with the 1999 planning consent. The principle of significant development on the Site, and some impact on the landscape and character of the area, has already been accepted by the Local Planning Authority.
- 6.8.7 The careful consideration of building massing, the strengthening of north-south green corridors and additional tree planting will ensure that the Proposed Development respects the important adjacent Green Belt setting to the south and west and also respects neighbouring residential uses and views of the city from the west, as required by draft Local Plan Policy 18.

Ecology and Nature Conservation

- 6.8.8 The integrity of the Proposed Development is dependent on the landscape strategy for the site. It has secured a visually stimulating environment across and beyond the Site and also draws upon the wider biodiversity value of its surroundings. In doing so, the Site bridges the designated Madingley Woods SSSI to the west and Paradise Local Nature Reserve (LNR) to the east. The Site also hosts a County Wildlife Site (CWS) and City Wildlife Site (CiWS); Coton Path Hedgerow CWS along the southern boundary and Scrub East of M11 CiWS verge on the western boundary. A protective exclusion buffer will be established around these assets as a precautionary measure to protect their vitality. As such the Proposed Development is compliant with Local Plan Policy 4/3 and Policy 4/7 as well as emerging Local Plan policies 69 and 70 and paragraphs 109 and 118 of the NPPF.
- 6.8.9 The Ecology Chapter of the ES concludes that the Site is currently considered to be of low value for biodiversity with the majority of habitats considered to be of low quality, predominately amenity grassland, hardstanding footpaths, car parks and roads and densely built up areas. However, many of the buildings contain features that could be used by roosting bats with surveys suggesting that common pipistrelle being recorded using a transitional roost on or close to the Site. Further survey work is proposed to ascertain the presence of roosting bats on the Application Site, with appropriate mitigation to be agreed with the Council if required. It is envisaged that a dark corridor around the M11 scrub, Coton Footpath hedgerow and West Cambridge lake will be provided during construction.
- 6.8.10 No great crested newts were recorded within waterbodies on the West Cambridge Site, however this species were recorded within a pond within the Adams Road Sanctuary CiWS roughly 490m eastwards of the Site. Whilst this pond is connected to the Site by the ditch network, it is unlikely that great crested newts would be able to disperse onto the Site owing to the significant length of culverted sections of the ditch. It is also considered unlikely that the newts would vacate their sanctuary rather than migrate to the Site which has poor habitat suitability for foraging or hibernation for this species.
- 6.8.11 The Proposed Development provides for biodiversity and its management, including that of the CWS and CiWS on-Site. It is anticipated that through the delivery of built development with soft landscaping, the Proposed Development will result in a substantial biodiversity gain. This will be developed in greater detail and supported by further surveys as required and detailed mitigation and enhancement measures will be agreed at the reserved matters stage for landscape in accordance with the phasing of the scheme.
- 6.8.12 The Arboricultural Impact Assessment submitted in support of this OPA presents a summary of existing tree species on-Site and their condition, with analysis of how the Proposed Development may require the removal of particular trees owing to their presence within building zones as depicted by the Building Zones Parameter Plan. The Design Guidelines document has highlighted a number of high quality trees which 'must be retained', with a presumption in favour of retaining trees where practically possible, in line with Policy 4/4 of the Local Plan which relates to tree protection.
- 6.8.13 However, the Assessment considers that there are a number of trees that will need to be removed to facilitate the Proposed Development. Comprehensive replacement tree planting has been proposed as part of the landscape proposals, in accordance with the landscape design principles set out in the Design Guidelines document submitted for approval.

Land Contamination and Air Quality

- 6.8.14 The Ground Conditions Chapter of the ES assesses the likely significant effects of the Proposed Development in respect of ground conditions.

- 6.8.15 The assessment has found that land contamination is not deemed to present a significant risk to the Proposed Development. The potential adverse effects have been assessed as risks to site workers during construction works associated with potential migration of contaminants from construction activities. These risks have been assessed as low and insignificant and any effects of these risks will be mitigated through the implementation of appropriate mitigation measures. Therefore the potential land contamination constraints to the Proposed Development do not propose an unacceptable constraint to their delivery, and thus comply with Local Plan Policy 4/13, emerging Local Plan Policy 33 and NPPF Paragraph 121.
- 6.8.16 The effects of the Proposed Development on air quality have been fully assessed in the ES accompanying this Planning Application. The existing air quality around the Application Site has been identified using a range of published sources, which has then considered against the potential air quality impacts at sensitive receptors (i.e. neighbouring residential properties and amenity/open spaces), the routes used by construction vehicles on public highways and the area around the site entrance/exit.
- 6.8.17 In summary, construction activities have the potential to generate dust emissions as a result of demolition, construction, earthworks or track-out of material. The impacts to air quality associated with these activities have been taken into account and appropriate mitigation will be ensured throughout the demolition and construction phase. Therefore any effect on air quality during demolition and construction on the Site is considered to be negligible and therefore not significant. Demolition and construction activities will be in accordance with Local Plan policies 4/13 and 4/14 as well as emerging Local Plan Policy 36.

Noise and Vibration

- 6.8.18 Noise and vibration receptors in the vicinity of the Application Site are the nearby residential properties and existing on-site 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.
- 6.8.19 The effects of the Proposed Development associated with its construction and operation have been assessed within the Noise and Vibration Chapter of the ES submitted with this planning application. The report explains a detailed range of best practice construction measures would be implemented to minimise any disturbance. As such, it 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.
- 6.8.20 Once operational, rooftop plant and equipment would be located and orientated sensitively to minimise noise effects. Potential adverse effects from vibration from road traffic on buildings are expected to be mitigated by careful siting of buildings and their building specifications. Therefore effects are not considered significant and as such the Proposed Development is in line with Local Plan Policy 4/13 and emerging Local Plan Policy 35. In general, noise from demolition and construction will be minimised through Best Practicable Means, as defined in the Control of Pollution Act 1974.
- 6.8.21 The Proposed Development will include mitigation measures to minimise the level of impact on those receptors, bringing noise levels within appropriate. In regards to the construction of new buildings, best practice construction methods will be implemented, together with agreement with the Council and neighbours on a suitable approach to noisy activities.
- 6.8.22 The Proposed Development ensures that all potential impacts regarding land contamination, air quality and noise will be mitigated through measures formulated to address the impacts

over the lifetime of the development. This includes the development of a site wide Construction Environment Management Plan (CEMP).

Water Environment

- 6.8.23 The Application Site is not exposed to risk of fluvial flooding as it is located in Flood Zone 1; an area designated at low probability of fluvial flooding as defined by the Environment Agency. Notwithstanding this, the Water Environment Chapter of the ES assesses direct effects of increased flood risk, surface water runoff, foul water drainage and groundwater resulting from the construction and operation of the Proposed Development and the effects of climate change. The ES concludes that the Proposed Development will not give rise to significant effects on the water environment.
- 6.8.24 The drainage strategy to support the Proposed Development is set out in the Flood Risk Assessment and Drainage Strategy submitted as part of the planning application. 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 on-Site. Having regard to Local Plan Policy 4/16, and emerging Local Plan Policy 31, the Proposed Development leads to improvements in surface water drainage as this will be comprehensively provided for, together with the redevelopment of currently developed plots. These measures will improve the drainage system itself, to the benefit of the water environment. It is therefore considered that the Proposed Development is in accordance with the provisions of these policies, which restricts development where there is inadequate sewerage or land drainage.
- 6.8.25 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.
- 6.8.26 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.
- 6.8.27 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. As such, the Proposed Development is in accordance with Local Plan Policy 4/16 which restricts development in areas of flood risk, which would increase flood risk elsewhere or would have a detrimental impact on flood defences.

Historic Environment

- 6.8.28 The Application Site itself is not covered by any heritage designations, but is bordered to the north by a series of listed buildings, designated within the Conduit Head Conservation Area. The masterplan proposals, as reflected in DAS and articulated through the Parameter Plans and Statements and Design Guidelines documents, have been developed to sensitively respond to the heritage of the Site and its surroundings. The layout of the Proposed Development reflects the rectilinear grid pattern of the existing Site, creating a coherent and legible layout and network of movement routes through the Site.

- 6.8.29 An assessment of archaeology and cultural heritage has been undertaken as part of the ES. This Assessment summarises the potential impacts, mitigation measures and residual impacts of the proposed development on the archaeological and cultural heritage assets of the Site.
- 6.8.30 The Assessment reveals that construction phase effects on nearby receptors will mostly be neutral or slight adverse and not significant. However, receptors to the north and north east of the Site will experience moderate adverse significant effects owing to the presence of plant equipment and the construction process itself. Once operational, the Proposed Development will have a moderate impact on these assets, which is considered acceptable. As such, the Proposed Development is compliant with Local Plan policies 3/4, 4/10 and 4/11.
- 6.8.31 In terms of archaeological remains, the Proposed Development is likely to have some effect on the remains within the Site during construction. Although potential impacts could be addressed through careful monitoring during construction. The Proposed Development does not conflict with planning policy regarding the safeguarding of such assets. Additionally, post-construction there will be minimal to negligible effects upon those archaeological assets which are not considered significant. Thus the Proposed Development is compliant with Local Plan Policy 4/9 regarding archaeological assets and their setting.

6.9. Sustainability and Energy

- 6.9.1 The evolution of the Proposed Development has been informed by a Sustainability Assessment Matrix, to ensure that where possible sustainability measures are reflected in the outline development proposals. A Sustainability Statement has been prepared in support of this application, which demonstrates how the Proposed Development seeks to meet the requirements and principles of Local Plan Policies 3/1 and 8/16 and emerging Local Plan Policies 27 and 42 which relate to sustainable design and construction.
- 6.9.2 The Sustainability Statement sets out the University's overarching sustainability vision and aspiration for the site. It is structured around a number of principles which are grouped under four categories:
- Resources and Climate Change
 - Principle 1: Energy and Climate Change
 - Principle 2: Water
 - Principle 3: Materials
 - Principle 4: Waste
 - Transport and Local Connectivity
 - Principle 5: Transport and Mobility
 - People's Health, Social and Economic Wellbeing
 - Principle 6: Health and Wellbeing
 - Principle 7: Collaboration and Inclusion
 - Principle 8: Education and Knowledge Transfer
 - Principle 9: Employment Opportunities
 - Land Use, Ecology and Local Impact
 - Principle 10: Biodiversity and Ecology
 - Principle 11: Pollution and Environmental Impact
 - Principle 12: Reputation, Heritage and the City
- 6.9.3 Under each of the identified principles within these categories, the Statement identifies the measures which have been considered to meet sustainability targets, and those which are not currently being considered, with a rationale for each. The Statement explains how some issues (such as ecological surveys and consultation with stakeholders) have already informed the Proposed Development. It also establishes a framework for how sustainability issues will be considered through reserved matters applications at a later date under any outline

planning permission. The Proposed Development targets, as a minimum, a BREEAM 'Excellent' rating for new buildings to be brought forward through reserved matters applications.

- 6.9.4 The Waste Management Plan accompanying this application sets out measures for reducing the environmental impact of solid waste management activities during the operation of the Proposed Development, in line with the requirements of Local Plan Policies 8/18 and emerging Local Plan Policy 31 which encourage sustainable waste management practices.
- 6.9.5 An Energy Statement has also been prepared in support of this application, in accordance with the requirements of Local Plan Policies 3/1 and 8/16, as well as emerging Local Plan Policy 57. It sets out the energy strategy for the Proposed Development and the options reviewed for reducing CO₂ emissions through the application of energy efficiency measures and technologies.
- 6.9.6 In regards to energy efficiency, the Proposed Development is designed to meet Building Regulations emissions targets on-Site and the energy strategy itself provides sufficient flexibility to respond to anticipated future changes to Building Regulations Part L. This has primarily been achieved through energy efficient building fabric design via passive ventilation and cooling methods (such as narrow floor plates), the design of windows and external shading, lighting design and controls and heat-recovery technologies for specific building uses.
- 6.9.7 The Energy Statement assesses the potential to deliver carbon savings through a decentralised energy network, as required by emerging Local Plan Policy 18. In summary, the Proposed Development is expected to deliver a district heating network in line with the phasing of the proposals within the masterplan. It is envisaged that this will extend across the majority of buildings on site where a suitable heat load exists, for both existing and new buildings to connect into the network.
- 6.9.8 The Proposed Development will deliver a central Energy Centre to provide heat to the network, which will be delivered during Phase One of the masterplan, in the western area of the Application Site. The generation plant will be modular in nature to allow the equipment to be installed in stages alongside with the development trajectory of the Site.
- 6.9.9 The use of other appropriate on-site low carbon/renewable technologies has also been assessed, in line with emerging Local Plan Policy 57, within the Energy Statement. Air/water/ground source heat pumps could be utilised as a secondary source of heat for the network as the electricity grid decarbonises (expected after Phase 1), as well as cooling technologies being provided by GSHPs, electric chillers or heat-driven absorption chillers. Opportunities for flexible, modular ground-mounted and rooftop solar PV technologies to be implemented are to be maximised, in favour of other building scale systems which would only provide relatively small savings. Technology such as small scale wind turbines or solar thermal would need to be considered during detailed design stage for suitability.
- 6.9.10 The preferred energy strategy for the Proposed Development is to deliver energy efficient fabric and building services design such that on aggregate the Site meets Building Regulations Part L 2014 target emissions rates through energy efficiency alone. At this stage, the strategy achieves a 22% reduction in regulated carbon emissions compared to the minimum requirements of the Building Regulations Part L 2013.

6.10. Cumulative Effects

- 6.10.1 The north west Cambridge area is currently subject to major change with a number of major developments predicted to be constructed at the same time as the Proposed Development.

These are North West Cambridge, Darwin Green (formerly the National Institute of Agricultural Botany), Orchard Park and Northstowe and West Cambourne further afield. The ES submitted in support of the OPA has assessed the cumulative effects of these major developments in proximity to the Application Site. It has identified that there is a potential risk that multiple impacts on sensitive receptors could result in significant in-combination effects to those assets during construction and operation of the redeveloped Site.

- 6.10.2 The ES concludes that the most affected nearby receptors would be residential properties at Perry Court and The Lawns, which would experience visual and noise effects during construction which could result in significant adverse in-combination effects. In conjunction with the other major developments in the area, the cumulative effects of their construction and operation is likely to cause adverse landscape effects due to the scale of urban expansion. However these impacts, once assessed against the benefits of the Proposed Development, are considered to be acceptable. There will be significant beneficial cumulative socio-economic effects to the city and region during the construction phase and once the Proposed Development is fully open. This is due to the combined increase in employment land, housing, services and the collective contribution that the Application Site, and nearby strategic developments, make to local, regional and national socio-economic policies.
- 6.10.3 As such the Proposed Development is in accordance with planning policy, specifically adopted Local Plan Policy 7/6 and emerging Local Plan Policies 13 and 18 regarding the delivery of strategic development sites. The Proposed Development also meets policy requirements in providing suitable employment opportunities to meet identified needs (see adopted Local Plan Policies 7/1 and 7/2 and emerging Local Plan Policies 2 and 40).

7. Open Space Assessment

7.1. Introduction

7.1.1 This Section presents an assessment of the existing open space provision within the vicinity of the Site and discusses the quantum of open space to be provided as part of the proposals needed to meet the needs of site users. First, the planning policy context for open space is set out, which outlines the framework for promoting access to high quality open space through development. Then it will consider the current level of provision at the West Cambridge Site and what is to be delivered by the proposals.

7.2. Planning Policy Context

7.2.1 The NPPF specifically requires that open space provision should be taken into account in planning for new development and considering proposals that may affect existing open space. Paragraph 73 makes clear that planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. The assessments should identify specific needs and deficits or surpluses of open space in the local area. Paragraph 74 proposes a presumption in favour of protecting existing open space, unless the land is demonstrated to be surplus to requirements.

7.2.2 To supplement the application of the NPPF's policies in regards to open space, National Planning Practice Guidance (NPPG) presents guidance for policy makers to follow. The NPPG lists the key benefits of providing sufficient, high quality open space, stating that it provides health and recreational benefits to people living and working nearby, has ecological value and contributes to green infrastructure and is an important part of the landscape and setting of built development. As such, the NPPG considers open space provision to be an important component in delivering sustainable development (under paragraphs 6-10). The provisions of the NPPG confirm that local planning authorities are required to assess the need for open space and opportunities for new provision in their areas.

7.2.3 At the local level, the basis for protecting existing open spaces in the City is formed by Policy 4/2 of the Cambridge Local Plan 2006. The policy is restrictive of development which would be harmful to the character of, or lead to the loss of, open space of environmental and/or recreational importance. In regards to provision of open space through new development, Policy 3/8 sets the minimum thresholds for on-site provision or through commuted payments to the City Council. This policy relates to open space standards for residential development only and thus is not applicable for the Proposed Development.

7.2.4 As such there are no recognised standards for delivering associated open space together with the proposed land uses. Rather, the provision of open space in non-residential development is encouraged by Policy 3/7 of the Cambridge Local Plan 2006. The policy requires development proposals to demonstrate that the open space is 'designed to provide attractive, high quality, accessible, stimulating socially inclusive and safe living and working environments, including the provision of clearly distinct public and private spaces so that they are safe and enjoyable to use.

7.2.5 Whilst there are no prescriptive policies for open space provision for non-residential development, the Council has adopted the Open Space and Recreation Strategy (2011) as a material consideration and as part of the technical evidence base for the emerging Local Plan. This document acts as a guide for the provision of open space for the consideration of all new development, including the Proposed Development.

7.2.6 The Strategy stipulates that the following factors must be taken into account in delivering new provision of open space:

- Regard to the character and qualities of the local area including trees and habitats;
- All provision should be of high quality, designed to a high standard, integrating imaginative and distinctive features;
- A balance between meeting the needs of users and protecting and improving amenity and biodiversity;
- The layout and future maintenance of the Site to encourage biodiversity should be considered at the outset, considering the need for multi-functional open spaces;
- Space should be allocated for a structure of trees to be grown with new development;
- Space should be designed to meet the needs of different users, with different types of provision separated where appropriate;
- To be designed to be enjoyed by and accessible to all site users, including those with physical disabilities, visual impairment, the elderly and those with young children;
- To be designed to enable to use the space in different ways, featuring naturalistic settings and natural resources where possible;
- Opportunities to include public art to reflect and celebrate cultural diversity;
- Cycle and pedestrian routes should be designed to avoid conflict between the modes; and
- Consideration should be given to creating access to a network of open spaces by siting new open spaces to create better linkages with existing sites. The means of access between new and existing open space should be considered.

7.2.7 The open space proposals have been drawn up having regard to this Strategy to deliver high quality open spaces for site users, to link with the existing open spaces on-site and to create a better integrate network of green infrastructure.

7.3. Existing Open Space

7.3.1 The Site itself features a series of open spaces across it, as depicted by Figure 7.1 which includes the East Forum, West Forum, the canal corridor to the south and around the western lake. These areas of the West Cambridge Site are publically accessible.

7.3.2 Aside from these assets, there are no other existing open spaces that are accessible to all site users and could be defined as useable open space.

Figure 7.1: Existing Open Space

7.3.3 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.*’

7.3.4 At present there is approximately 2.1 hectares of useable open space, which equates to between 4.94m² and 6.05m² of useable open space per site user (based on between 4,000 and 4,900 existing site users). The largest open spaces on the Site are inaccessible for the majority of site users, forming the East and West Paddocks for the Veterinary School and foreground landscape space for existing buildings.

7.4. Proposed Open Space

7.4.1 Through the delivery of the Proposed Development, the University is committed to delivery 6 hectares of publically accessible useable open space. This will be delivered in the following locations:

- Development Zone I – 1.0 hectare including not less than 0.3 hectares at the East Forum;
- Development Zone II – 0.5 hectares including not less than 0.28 hectares at the West Forum;
- Development Zone III – 4.0 hectares including not less than 2.9 hectares at the Central Gardens; and
- Development Zone IV – 0.5 hectares.

7.4.2 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 8.1 hectares of useable, publically accessible open space. This equates to 4.7m² 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 Design Guidelines document submitted for approval as part of the planning application. This will ensure that these significant areas of open space meet the amenity and recreational needs of site users.

- 7.4.3 The total amount of open space (existing, retained and proposed) on completion of the development, as shown on the Open Space Parameter Plan, would be 17.5 hectares (including water bodies). This is a minimum amount for open space, as it 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 17.5 hectares minimum represents over 25% of the total site area.
- 7.4.4 Recognising that the majority of the Central Gardens 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 and the West Lake, with enhancements to make this more attractive as useable open space for site users for informal recreation.
- 7.4.5 In the absence of Cambridge City Council 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.

8. The Planning Balance

- 8.1.1 This Planning Statement has been prepared in support of the outline planning application submitted to Cambridge City Council for the Proposed Development at West Cambridge.
- 8.1.2 The Proposed Development includes up to 370,000sqm of academic floorspace (Class D1) and up to 170,000sqm of commercial research floorspace (ClassB1b), capable of supporting new jobs and economic growth, in accordance with Local Plan Policy 18, which promotes development and academic and commercial research provision at the West Cambridge Site.
- 8.1.3 The Application Site is promoted through the Cambridge Local Plan 2006 and the 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 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.
- 8.1.4 Since draft Policy 18 was developed, the University and Cambridge City Council 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 this Planning Statement.
- 8.1.5 The 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.
- 8.1.6 The Proposed Development will play an essential role in bringing forward development that is in accordance with the requirements of Policy 18, while satisfying the need for future development and growth.
- 8.1.7 The 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 Proposed Development has been developed to provide an integrated mix of uses meeting both 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.
- 8.1.8 The 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.
- 8.1.9 The 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 the draft Policy 18. The latter is proposed to be amended in accordance with the Statement of Common Ground and Addendum agreed between the University and City Council.
- 8.1.10 On balance, the overwhelming social and economic benefits of the scheme to the local, regional and national economy outweighs the limited adverse environmental effects. It is

therefore considered that taking the development plan as a whole, the Proposed Development complies with the plan, and that the development plan and other material considerations point strongly in favour of the grant of planning permission.

Appendix 1: Glossary

Glossary	
Applicant	University of Cambridge
Biodiversity	Encompasses all aspects of biological diversity, especially including species richness, ecosystem complexity and genetic variation.
BREEAM	BREEAM is an acronym for the Building Research Establishment's Environmental Assessment Method. This is a set of standards for measuring the environmental performance of a range of new and existing building types. It covers energy and water performance, construction materials, waste, ecology, pollution and health. Under this scheme, buildings that meet the standards are rated either 'pass', 'good', 'very good' or 'excellent'.
Conservation Area	Areas identified, which have 'special architectural or historic interest', which makes them worth protecting and improving.
Design and Access Statement	The Design and Access Statement which accompanies the Planning Application and which sets out the design principles for the Proposed Development and parameters to govern detailed design for matters reserved for later determination.
Application Parameters	Maximum and minimum dimensions or areas in which construction or buildings may occur.
Development Plan	The Development Plan for Cambridge City Council comprises of a number of documents as required by legislation. These are currently the CCC Local Plan 2006 and adopted areas action plans. There is no Area Action plan for West Cambridge.
Disabled Parking	Areas of parking to be made available for disabled persons.
Environmental Impact Assessment (EIA)	The process of assessing the likely environmental effects of proposed projects and developments in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2011
Environmental Statement (ES)	The document which is submitted with the application and which sets out the findings of an Environmental Impact Assessment undertaken in accordance with the EIA Regulations.
Flood Risk Assessment	The assessment of the risk of flooding as set out in the Flood Risk Assessment document.
Green Infrastructure	Green infrastructure consists of multi-functional networks of protected open space, woodlands, wildlife habitat, parks, registered commons and villages and town greens, nature reserves, waterways and bodies of water, historic parks and gardens and historic landscapes. Different aspects of green infrastructure provide recreational and/or cultural experiences, whilst supporting and enhancing biodiversity and geodiversity, enhancing air and/or water quality and enriching the quality of life of local communities.
Gross External Area	Gross External Area (GEA) refers to the whole area of a building taking each floor into account, including perimeter walls.
Mitigation	The purpose of mitigation is to avoid, reduce and where possible remedy or offset any significant negative (adverse) effects on the environment etc arising from the proposed development.
Parameter	Limits or boundaries setting out maximum and minimum dimensions or areas in which construction of buildings and supporting infrastructure may occur.
Planning Condition	Requirement attached to a planning permission. It may control how the development is carried out, or the way it is used in the future. It may require further information to be provided to the Planning Authority before or during the construction.
Planning Obligations	A binding legal agreement requiring a developer or landowner to provide or contribute towards facilities, infrastructure or other measures, in order for planning permission to be granted. Planning Obligations are normally secured under Section 106 of the Town & Country Planning Act 1990.
Planning Statement	The document which sets out the background to the proposed development which describes the Proposed Development, the planning permissions sought at this time and provides an overview of how the proposals respond to the planning policy context.
Scheme for Assessment	The Proposed Development for which planning permission is sought and subject of the Environmental Impact Assessment and Transport Assessment
Section 106	See Planning Obligations .
Statement of Community	A statement accompanying the planning application which describes the

Involvement	public consultation processes which have informed the Proposed Development, and sets out proposals for future public consultation.
Statutory Consultation	Compulsory consultation with the community, interested parties or key stakeholders which is required under a law, rule or regulation.
Sustainable Drainage Systems (SuDS)	Development normally reduces the amount of water that can infiltrate into the ground and increases surface water run-off due to the amount of hard surfacing used. Sustainable drainage systems control surface water run off by mimicking natural drainage process through the use of surface water storage areas, flow limiting devices and the use of infiltration areas or soakaways.
Swale	A natural depression or a shallow ditch to temporarily convey, store (i.e. take extra water volume in storm conditions) or filter run-off/ surface water. Swales can act as linear soakaways (the surface water may seep into the natural ground). The swale is generally lined with grass so it can be used to improve run-off quality by filtering suspended sediment and heavy metals within the surface drainage system.
Transport Assessment (TA)	The Transport Assessment sets out the current traffic and transport operations in the vicinity of the Site, including road, public transport, walk and cycle. It details the potential effects associated with development.
Travel Plan	Package of measures tailored to a particular site, aimed at promoting more sustainable travel choices (such as walking, cycling, public transport) and reducing car use. It may include initiatives such as car sharing schemes, provision of cycle facilities, improved bus services, and restricting or charging for car parking.
Use Class Order	The Town and Country Planning (Use Classes) Order 1987 (as amended) established Use Classes, which is a system of categories, referred to in the Local Plan.
Vehicular Access Points	A point where vehicles enter and leave the development and join the nearby road network.

Appendix 2: Application Validation Requirements

Drawings and Documents for Approval

Drawing / Document for Approval
Forms
Planning Application Forms and Certificates
Parameter Plans and Parameter Statements Document
Application Boundary Plan (Red Line Plan) – WC/OPA/APP/01
Demolition Plan – WC/OPA/APP/02
Development Building Zones Parameter Plan – WC/OPA/PAR/01
Land Use Parameter Plan – WC/OPA/PAR/02
Access and Movement Parameter Plan – WC/OPA/PAR/03
Landscape and Public Realm Parameter Plan – WC/OPA/PAR/04
Maximum Building Heights Parameter Plan- WC/OPA/PAR/05
Design Guidelines Document

Supporting Drawings and Documents Not for Approval

Drawing / Document for	Details
Supporting Drawings	
Site Location Plan	These plans are submitted to provide detail of the existing context of the Application Site and provide illustrations of the Proposed Development.
Land Ownership Plan (Blue Line Plan)	
Site-Wide Illustrative Masterplan	
Existing Utilities and Ground Levels Plan	
Supporting Planning Documents	
Planning Statement	This statement sets out the description of development for which planning permission is sought and explains how the Proposed Development accords with national and local planning policy. It incorporates the Open Space Assessment and S106 Draft Heads of Terms Agreement.
Design and Access Statement	The Design and Access Statement (DAS) has been prepared in accordance with sections 62 and 327A of the Town and Country Planning Act. The Statement outlines the overall vision and objectives for the development, sustainability principles and the design process used to define the final preferred option. The DAS explains how the proposals respond to the physical, economic and social context of the Application Site and surrounding areas.
Statement of Community Involvement	The Statement of Community Involvement describes the details of the engagement activities which have informed the Proposed Development. It provides a summary of the feedback received and explains how that feedback has been used to justify the final proposals.
Sustainability Statement	The Sustainability Statement appraises the elements of the scheme that address sustainable development issues. Appendix 5 provides a response to the City's Council's Sustainable Design and Construction SPD Checklist
Transport Assessment	The Transport Statement includes a full review of the accessibility of the site, an assessment of the proposals in transport terms and identification of the likely highway impacts on the surrounding road network. The Transport

	Assessment also includes justification for the extent and design of proposed parking provision.
Travel Plan	The Travel Plan accompanies the Transport Assessment and sets out the overarching strategy for reducing dependence on the private car. It incorporates a set of measures and targets that seek to reduce the impact of travel and transport on the environment whilst bringing other benefits to the wider community.
Flood Risk Assessment and Drainage Strategy	The FRA and Drainage Strategy explains how drainage will be addressed by the Proposed Development to reduce the risk on flooding on-Site and elsewhere.
Energy Statement	The Energy Statement will include an assessment of energy efficiency and the type and quantities of raw materials used and energy required during the construction process.
Waste Management Plan	The Waste Management Plan will include details of construction waste management, operational waste management and refuse disposal details.
Utilities Statement	The Utilities Statement will include an assessment of foul sewage, surface water management and utilities including gas, electricity and telecommunications.
Construction and Environmental Management Plan	The Construction and Environmental Management Plan sets out the management procedures to be adopted during construction for the Proposed Development.
Environmental Statement	
Environmental Statement Volume 1 Non-Technical Summary	<p>The Environmental Statement (ES) provides an assessment of the potential effects of the Proposed Development upon the natural, social and economic environment. The ES is a requirement of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 where the environment is identified as likely to be significantly affected by the Proposed Development.</p> <p>The Non Technical Summary of the information contained in the ES, provides an overview of the key information and conclusions of the main report. It can be read as a stand-alone document that enables the public and non-technical experts to understand the main findings of the EIA in accessible plain language.</p>
Environmental Statement Volume 2 Main Report	<p>Volume 2 consists of the main ES report and EIA, which includes detail relating to:</p> <ul style="list-style-type: none"> - Introductory Chapters; - Ecology; - Historic Environment; - Landscape and Visual; - Socio-Economics; - Traffic and Transport; - Air Quality; - Noise and Vibration; - Water Environment; - Ground Conditions; and - Cumulative Effects. <p>The main report concludes with an assessment of the</p>

	cumulative effects of the environmental impact of the development.
<p>Environmental Statement Volume 3 Technical Appendices</p>	<p>Volume 3 contains a series of technical appendices, figures and reports which support the main ES report, including:</p> <ul style="list-style-type: none"> - Scoping Opinion; - Responses to Scoping Opinion; - Ecology Legislation; - Survey Method Details; - County Wildlife Site Vegetation Survey Results; - Target Notes; - Great Crested Newts Survey Results; - Bat Survey Results; - Badger Survey Results; - Breeding Bird Survey Results; - Archaeological Evaluation; - Built Heritage Impact Assessment; - Arboricultural report; - Visual Receptor Photosheets - Visualisations; - Employment Calculations; - Base Year Traffic Flows; - Baseline Severance; - Construction Assessment; - Human Health Receptors; - Monitoring Data; - Traffic Data; - Energy Centre Modelling Inputs; - Predicted Concentrations Impact Scenarios; - Predicted Deposition Rates at Ecological Sites; - Predicted Energy Centre Emissions; - Terminology; - Noise Survey Methods and Results; - Construction Noise and Vibration Assessment; - Traffic Data Used for Noise Modelling; - Ground Investigation Report; - Ecological Phase 1 Report; and - In-combination Assessment.

Appendix 3: Approved Applications pursuant to 1999 Outline permission (ref: C/97/0961/OP)

Reserved Matters pursuant to outline planning permission:

- C/99/1157/RM – Park and Cycle. Approved with conditions. Development completed.
- C/99/1242/RM – Commercial research building (Microsoft Research). Approved with conditions. Development completed.
- C/00/0029/RM – Perimeter landscaping. Approved with conditions. Development completed.
- C/00/0030/RM – Access Road 'B' and part Access Road 'C' including demolition of Merton Hall Farm buildings. Approved with conditions. Development completed.
- C/00/1198/RM – Construction of 2No. new access roads to Vet School from Access Roads 'B' & 'C'. Approved with conditions.
- C/01/0526/RM – Academic/commercial research building (former Marconi, now CAPE). Approved with conditions. Development complete.
- C/02/0257/RM – Residential accommodation, 206 flats and nursery. Approved with conditions. Development complete.
- C/02/1341/RM – Provision of hard landscaping, including car parking and social amenity space associated with north and south residences approved under C/02/0257/RM. Approved subject to conditions.
- C/04/0614 – Erection of part two part three storey building for academic research; purposes pursuant to C/97/0961/OP. Approved subject to conditions.
- 05/0143/REM – Construction of new cycle and pedestrian access to Clerk Maxwell Road. Approved.
- 06/0830/REM - Infrastructure roadway, footway, cycleway, car parking, lighting, associated services including drainage and landscaping. Approved.
- 07/0813/REM - Erection of part-two and part-three storey academic building for Institute of Manufacturing (Original outline permission reference C/97/0961/OP). Approved.
- 07/1061/REM - Erection of East Forum building comprising D1 use (2432sqm), cafe A3 use (554sqm) and B1(b) use (4912sqm), associated hard and soft landscaping, connection to Coton footpath, car and cycle parking and connection with roads within the West Cambridge Site. Approved. Development complete.
- 08/0036/REM – Extension to temporary car park. Charles Babbage Road. Approved.
- 10/0315/REM - Phase 3 infrastructure works consisting of new access arrangements (extension of Charles Babbage Road, realignment of access road A), car parking, new pedestrian/cycle routes, west square and forum, western balancing lake, and associated hard and soft landscaping. Approved.
- 10/0409/EXP - Erection of part two storey and part three storey building for sports (renewal of planning consent ref: C/01/1229/FP). Approved.
- 10/0538/REM - Erection of new building for materials science and metallurgy totalling 10,705sqm, with associated bicycle parking and landscaping. Approved.
- 11/0979/REM - Reserved matters application (access, appearance, landscaping, layout and scale) for phase 1 of the West Cambridge Sports Centre pursuant to outline approval C/97/0961/OP. Approved.
- 12/1138/REM - Erection of new building for Chemical Engineering and Biotechnology totalling 10,820 sq m, with associated bicycle parking and landscaping. Approved.
- 12/1391/REM - Extension of internal road network (access road); extension of pedestrian and cycle routes, associated hard and soft landscaping (an environmental statement was submitted at the time of the outline application). Approved.
- 13/0034/REM – Proposed new building for University Data Centre. Approved.
- 13/0967/REM - Application for the approval of reserved matters, following outline approval reference C/97/0961, for the construction of a new building for academic research as an extension to the Physics of Medicine building off JJ Thomson Avenue, West Cambridge Campus, Maddingley Road. Approved.

- 14/1337/REM - Application for the approval of reserved matters (access, appearance, landscaping, layout and scale) for the construction of a new research facility pursuant to outline planning permission C/97/0961/OP. Approved.

Full Planning applications:

- C/99/0042/FP – Computer Sciences Faculty (William Gates Building). Approved with conditions. Development completed.
- C/99/1231/FP – Cycle bridge linking Coton Footpath and Clerk Maxwell Road. Approved with conditions. Development completed.
- C/00/0636/FP – Merton Hall Farm - Change of use from residential to offices. Approved with conditions. Development completed.
- C/01/0200/FP – Construction of 1No. new access road to Whittle Laboratory from Access Road B. Approved with conditions. Development completed.
- C/01/0521/FP - Temporary catering building. Approved with conditions. Completed.
- C/01/0586/FP – Coton Footpath widening. Approved with conditions. Not started.
- C/01/1229/FP – Sports building. Approved with conditions. Part complete.
- C/02/0369/FP – Cycle and pedestrian access onto Clerk Maxwell Road. Withdrawn.
- C/01/0247 – New equine building. Minor development to School of Veterinary Medicine Plot D. Approved with conditions.
- C/99/0328/FP - Extensions to the Centrifuge. Approved with conditions.
- C/99/0191/FP, C/00/1051/FP & C/00/1249/FP - Extensions to Aveva (formally CADCENTRE) Plot F. Approved with conditions.
- C/99/0394/FP - Nanofabrication building (north of Cavendish labs). Approved with conditions. Development complete.
- 06/0321/FUL – Erection of single storey extension to university building and relocation and extension of cycle parking. MRI Research Centre Cavendish Site. Approved.
- 07/0252/FUL - Erection of part two storey and part three storey building for sports (renewal of planning consent ref: C/01/1299/FP). Approved.
- 08/0753/FUL – Erection of research wind turbine and ancillary development. Approved.
- 12/0727/FUL - Material alterations to planning permission 10/0538/REM for the new building for materials science and metallurgy on the west Cambridge campus comprising of enlargement of roof top plant screen and installation of revised roof extract flues. Approved.
- 12/0973/FUL - Material alterations to planning permission 11/0979/REM for the construction of a sports centre (phase 1) at West Cambridge comprising: 1. revised fenestration details, 2 addition of balustrading to eaves on roof, 3 addition of boiler flues, 4 alteration to southern facade, 5 solar collector locations. Approved.
- 15/0656/FUL - Installation of new car park control barriers across the West Cambridge Campus (part retrospective). Approved.

Other

- 12/1517/CL2PD - Application for a certificate of lawfulness under section 192 for the use of the Roger Needham Building as University Administrative Offices (including ancillary data servers). Certificate granted.

Appendix 4: Cambridge City Council Policy Response

Planning Policy	Development Proposal Response
Principle of Development	
West Cambridge Masterplan	
Cambridge Local Plan 2006	
<p>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.</p>	<p>The Application Site is located within an Area of Major Change as defined within the Cambridge Local Plan 2006 and Proposed Submission 2014 and identified on the Proposals Maps. The principle of major development at the West Cambridge site has been established through the outline planning permission granted in 1999 (Ref: C/97/70961/OP).</p>
<p>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:</p> <ol style="list-style-type: none"> 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. <p>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.</p> <p>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.</p>	<p>The Proposed Development is a comprehensive redevelopment of the West Cambridge site and adheres to the principles of cluster development through the co-location of commercial and academic research uses for the University and other research and development occupiers, contributing to research cluster development in Cambridge.</p> <p>The proposals are in accordance with Local Plan policies as they provide the opportunity for more efficient use of land. The balance of development that is required by Local Plan policies will be provided through a mix of academic and commercial floorspace, together with community facilities.</p> <p>The development responds to the 1999 masterplan requirements, in particular the delivery of academic and commercial development space, applying a parameter based approach to the Proposed Development. This ensures the development is given the appropriate safeguarding for future development and flexibility for growth.</p>

Planning Policy	Development Proposal Response
<p>Policy 7/6 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.</p> <p>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 :</p> <ul style="list-style-type: none"> 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 Advances Photonics and Electronics. 	<p>Development includes up to 370,000m² of academic and commercial /research floorspace, as detailed in the Planning Statement and Socio-Economic chapter of the Environmental Statement.</p> <p>The proposals incorporate existing social infrastructure by retaining the on-site accommodation and nursery on Charles Babbage Road, Hauser Forum Cafe and other existing amenities. Proposed Development of additional social infrastructure proposed including additional nurseries and retail/food and drink A1-A5 uses. In addition, there will be significant provision of additional catering facilities which will be ancillary to the academic and commercial research floorspace. These new facilities will be available for all site users, including existing residents on-Site and local residents from neighbouring communities.</p>
<p>Policy 9/2 informs that the development of an Area of Major change will only commence once a detailed transport network has been agreed for the area.</p>	
<p>Cambridge Local Plan 2014: Proposed Submission (July 2013)</p>	
<p>Policy 1, 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.</p>	
<p>Policy 13 'Areas of major change and opportunity areas – general principles' states that development within the AOMCs 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 AOMCs and the opportunity areas shall only be permitted in the following circumstances:</p> <ul style="list-style-type: none"> 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 	<p>The development also improves the transport links and infrastructure both within the Application Site itself through the provision of new road layouts within the site, and providing effective linkages with new access points on Madingley Road to the north and Clerk Maxwell Road to the east. These plans are explained in further detail on the Transport Assessment.</p> <p>The Application Site will not be an isolated development, and will be fully integrated with existing public transport links and cycle and pedestrian links, providing sustainable connections to the wider area, as well as providing new green corridors which will enhance accessibility and permeability across the site. In addition, there will be new links to the North West Cambridge development to the north of the site, enhancing both transport links and academic and research links and faculty development for the university.</p> <p>The proposed development therefore intensifies development of the West Cambridge site with a significant increase in floorspace over that already approved through planning permission (C/97/0961/OP), however this is supported by Local Plan Policy 18. The masterplan ensures that this increased floorspace provision is delivered as part of an integrated solution that provides a balanced development with the</p>

Planning Policy	Development Proposal Response
<p>unacceptable impacts.</p> <p>Policy 18 recognises the West Cambridge as an Area of Major Change. The principal land uses will be:</p> <ul style="list-style-type: none"> a) D1 educational uses, associated with sui generis research establishments and academic research institutes; b) a mix of commercial research uses within use class B1(b); and <p>Development to include further phases of the existing sports centre.</p> <p>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.</p> <p>Any densification of development on the site that results in a significant increase in floorspace, over that already approved, will be supported providing that:</p> <ul style="list-style-type: none"> 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 	<p>provision of supporting facilities and amenities. The proposals will make efficient use of brownfield land.</p> <p>The Statement of Common Ground (March 2015) and Addendum (May 2016), see Appendix 7 of this Planning Statement, set out proposed changes to Local Plan draft Policy 18 and draft Policy 49, which have been agreed to by the University and Cambridge City Council.</p> <p>The Statement of Common Ground in relation to draft Policy 18 acknowledges that both parties agree that:</p> <ul style="list-style-type: none"> i) There is an opportunity to intensify development on the West Cambridge Site by revisiting the existing Site masterplan, to make more efficient use of the Site and contribute towards employment growth across Cambridge; ii) That provisions within criteria a) and b) of the policy are considered to be unnecessarily restrictive. The proposed modifications are included in the SOCG to ensure that development continues to promote a development cluster for University science and technology research, knowledge transfer and open innovation; iii) That a comprehensive approach to design, including infrastructure and landscape, should be adopted through the masterplanning process; iv) That a revised planning application is the appropriate mechanism for defining a comprehensive site-wide development strategy; v) That the 'quantum' of development to be delivered will be the subject to sensitivity testing and demonstration through a revised planning application; vi) That the masterplanning exercise should be used to test appropriate building height across the Site and agree that the specific reference to height limits should be removed from the policy; and vii) That the reference to agricultural uses should be removed from the Proposal Schedule reference to Site M13 West Cambridge. <p>The Proposed Development sets out a</p>

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<p>i) that proposals provide appropriate green infrastructure which is well integrated with the existing and new development and with the surrounding area.</p> <p>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.</p>	<p>comprehensive masterplan for the site, which incorporate a range of supporting facilities, as required by item c) of draft Policy 18.</p> <p>The precise phasing of development cannot be defined at this stage, as phasing is dependent on the availability of funding for academic development, and the rate of demand for commercial research floorspace. However, an indication of phasing intent is illustrated in Section 4 of this Planning Statement, in response to item d) of draft Policy 18.</p> <p>The Proposed Development is supported by a comprehensive sustainable transport strategy, as set out in the Transport Assessment and Travel Plan. This explains how walking, cycling and public transport links to the site will be improved, as required by items g) and h) of draft Policy 18.</p> <p>The Proposed Development includes comprehensive open space proposals to provide amenity and ecological value. In total the open space provision will comprise at least 25% of the total site area. The open space proposals accord with the requirements of item i) of draft Local Plan Policy 18.</p> <p>The proposals include an energy centre and low heat district heating network.</p>
<p>Policy 40 New offices, research and development and research facilities are encouraged to come forward within the following locations... at the West Cambridge Site, provided they satisfy relevant policies in Section Three of the Plan. Table 5.2 identifies West Cambridge for research and development with net floorspace of 19,896m² and net land 3.03 hectares. The Table notes that increased land and floorspace is to be determined through development management.</p>	<p>The Statement of Common Ground in relation to Policy 40 (May 2016) acknowledges that the figures in Table 5.2 relate to outstanding planning consents as at March 2012. Precise figures in the final table will be updated, as agreed through the development management process.</p>
<p>Policy 43 'University faculty development' ensures University development outside the City Centre will provide opportunity for enhanced faculty and research facilities. The policy supports development at the West Cambridge site in line with Policy 18.</p>	
<p>Employment and Socio-Economic Impacts</p>	
<p>Cambridge Local Plan 2006</p>	
<p>Policy 7/1 'Employment Provision' and 7/2 'Selective Management of the Economy' states that</p>	<p>It is recognised that there is an overall strategic need for increased employment growth across the City, including through more</p>

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<p>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:</p> <ol style="list-style-type: none"> the provision of office or other development within Use Class B1(a) providing an essential service¹ for Cambridge as a local or Sub-regional centre or exceptionally where there is a proven need for a regional function; or high technology and related industries and services within Use Class B1(b) concerned primarily with commercial research and development², which can show a special need to be located close to the Universities or other established research facilities or associated services in the Cambridge Area³; or other industries within Use Classes B1(c), B2 and B8 on a limited scale⁴ 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 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. 	<p>efficient use of existing employment sites such as West Cambridge, as outlined in Policy 18 and 40 of the Local Plan Proposed Submission 2014.</p> <p>The proposed development will make a significant contribution to the overall employment provision within the wider Cambridge region, specifically the provision of B1(b) and D1 uses, in line with Policy 7/2.</p> <p>The OPA proposes a mix of employment space within the Application Site, consisting of a total floorspace of 370,000m² (GEA) in academic research (Class B1b) and no more than 170,000m² will be commercial research (Class B(1(b))). It is envisaged that the commercial land will be primarily located within the western part of the Application Site, and academic research development located in the east of the site. The development proposals do not result in a loss of employment space. The masterplan safeguards existing employment floorspace while providing additional space and flexibility for future growth.</p> <p>It is envisaged that this combined use will provide employment opportunities within the local area and wider region. The proposals also provide for a mix of uses including up to 1,000m² of facilities (Class A1-A5) and up to 5,700m² in ancillary uses. The masterplan also makes provision for future phases of the sports centre which will assist in raising the employability of local residents within the site and local area.</p>
<p>Cambridge Local Plan 2014: Proposed Submission (July 2013)</p>	
<p>Policy 2 'Spatial strategy for the location of employment development' is to ensure 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.</p>	<p>This provision will provide an estimated 14,000 total jobs including existing jobs on-site to be retained. It is anticipated that a proportion of these jobs will be accessible by local residents.</p> <p>The employment land development proposals will contribute towards achieving a successful mix of uses for the West Cambridge Site by re-energising the economic prospects of the site and wider Cambridge region, broadening its future employment base and delivering a skilled local workforce.</p>
<p>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.</p>	
<p>Policy 41 'Protection of business space' states that</p>	<p>A Socioeconomic Assessment has been</p>

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<p>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:</p> <ol style="list-style-type: none"> 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. 	<p>prepared as part of the Environmental Statement for CCC's consideration.</p>
Open Space	
Cambridge Local Plan 2006	
<p>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.</p>	<p>The existing open space provision on site does not fall into categories protected under Policy 4/2 of the Local Plan 2006 and the development does not lead to the loss of open space.</p>
Cambridge Local Plan 2014: Proposed Submission	
<p>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.</p>	<p>The Application Site does not sit within the Green Belt, but is located adjacent to Green Belt land which borders the site to the south and west. The masterplan proposals ensure that the proposed development preserves this natural character setting as far as possible as required by Policy 4. The Proposed Development inevitably has some effect on the landscape character of the area, reflecting the intensification of the Site. The effects on Green Belt are minimised through restrictions on building massing, strengthening of north-south green corridors and additional tree planting.</p>
<p>Policy 13 'Areas of major change and opportunity areas – general principles' states in protecting existing assets, landscape and water management, development in AOMCs should:</p> <ol style="list-style-type: none"> 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 	<p>The open spaces proposed within the Application Site include various types of green space that will encourage recreational activity and will provide amenity for residents, workers and visitors. The Application Site itself will provide a minimum of 6ha new public open space. Together with 2.1ha of retained, publically accessible open space, there will be a minimum of 8.1ha of useable open space on the Site. In total, together with other existing open space across the Site which is to be retained there will be a total of 17.5ha of space, which is over 25% of the total site</p>

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<p>framework that is guided by and incorporates existing positive landscape and townscape features; and</p> <p>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.</p>	<p>area. Additional areas of open space will be provided between individual built development plots as part of the architectural solutions to be brought forward through reserved matters applications.</p> <p>The proposals for open space have a strong landscape element that incorporates existing assets, including the two water bodies located within the site. The Proposed Development also provides flexible open space with delineated 'green routes' throughout the development creating strong north-south, east-west green links.</p>
<p>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:</p> <p>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</p> <p>b. the re-provision is located within a short walk (400m) of the original site.</p>	<p>The proposals will to maximise the recreational potential of the site by encouraging informal recreation and areas of open green space and will also integrate into the wider Green Infrastructure Strategy for Cambridge, including green infrastructure gateways, landscaping, publicly accessible open space and enhancing public rights of way.</p> <p>It is envisaged that the development will improve connections to larger open spaces outside of the Application Site including the Western Edge and other open spaces within the North West Cambridge development, while providing a series of locally accessible public open spaces distributed throughout the development.</p> <p>An Open Space Statement is provided in Section 7 which explains how the open space requirements associated with the development will be achieved.</p>
Transport, Access and Parking	
Transport Impacts and Improvements	
Cambridge Local Plan 2006	
<p>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.</p>	<p>A Transport Assessment has been carried out to identify the expected traffic generation of the construction and operational phases of the proposals.</p> <p>The primary vehicular routes for the development are along High Cross and JJ Thomson Avenue which have access from Madingley Road and are linked within the site by Charles Babbage Road. The Primary pedestrian and cycle routes through the site run north to south along Clerk Maxwell Road and Western Access/Ada Lovelace Road, with</p>
<p>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</p>	

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<p>of any application. For development likely to place demand on the transport system, suitable mitigating measures will be required.</p>	<p>two primary east-west corridors, one through the centre of the Site and the second along Coton Path.</p>
<p>Cambridge Local Plan 2014: Proposed Submission</p>	<p>Secondary routes within the application site provide comprehensive north-south, east-west access with improved local interchanges. A number of pedestrian and cycle routes will provide access through the site and link with the wider Cambridge Cycle Network.</p>
<p>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:</p> <ol style="list-style-type: none"> delivery of local and strategic transport schemes, subject to the outcome of up-to-date, detailed assessments and consultation, where appropriate; promoting greater pedestrian and cycle priority through and to the city centre, district centres and potentially incorporating public realm and cycle parking improvements; promoting sustainable transport and access for all to and from major employers, education and research clusters, hospitals, schools and colleges; working with partners in supporting the TSCSC's aim for a joined-up, citywide cycle and pedestrian network by addressing 'pinch-points', barriers and missing links; linking growth to the proposed city-wide 20 mph zone; and easing pressure on the air quality management area (AQMA) in the city centre. 	<p>It is envisaged that the investment and improvement in transport infrastructure of the Application Site will benefit the local community and meet the objectives of the Cambridge Local Plans by enhancing vehicular routes and traffic flow and encouraging the use of public transport and pedestrian and cycle routes.</p> <p>The new highway junctions and local road improvements will also provide efficient access to the new development areas within the Application Site. The new access points will also improve the quality and safety of the Application Site.</p> <p>The new highway junctions will be an integral part of the new development at West Cambridge in terms of accessibility and movement. They will connect with a network of smaller secondary and tertiary streets within the Application Site which will link the individual development zones together and encourage sustainable travel, both within the site and to/from Cambridge town centre and surrounding locations.</p>
Sustainable Transport	
<p>Cambridge Local Plan 2006</p>	<p>Sustainable modes of travel and reduced private car use will be encouraged throughout the Application Site. Specific measures that will be implemented to encourage sustainable travel are outlined in the Travel Plan which is submitted in support of this application.</p>
<p>Policy 8/4 'Walking and Cycling Accessibility' states that all development will be designed to:</p> <ol style="list-style-type: none"> give priority for these modes over cars; ensure maximum convenience for these modes; be accessible to those with impaired mobility; and link with the surrounding walking and cycling network 	<p>It is envisaged that the majority of secondary streets within the site will utilise the 'shared space' concept to create a safer environment and encourage the use of more sustainable modes of transport.</p>
<p>Policy 8/5 'Pedestrian and Cycle Network' states that new developments will safeguard land along</p>	

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<p>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.</p>	<p>The transport infrastructure proposed within the Application Site will benefit users of the site and the local community by enhancing traffic flows and encouraging the use of public transport and pedestrian and cycle routes.</p>
<p>Policy 8/6 'Cycle Parking' states that Developments will provide cycle parking in accordance with the Parking Standards, in number, location and design.</p>	<p>The connection to Cambridge's road network and introduction of 'shared spaces' will encourage the sustainable use of the site and wider area in terms of transport. The proposed development will provide a safe environment for pedestrians and cyclists through the use of dedicated pedestrian and cycle routes. All roads within the Site will be designed to enable vehicle speeds of 20mph or less.</p>
<p>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.</p>	<p>The proposals also allow for servicing by public transport through the existing bus stops currently located on JJ Thompson Avenue. Additional bus stops could also be provided to ensure that all development within the Application Site is within easy walking distance of a bus stop.</p>
<p>Cambridge Local Plan 2014: Proposed Submission</p>	
<p>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 for 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 travel distance of the development.</p>	<p>A public transport strategy is proposed across the Site. This includes improvements to bus service frequency and the introduction of new bus routes. These improvements are envisaged to be increased the existing Uni 4 service to 10 minutes with a Monday-Friday 20 minute service to Cambridge Station and a new Saturday 30 minutes frequency service to Cambridge Station.</p> <p>The potential viability for a new 60 minute frequency Monday-Friday Orbital service between West Cambridge and Chesterton Rail station will be assessed alongside further discussions with key stakeholders. The phased implementation of these improvements will be secured through s106 contributions associated with the OPA.</p> <p>The proposals will provide sufficient cycle parking to encourage cycling to, from and within the Site, which should amount to a minimum of 7,000 spaces to accommodate the estimated 3,600 students and 7,200 staff within Phase One. Cycle parking will be provided on convenient locations to serve the new development on-Site, in accordance with the Design Guidelines document submitted for</p>

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	approval. The cycle proposals are therefore in accordance with the standards set out in the emerging Local Plan 2014, under Appendix L.
Car Parking	
Cambridge Local Plan 2006	<p>The proposed development will provide sufficient parking for both existing site users and for the new research and commercial uses on the Site.</p> <p>As outlined in the accompanying Transport Assessment, a maximum of 4,390 car parking spaces will be provided within the Application Site. This will be consolidated into parking structures located along the northern, western and eastern site edges. This will minimise traffic movements within the Site itself, to ensure that a pedestrian and cycle orientated environment can be created and maintained.</p> <p>Car parking provision across the Application Site will generally be concentrated into a discrete number of multi-storey parking structures at the periphery of the Site. The level of provision will be in line with the standards outlined in Policies 8/9 and 8/10 of the adopted Local Plan and Policy 82 of the emerging Local Plan. The exact number of spaces to be provided in each built development zone will be determined by type of floorspace provided (B1/D1).</p>
<p>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 will make suitable provision for any required access and parking by service and delivery vehicles.</p>	
Cambridge Local Plan 2014: Proposed Submission	
<p>Policy 82 'Parking management' states that Planning permission will not be granted for developments that would be contrary to parking standards. This includes:</p> <ol style="list-style-type: none"> 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. <ul style="list-style-type: none"> • Office, general development = 1 space per 40sqm 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. <p>Car-free and car-capped development is</p>	

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<p>acceptable in the following circumstances:</p> <ol style="list-style-type: none"> where there is good, easily walkable and cyclable access to a district centre or the City Centre; 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	<p>The proposals involve the provision of an enhanced landscape which will promote biodiversity on the Site and complement the adjacent open space to the south and west of the Site. Landscaping throughout the site will encourage the conservation of the natural environment.</p> <p>The proposals ensure that all transport routes, including the pedestrian and cycle routes would improve the existing nature conservation value of the site and ensure that existing areas of ecological value are protected.</p> <p>The proposals include additional landscaping, such as infill planting to improve the visual quality of the area and ensure the integration with the surrounding landscape. The proposed development is not therefore expected to have any significant impacts on the existing landscape or views from existing residential properties both on site and adjacent to the site. Public rights of way throughout the site will ensure it can be fully accessed by the general public.</p> <p>The Landscape and Visual Effects assessment which forms part of the Environmental Statement identifies that the proposed scheme will have some significant impacts upon some of the landscape and visual receptors north, south and south west of the Site during the construction phase. This will result in significant effects to those visual receptors affected. However, these impacts will be mitigated by the screening vegetation and landscape planting which will soften the built form of the Proposed Development and maximise the screening effect of the boundary planting. This will reduce the magnitude of the impact of the Proposed Development.</p>
<p>Policies CP18 'Landscape' and CP19 'Biodiversity' states that special characteristics of the district's natural environment will be conserved and enhanced. Development will need to protect and enhance settlements in the wider landscape, including biodiversity, incorporate appropriate new planting to enhance the landscape setting and maintain, manage and enhance the green infrastructure networks (see Policy CP26 Green Infrastructure).</p>	
Cambridge Local Plan 2014: Proposed Submission	
<p>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:</p> <ol style="list-style-type: none"> the design relates to the character and intended function of the spaces and surrounding buildings; existing features that positively contribute to the quality and character of an area are retained and protected; microclimate is factored into design proposals and that public spaces receive adequate sunlight; materials are of a high quality and respond to the context to help create local distinctiveness; an integrated approach is taken to surface water management as part of the overall design; a coordinated approach is taken to the design and siting of street furniture, boundary treatments, lighting, signage and public art; trees and other planting is incorporated, 	

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<p>appropriate to both the scale of buildings and the space available;</p> <p>h. species are selected to enhance biodiversity through the use of native planting and/or species capable of adapting to our changing climate; and</p> <p>i. the design considers the needs of all users and adopts the principles of inclusive design.</p>	
Ecology and Nature Conservation	
Cambridge Local Plan 2006	<p>The development proposals involve the provision of an enhanced landscape which will promote biodiversity on the site and complement adjacent landscape and surrounding natural areas. The proposals involve the retention of some existing landscape at the Site shown on the Landscape and Public Realm Parameter Plan, whilst the planting of new landscaped areas throughout the Site will enhance the visual appearance of the area.</p> <p>While the proposals will result in the loss of some trees (as shown on the Tree Removal Plan) the proposals include mitigation measures, such as infill planting and landscaping improvements to improve the biodiversity of the area. An Arboricultural Statement is provided in Volume 3 of the ES, which identifies any tree constraints on site.</p> <p>Green spaces and green routes will be an integral part of the development and will also provide key corridors to access other amenity green space and surrounding landscape. It is envisaged that the green routes throughout the site would improve the existing nature conservation value of the site and ensure that existing areas of ecological value both within the site and adjacent to it are protected.</p> <p>It is envisaged that mitigation measures will ensure that the impacts on ecological resources and receptors during the construction of the Proposed Development will not result in significant adverse effects. Effective management of sensitive habitats including the existing green corridor and the CWS and CiWS during operation will ensure there is no loss in ecological value of these assets. As a result, not significant environmental effects will occur in regards to ecology and nature conservation.</p>
<p>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.</p>	
<p>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.</p>	
<p>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.</p>	
<p>Cambridge Local Plan 2014: Proposed Submission</p>	
<p>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).</p>	
<p>Policy 70 'Protection of priority species and habitats' states that development will be permitted which:</p> <p>a. protects priority species and habitats; and</p> <p>b. enhances habitats and populations of priority species.</p>	
<p>Policy 71 'Trees' states that development will be permitted which avoids felling, significant surgery</p>	

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(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	
<p>Policy 4/13 'Pollution and Amenity' states that development will only be permitted which:</p> <ol style="list-style-type: none"> 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. <p>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.</p>	<p>The Proposed Development is supported by an Environmental Statement which has assessed the potential environmental effects of the Proposed Development on land contamination, lighting, air quality and noise.</p> <p>In regards to land contamination, the risk of potential contaminants underground and their exposure to receptors such as future site users, demolition and construction workers has been considered low. The potential adverse effects have been assessed as risks to site workers during construction works associated with potential migration of contaminants from construction activities.</p>
<p>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:</p> <ol style="list-style-type: none"> 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. 	<p>The ES has calculated potential air quality impacts at sensitive receptors (i.e. neighbouring residential properties and amenity/open spaces), the routes used by construction vehicles on public highways and the area around the site entrance/exit. The Proposed Development is compliant with Policy 4/13 as its delivery will not lead to significant adverse effects on health, the environment or amenity from air pollution. The effect on air quality is considered to be negligible and therefore not significant.</p>
<p>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:</p> <ol style="list-style-type: none"> 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. 	<p>Noise and vibration receptors in the vicinity of the Application Site are the nearby residential properties and existing on-site 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.</p>
Cambridge Local Plan 2014: Proposed Submission	<p>The effects of the Proposed Development associated with its construction and operation have been assessed within the Noise and</p>

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<p>Policy 33 'Contaminated land' states that development will be permitted where the applicant can demonstrate that:</p> <ol style="list-style-type: none"> there will be no adverse health impacts to future occupiers from ground contamination resulting from existing/previous uses of the area; and there will be no adverse impacts, from ground contamination, to the surrounding occupiers and environment, caused by the development. <p>Where contamination is suspected, an assessment should be undertaken to identify existing/former uses in the area that could have resulted in ground contamination.</p>	<p>Vibration Chapter of the ES submitted with this planning application. The assessment concludes that noise and vibration effects are not considered significant and the Proposed Development is compliant with Local Plan Policy 4/13 and emerging Local Plan Policy 35. In general, noise from demolition and construction will be minimised through Best Practicable Means, as defined in the Control of Pollution Act 1974.</p> <p>The Proposed Development will include mitigation measures to minimise the level of impact on those receptors to an appropriate level. In regards to the construction of new buildings, best practice construction methods will be implemented, together with agreement with the Council and neighbours on a suitable approach to noisy activities.</p>
<p>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:</p> <ol style="list-style-type: none"> it is the minimum required to undertake the task, taking into account public safety and crime prevention; upwards or intrusive light spillage is minimised; it minimises impact to local residential amenity; and it minimises impact to wildlife and landscape character, particularly at sites on the edge of Cambridge. <p>Developers of major sites will be required to submit an assessment of the impact on any sensitive residential premises both on- and off-site.</p>	<p>The Proposed Development ensures that all potential impacts regarding land contamination, air quality and noise will be mitigated through measures formulated to address the impacts over the lifetime of the development. This includes the development of a site wide Construction and Environmental Management Plan (CEMP).</p> <p>The provision of lighting within and around the Site will conform to the relevant criteria. The detailed design of buildings will be compliant with daylight and sunlight standards. The acceptability of the proposals in regards to lighting will be determined at Reserved Matters stage.</p>
<p>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).</p>	
<p>Policy 36 'Air quality, odour and dust' states that development will be permitted where it can be demonstrated:</p> <ol style="list-style-type: none"> 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 where a development is a sensitive end-use, that there will not be any significant 	

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<p>adverse effects on health, the environment or amenity arising from existing poor air quality, sources of odour or other emissions to air.</p>	
Water Environment (Ground/Surface Water and Flood Risk) and Waste	
Cambridge Local Plan 2006	
<p>Policy 4/16 'Development and Flooding' states that development will not be permitted:</p> <ol style="list-style-type: none"> 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. 	<p>The proposals will involve the creation of a sustainable and environmentally respectful development by the use of carefully selected materials and appropriate design. The use of sustainable water management systems across the development will form part of the overall strategy. The development proposals are supported by a Flood Risk Assessment and Drainage Strategy which confirms that the Site is not exposed to risk of fluvial flooding as defined by the Environment Agency. .</p>
<p>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.</p>	<p>Notwithstanding this, the Water Environment Chapter of the ES assesses direct effects of increased flood risk, surface water runoff, foul water drainage and groundwater resulting from the construction and operation of the Proposed Development and the effects of climate change. The ES concludes that the Proposed Development will not give rise to significant effects on the water environment.</p>
Cambridge Local Plan 2014: Proposed Submission	
<p>Policy 31 'Integrated water management and the water cycle' states that development will be permitted provided that:</p> <ol style="list-style-type: none"> 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 services; 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 	<p>The Proposed Development leads to improvements in surface water drainage as this will be comprehensively provided for, together with the redevelopment of currently developed plots, in line with Local Plan Policy 4/16 and emerging Local Plan Policy 31. These measures will improve the drainage system itself, to the benefit of the water environment. It is therefore considered that the Proposed Development is in accordance with the provisions of these policies, which restricts development where there is inadequate sewerage or land drainage.</p> <p>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. As such, the Proposed Development is in accordance with Local Plan Policy 4/16 which</p>

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<p>context in the historic environment of Cambridge.</p> <p>g. there is no discharge from the developed site for rainfall depths up to 5 mm of any rainfall event;</p> <p>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;</p> <p>i. development adjacent to a water body actively seeks to enhance the water body in terms of its hydromorphology, biodiversity potential and setting;</p> <p>j. watercourses are not culverted and any opportunity to remove culverts is taken; and k. all hard surfaces are permeable surfaces where reasonably practicable.</p>	<p>restricts development in areas of flood risk, would increase flood risk elsewhere or would have a detrimental impact on flood defences.</p>
<p>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.</p>	
Design and Construction	
Design	
Cambridge Local Plan 2006	
<p>Policy 3/4 'Responding to Context' states that developments will be permitted which demonstrate that they have responded to their context and drawn inspiration from the key characteristics of their surroundings to create distinctive places. Such developments will:</p> <p>a. identify and respond positively to existing features of natural, historic or local character on and close to the proposed development site;</p> <p>b. be well connected to, and integrated with, the immediate locality and the wider City; and</p> <p>c. have used the characteristics of the locality to help inform the siting, massing, design and materials of the proposed</p>	<p>It is believed that that the existing buildings and layout do not permit the best use of floorspace and therefore a more comprehensive development with a mix of building types and densities is proposed. The Parameter Plans and Statements establish a strong grid pattern to the future development.</p> <p>The proposals have been carefully considered to ensure that the proposed layout and design of the scheme, as defined by the Parameter Plans and Statements and Design Guidelines documents, are in keeping with the requirements of the University, and the character of the existing area and surrounding landscape.</p> <p>It is envisaged that the urban and rural characters of the Site should be retained by having denser development with an urban</p>

Planning Policy	Development Proposal Response
development.	character and more formally defined frontages along the boundaries of the primary routes, towards the centre of the Site. This will be balanced against a lower density development along the fringes of the Site, helping to integrate the new development into the surrounding landscape.
<p>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:</p> <ol style="list-style-type: none"> 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. 	<p>In terms of built development, the proposals involve the construction of up to 383,000m² of development. The proposed buildings are between 4-6storeys to minimise any potential visual impact on the surroundings.</p> <p>It is intended that new buildings will incorporate a varied palette of materials that are present in the local area and also make reference to the existing buildings on-Site. The Design and Access Statement submitted in support of the planning application explains how the proposals have evolved in response to the context of the site. The Parameter Plans, and Statements and the Design Guidelines documents ensure that detailed design proposals respect the landscape setting, and the historical development of the Site. This is reflected in the adoption of a strong north-south and east-west grid of tertiary streets in the layout of the development zones.</p> <p>As the development is not located within the city centre, the Site and proposals are in keeping with scale and character for their urban fringe location and also assist the vitality and viability of the site by ensuring that there are sufficient facilities on-site for the scale of development.</p> <p>The design of the development ensures that the West Cambridge site is well integrated with the existing adjacent developments, particularly the North West Cambridge development to the north and local transport networks to improve local connectivity. The introduction of improved highway junctions off Madingley Road and access points to the east of the Site will ensure easy and convenient access, particularly for pedestrians and cyclists.</p> <p>The retention of the Sports Centre and the</p>

Planning Policy	Development Proposal Response
<p>Policy 3/12 'Design of New Buildings' ensures new buildings demonstrate they:</p> <ol style="list-style-type: none"> 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; are convenient, safe, and accessible for all users and visitors; and 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. 	<p>creation of new secondary streets within the development site and enhanced access points and pedestrian and cycle links ensures that the development is easily accessible and provides a recreational and leisure facilities for all.</p>
Cambridge Local Plan 2014: Proposed Submission	
<p>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.</p> <p>Development that is designed to be attractive, high quality, accessible, inclusive and safe will be supported.</p>	
<p>Policy 57 'Designing new buildings' states that high quality new buildings will be supported where it can be demonstrated that they:</p> <ol style="list-style-type: none"> 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; are convenient, safe and accessible for all users; are constructed in a sustainable manner and are easily adaptable; successfully integrate functional needs such as refuse and recycling, bicycles and car parking; 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; consider how the building can support biodiversity in the built environment. 	
Heritage	
<p>Cambridge Local Plan 2006 Policy 3/2 'Setting of the City' states that</p>	<p>The Proposed Development, as reflected in the Parameter Plans and Statements and the</p>

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<p>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.</p>	<p>Design Guidelines documents, have been developed to sensitively respond to the heritage of the site, as far as possible. The masterplan layout reflects the rectilinear grid pattern of the existing site, creating a coherent and legible layout and network of movement routes through the site.</p>
<p>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.</p>	<p>The buildings that are proposed to be demolished would not be suitable for academic research or commercial employment use due to their existing layout and form, requiring varying levels of structural modification and repair for renovation which would prove unviable. These buildings, if retained, would also prove difficult to integrate with new development and could compromise the quality of the scheme. Retaining the existing buildings, which are not listed and are not within a conservation area, would compromise the ability to deliver the vision for the Site as a leading academic and commercial research environment and would prevent the realisation of significant development benefits for West Cambridge.</p>
<p>Cambridge Local Plan 2014: Proposed Submission</p>	<p>An assessment of archaeology and cultural heritage has been undertaken as part of the EIA. This assessment summarises the potential impacts, mitigation measures and residual impacts of the proposed development on the archaeological and cultural heritage assets of the Site. The assessment reveals that the Proposed Development will have some adverse effect on buried archaeological remains within the Site during construction, but no additional effects will occur during operation. Post-construction, the ES has concluded that there will be minimal to negligible effects upon the archaeological assets which are not considered significant.</p>
<p>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:</p> <ol style="list-style-type: none"> 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; promotes access to the surrounding countryside/open space, where appropriate; and includes landscape improvement proposals that strengthen or re-create the well-defined and vegetated urban edge, improve visual amenity and enhance biodiversity. 	<p>In regards to cultural heritage, the Proposed Development will result in a moderate impact on a small number of assets, leading to a permanent moderate adverse effect in each case.</p>
<p>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:</p> <ol style="list-style-type: none"> conserve or enhance the significance of the heritage assets of the city, their setting and the wider townscape; retain buildings and spaces, loss of which would cause harm to the character of the conservation area; contribute to the local distinctiveness, built form and scale of heritage assets through the use of appropriate design, materials and workmanship; 	

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<p>d. demonstrate a clear understanding of the significance of the asset and of the wider context in which the heritage asset sits;</p> <p>e. provide clear justification for any works that would lead to harm or substantial harm to a heritage asset.</p> <p>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.</p>	
Amenity	
Cambridge Local Plan 2006	
<p>Policy 3/9 'Watercourses and Other Bodies of Water' states that development will be permitted if it is demonstrated that it would:</p> <ol style="list-style-type: none"> complement and enhance the waterside setting; maintain or improve public access to and along the waterside; maintain and enhance the biodiversity of the watercourses and other bodies of water and their margins 	<p>The Application Site already includes a number of amenities for site users including nursery, sports centre and several catering facilities. However, some of the existing facilities are not generally accessible and available to all site users. The proposals retain the majority of existing community facilities, whilst introducing a number of new local amenities which will perform a valuable community function and are an integral part of connecting the new development with the existing infrastructure on site and amenities available in adjacent developments.</p> <p>In terms of social infrastructure provision, the development proposes a number of public open green spaces throughout the Site that offer informal recreation and leisure space. At least 6 hectares of public open space and landscaping are to be provided within the scheme. This will be included together with the existing open space to be retained. In total, there will be 17.5 hectares of open space (including waterbodies), which comprises over 25% of the total West Cambridge Site area of 66 hectares.</p> <p>The development proposes that the increased demand on the capacity of existing social infrastructure by the existing residents and working population will be mitigated through additional provision off site, including schools and health centres, located on the North West Cambridge Development.</p>
<p>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.</p> <p>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.</p>	
<p>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.</p>	
Cambridge Local Plan 2014: Proposed Submission	
<p>Policy 73 'Community, sports and leisure facilities' states that new or enhanced community, sports or leisure facilities will be permitted if:</p> <ol style="list-style-type: none"> the range, quality and accessibility of 	<p>Access to social infrastructure will be improved as a result of the development. The Proposed Development includes a range of amenities, including retail and catering facilities which will be accessible to all site users, as well as the general public. Through</p>

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<p>facilities are improved;</p> <p>b. there is a local need for the facilities; and</p> <p>c. the facility is in close proximity to the people it serves.</p>	<p>the development of an improved local road layout with pedestrian and cycle access and improved public transport networks, the development will increase the overall accessibility and permeability of the Site and wider area. Tertiary streets and shared surfaces will help to break up the block structure and also add to the amenity value across the development.</p>
Sustainability	
<p>Cambridge Local Plan 2006</p>	<p>The proposals will involve the creation of a sustainable and environmentally respectful development by the use of carefully selected materials and appropriate design.</p>
<p>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:</p> <ul style="list-style-type: none"> 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. 	<p>It is anticipated that all new buildings at West Cambridge will have fabric energy efficiency standards designed to exceed Part L 2013 of Building Regulations requirements that came into force in April 2014. This will include high standards of fabric insulation, high performance glazing systems and enhanced construction details to reduce thermal bridging and achieve good standards of air tightness.</p> <p>The accompanying Energy Strategy identifies several potentially feasible options for the installation of low and zero carbon technologies. The Proposed Development includes an Energy Centre with site-wide district heat network.</p> <p>The design of individual buildings will take place at Reserved Matters stage but will be designed to the appropriate required BREEAM standard, in accordance with mandatory requirements.</p>
<p>Policy 8/16 'Renewable Energy in Major New Developments' states that Developers of major proposals above a threshold of 1,000 square metres 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.</p>	<p>A site wide Management Plan will be developed to reduce wastage of materials on-Site and to achieve high reuse and recycling rates for waste. Materials from demolition will be reused where possible and otherwise recycled off-site.</p> <p>Given the nature of the development at West Cambridge as a hub for commercial and academic research for the University, the telecommunications infrastructure will be of highest quality, as required by Policy 42.</p>
<p>Cambridge Local Plan 2014: Proposed Submission</p>	

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<p>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.</p> <p>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:</p> <ol style="list-style-type: none"> a. adaptation to climate change b. carbon reduction c. water management d. site waste management e. use of materials 	
<p>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.</p>	

Appendix 5: 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 planning application. 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 needs from adjoining communities, particularly the nearest residents of Clerk Maxwell Road, Conduit Head Road, Landsdowne 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 supermarket, three form entry primary school, 700sqm primary healthcare facility, 500sqm community centre, 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 the East Forum and the 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 vast majority of this floorspace will be delivered as D1 (academic) or B1(b) (commercial) floorspace, ancillary to the main use, rather than as standalone floorspace within the A1-A5 use classes. This is the reason that planning permission is sought for the relatively modest 1,000m² of floorspace in the A1-A5 use classes¹.

¹ The total employment estimation undertaken as part of the socio-economic assessment forming part of the Environmental Statement makes the following assumptions. For retail/food & drink employment, it is assumed that 1% of the total commercial (B1b) floorspace NIA (1,753m²) and 2% of the academic floorspace NIA (4,298m²) is assumed to be retail/food & drink shared facilities within academic and commercial space. In addition to the 833m² NIA of specified retail/food & drink floorspace (A1-A5 use classes), this brings total retail/food & drink NIA to 6,885 m². Employment density of 18 m² per FTE was used, based upon Employment Densities Guide 2nd Edition densities for high street (19), food superstores (17), and restaurants & cafes (18). This would support 383 retail / food& drink jobs at West Cambridge.

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 contact caterers.

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



20. Existing Amenity Spaces

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)
- Existing Catering Facilities
- Food Park (12noon- 2pm on Wednesdays)
- 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 Thompson 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 650sqm 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 extent 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



05. West Cambridge - Existing Open 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 around 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 14,000², 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 Design Guidelines submitted for approval as part of the planning application. These guidelines will ensure that catering facilities are delivered at key focal points, notably clustered around the East Forum and West Forum. They 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, by ensuring that they are located outside of

² Maximum employment estimation of 14,000 assumes that the full provision of 170,000sqm GFA of commercial research (B1b) floorspace is delivered.

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 preferred location for the Phase One Shared Facilities Hub. Annex B provides further information on the proposal for this facility, as an example of how amenities could be delivered.

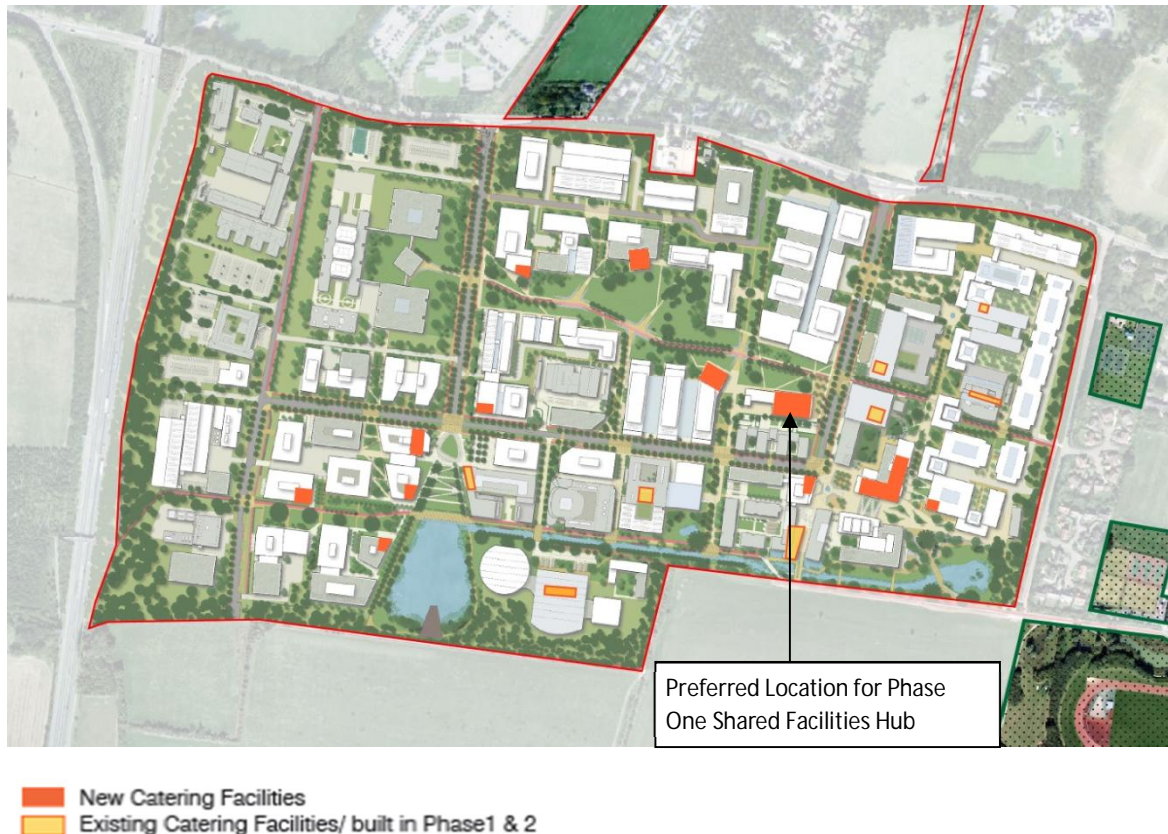


Figure 4.1: Illustrative intention for catering facilities at West Cambridge

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 central '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 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 2,500sqm; 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 for 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 planning application, the University is committed to delivering the following amounts of publicly accessible useable open space in each of the Development Zones:
- Development Zone I - 1.0 hectare including not less than 0.3 hectares at the East Forum;
 - Development Zone II - 0.5 hectares, including not less than 0.28 hectares at the West Forum;
 - Development Zone III - 4.0 hectares, including not less than 2.9 hectares at the Central Gardens; and
 - Development Zone IV - 0.5 hectares.
- 5.1.2 This totals 6.0 hectares of new publicly accessible open space. Together with the 2.1 hectares of existing useable space to be retained, this will provide 8.1 hectares of useable public space, which forms part of the minimum 17.5 hectares of open space to be provided on site. The latter figure is over 25% 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 8.1 hectares of useable open space equates to 4.7m² per person. (Clearly, if the full provision of 170,000 sqm 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 Design Guidelines submitted for approval as part of the planning application. 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 4.7m² 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 substantive³ 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.

³ 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

- B.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.
- B.2 The preferred 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.
- B.3 The precise scale and composition of the Shared Facilities Hub is not yet known, but it may 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.
- B.4 The total floorspace within the Shared Facilities Hub is expected to be somewhere in the range 5,000 to 7,000m² (GEA), with very approximately 1,000m² for catering/retail activities.
- B.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.
- B.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.

- B.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.
- A.7 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 Academic Hub being a focal point for the West Cambridge site.

Appendix 6: Section 106 Agreement – Draft Heads of Terms

These Heads of Terms are set out on behalf of the Applicant to inform the preparation and negotiation of a S106 agreement with Cambridge City Council and Cambridgeshire County Council as part of any planning permission for the proposed development at the West Cambridge Site.

Subject to negotiations between the parties to the agreement, the Section 106 agreement may include the following obligations:

General Obligations

-
- S106 monitoring;
- Date of indexation;
- Amenities delivery strategy monitoring & review;
- Public art strategy;;

Transport Obligations – Key Phase One

- Key Phase One Framework Travel Plan
- Public transport enhancements: increase the Uni 4 service to 10 minutes with a Monday-Friday 20 minute service to Cambridge Station and a new Saturday 30 minute frequency service to Cambridge Station;
- Assess viability for a new 60 minute frequency Monday-Friday Orbital service between West Cambridge and Chesterton Rail Station via NWC, NIAB and Cambridge Science Park;
- Potential car parking management on Hedgerley Close, Wilberforce Road and Adams Road;
- Providing road safety remedial measures to Madingley Road / Storey's Way priority junction;
- Providing road safety remedial measures to Madingley Road / Grange Road priority junction;
- Providing road safety remedial measures to Madingley Road / Cambridge Road crossroads;
- Contributions to the TRO to reduce the speed limit along Madingley Road from 40mph to 30mph;
- Cyclic annual monitoring of Madingley Road / High Cross junction for 5 years; if required, potential provision of enhancement measures at Madingley Road / High Cross junction;
- Enhanced uncontrolled crossing facility on Madingley Road between Clerk Maxwell Road / Observatory Drive;
- Cyclic annual monitoring of Madingley Road / Clerk Maxwell Road junction, with potential provision of enhancement measures at Madingley Road / Clerk Maxwell Road junction;
- If delivered, the extension of the Scoot and MOVA traffic signal optimization at Madingley Road / Clerk Maxwell Road junction;
- Contributions to provision of a cycling Zebra crossing on Madingley Road between Lady Margaret Road and Grange Road;
- Widening Coton Path within the West Cambridge Development boundary where possible;
- Vegetation maintenance and lining / signing enhancements to Coton Path;
- Contributions to reconstruction of the Coton Path / Wilberforce Road / Adams Road junction;
- Contributions to provision of the mandatory two-way cycleway along Clerk Maxwell Road, potential TROs for parking prohibition;
- Contributions to provision of Cycle Street treatment to Adams Road, rationalisation of car parking;
- Contributions to minor enhancements to Grange Road / Adams Road / Burrell's Walk Traffic Signal Controlled Junction;
- Provision of Cycle Street treatment to Grange Road, rationalisation of car parking;
- Vegetation maintenance and lining / signing enhancements to Burrell's Walk;
- Investigation of three options for cycle routes into the City, with contributions to support delivery of the most feasible option:
 - Potential Bins Book Bridge widening and path widening along Burrell's Walk;
 - Review of the Queen's Road/West Road Cycle Street route;

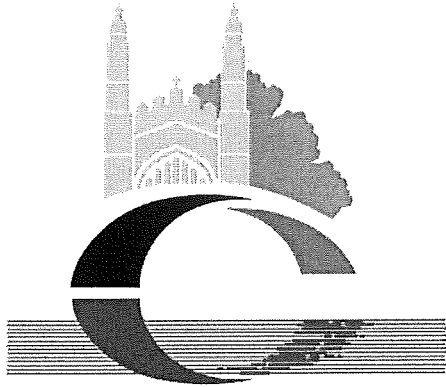
- o If delivered, the potential enhancement of Queen's Road / West Road junction and footway widening across Queen's Green;
- o Provision of Cycle Street treatment to Sidgwick Avenue, rationalisation of car parking, and
- o potential mini roundabout or traffic signal enhancements to Grange Road / Sidgwick Avenue Junction; and
- Contribution to minor enhancements to Queen's Road / Sidgwick Avenue / Silver Street Traffic Signal Controlled Junction.

Transport Obligations – Post Key Phase One (subject to future monitoring/review)

- Adaptive Phased Approach to Transport Assessment

Appendix 7: Policy 18 Statement of Common Ground and Policy 40 Addendum

RD/SCG/290



CAMBRIDGE
CITY COUNCIL

Statement of Common
Ground as agreed
between Cambridge
City Council and the
University of
Cambridge

Cambridge Local Plan
2014 - Examination in
Public

March 2015

1. Purpose

- 1.1 The purpose of this Statement of Common Ground is to inform the Inspector and other parties about the areas of agreement between Cambridge City Council and the University of Cambridge in relation to detailed policy wording and supporting explanatory text within Policy 18 (West Cambridge Area of Major Change), and site M13 in the Proposals Schedule of the Cambridge Local Plan 2014: Proposed Submission document.

2. Background

- 2.1 The West Cambridge site is allocated for uses related to the University. The overall site (allocation reference M13), which covers 66.5 hectares, was first allocated for development in the 1996 Local Plan (policy HE5), with this allocation carried forward into the 2006 Local Plan (policy 7/6 and site allocation 7.06). The site was the subject of an outline approval¹ in 1999 that sets out inter alia the density of development permitted. A masterplan² was approved as part of this outline permission for the development of approximately 250,000 sq m³ of space, creating a strategic framework to guide future development of the site. The S106 agreement accompanying the outline permission included provision for revisions to the masterplan to be agreed with the Council, and the masterplan was subsequently updated in 2004⁴. Reserved matters and full applications have been approved on a number of plots and a number have been completed or are in the pipeline.
- 2.2 The National Planning policy Framework (NPPF) requires that in drawing up Local Plans, local planning authorities should:
- Set out a clear economic vision and strategy for their area which positively and proactively encourages sustainable economic growth;
 - Identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period;
 - Plan positively for the location, promotion, and expansion of clusters or networks of knowledge driven, creative or high technology industries.
- 2.3 Policy 2 in the Cambridge Local Plan 2014: Proposed Submission sets out the spatial strategy for the location of employment development and makes provision for the development of at least 12 hectares of employment land to meet the forecast of 22,100 new jobs in Cambridge by 2031, including some 8,800 in B-use class (offices and industry). The Council has identified an overall strategic need for further employment growth across the city⁵, including making more efficient use of existing employment sites such as the West Cambridge site. Working with the University of

¹ C/97/0961

² RD/SS/130 – West Cambridge Site Masterplan Design Guidelines, 1999

³ This includes pre existing uses.

⁴ RD/SS/120 – West Cambridge Development Masterplan Review, 2004

⁵ RD/E/010 – South Cambridgeshire and Cambridge City Employment Land Review (July 2008), RD/E/020 – South Cambridgeshire and Cambridge City Employment Land Review (July 2012), RD/E/030 – South Cambridgeshire and Cambridge City Employment Land Review Update – Addendum (2013).

Cambridge, the potential to intensify future development on the West Cambridge site has been identified, as reflected in Policy 18, which sets out overarching principles for further development of the site.

- 2.5 Policy 18 acknowledges that further development on the site can occur in line with the existing planning permission. The draft policy also recognises the need to make more efficient use of existing employment sites, and supports a greater intensity of development on the site that results in a significant increase in floorspace over that already approved through the extant planning permission, providing that a revised site-wide masterplan has been proposed that takes an integrated and comprehensive approach to development⁶.

3. Events since Proposed Submission Consultation

- 3.1 The University of Cambridge has begun the process of preparing a new illustrative masterplan to be brought forward through a parameter-based outline planning application (OPA) that sets out a long-term vision and strategy for the comprehensive development of the West Cambridge Site, in line with the objectives of draft Policy 18. The proposals will introduce new University faculty and research and development buildings, as well as commercial research and research institutes. It will also integrate strategies to improve sustainable transport, social amenity space, open spaces, energy, surface water drainage and other infrastructure requirements within a sustainable site-wide framework.
- 3.2 The University is intending to submit the OPA to Cambridge City Council during summer 2015. Pre-applications discussions regarding this are currently underway.

4. Areas of Common Ground

- 4.1 Since the proposed submission consultation, officers from Cambridge City Council and the University of Cambridge have met to discuss the University's submitted representation to Policy 18 (representation number 26597) and to consider possible modifications to the policy and its supporting text to address these objections and to ensure that the policy is sound. Proposed modifications are contained within Appendix 1 of this statement.
- 4.2 Both parties agree that there is an opportunity to intensify development on the West Cambridge site by revisiting the existing site masterplan, to make more efficient use of the site and contribute towards employment growth across the city.
- 4.3 It is agreed that provisos within criteria a and b of the policy are considered to be unnecessarily restrictive. As currently worded the policy is not considered to be conducive to enabling the benefits of co-location of commercial research institutes and the academic sector to be realised, in terms of knowledge transfer and the encouragement of open innovation. Such relationships are recognised to be of

⁶ RD/Sub/C/010. Policy 18: West Cambridge Area of Major Change, paragraph 4 of the policy and criteria c – i, pages 67-68

importance to the future success of both sectors. Proposed modifications to these criteria are included within Appendix 1, which continue to promote a development cluster for University science and technology research, knowledge transfer and/or open innovation at the West Cambridge site.

- 4.4 Both parties agree that a comprehensive approach to design, including infrastructure and landscape, should be adopted through the masterplanning process.
- 4.5 The Council considers that a revised planning application for West Cambridge is the appropriate mechanism for defining a comprehensive site-wide development strategy in line with the overarching objectives of the policy.
- 4.6 Both parties acknowledge that the quantum of development to be delivered at West Cambridge will be subject to sensitivity testing and demonstration through the revised planning application for the site. A modification to this effect is included in Appendix 1.
- 4.7 Both parties agree that the masterplanning exercise should be used to test appropriate building height across the site and agree that the specific reference to height limits should be removed from the policy and a modification to this effect is included in Appendix 1.
- 4.8 Both parties agree that the reference to agricultural uses should be removed from the Proposals Schedule reference to site M13 West Cambridge. A modification to this effect is included in Appendix 1.

5. Outstanding Matters (areas of disagreement)

- 5.1 There are no areas of disagreement between the parties in relation to Policy 18 and its supporting text.

AGREEMENT

Signed by:



Sara Saunders on behalf of Cambridge City Council

Dated: 30 March 2015

Signed by:



Paul Milliner on behalf of the University of Cambridge

Dated: 30 March 2015

Appendix 1: Proposed modifications to Policy 18 and its supporting text, and the Proposals Schedule

Policy 18: West Cambridge Area of Major Change

1. Development of this area will be permitted in line with the existing planning permissions.
2. For new development, the principal land uses will be:
 - a. D1 educational uses, associated sui generis research establishments⁷ and academic research institutes ~~where it is in the national interest or where they can show a special need to be located close to the University of Cambridge in order to share staff, equipment or data, and to undertake joint collaborative working; and~~
 - b. a mix of commercial research and development of products or processes uses within use class B1(b) that can demonstrate a special need to be located close to the University of Cambridge will support knowledge transfer and/or open innovation in respect of D1 higher educational uses, associated sui generis research establishments, academic research institutes, and/or other Class B1(b) uses already authorised or granted permission pursuant to this policy;

[The following section (3) has been moved from its previous position within the policy, where it followed the paragraph (now labelled as 5) related to small-scale community facilities. Criteria c – i have also been moved up accordingly]

3. Any densification of development on the site that results in a significant increase in floorspace, over that already approved, will be supported providing that:
 - c. a revised masterplan supporting an outline planning application (OPA) 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~~ outline planning permission (OPP) and as the need is proven;
 - e. the approach to appropriate development heights will be determined through the OPP development should not exceed four commercial storeys (16 metres in total) and given giving consideration to 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;

⁷ Research establishments/institutions are taken to mean sui generis uses affiliated with one of the Universities, the Medical Research Council or Addenbrooke's Hospital, where there is a need for regular day-to-day contact or sharing of materials, staff and equipment.

- 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.
4. The development will also include further phases of the sports centre.
 5. 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.
 6. 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.
 7. The precise quantum of new floorspace will be subject to testing and demonstration through the development of a revised OPA for the site.

Supporting text:

- 3.63 The West Cambridge site is allocated for uses related to the University of Cambridge. Development has begun in accordance with an approved planning permission and supported by an agreed masterplan and development guidelines.
- 3.64 The overall site (allocation reference M13), which covers 66.5 hectares, was the subject of an outline planning approval in 1999 that set out the density of development permitted. A masterplan was subsequently agreed with the University of Cambridge for the development of approximately 250,000 sq m of space⁸, which creates a strategic framework to guide future development of the site. It also includes guidelines for monitoring the progress of development.
- 3.65 Reserved matters and full applications have been approved on a number of plots and a number have been completed or are in the pipeline. The precise sequence and timing of development has been down to the availability of funding and that is likely to continue.
- 3.66 Figure 3.6 provides a diagrammatic representation of the principal land uses, access and transport arrangements and landscape provision for the West Cambridge site

⁸ This figure includes pre existing buildings

and its relationship with North West Cambridge, the National Institute of Agricultural Botany (NIAB), land between Huntingdon Road and Histon Road, and the rest of the city.

3.67 The Council has identified an overall strategic need for further employment growth across the city, including making more efficient use of existing employment sites. The University of Cambridge supports that approach and wishes to intensify future development on the West Cambridge site. This is welcomed, as it will provide a more efficient use of land, increased opportunities to meet employment needs, a different approach to place making and enable the provision of more shared social spaces and other ancillary support services to enhance the vibrancy of the area. The latter may be best achieved through grouping of facilities, e.g. near the sports centre.

3.68 ~~There is a generous supply of employment land for these uses around the city. The Council therefore will not be looking at West Cambridge to provide land for general research and development, but instead to provide a development cluster focusing on occupiers with strong links to the University of Cambridge and academic association with cognate activities that would benefit from proximity. This will encourage the development of the higher education cluster and thus benefit the economy of Cambridge and the United Kingdom. It will be appropriate for firms who wish to locate on West Cambridge to demonstrate a clear need to be close to other research facilities associated with the University of Cambridge.~~

There is frequently a functional relationship between the commercial research sector and the academic research sector, which is of benefit to both, as well between organisations within each sector, in particular through the encouragement of knowledge transfer and open innovation. Knowledge transfer refers to the exchange of knowledge and information between and within the commercial and academic sectors. Open innovation promotes collaborative working between and within the academic research sector and the commercial research sector with the objective of accelerating the rate and scope innovation within both sectors and of expanding the market for external use of product of research. The West Cambridge site will provide a development cluster for University science and technology research, knowledge transfer and/or open innovation.

3.69 ~~Accordingly, a needs statement is required to support planning applications for West Cambridge, for built development to satisfactorily demonstrate the need for the development on West Cambridge at the time and that it cannot reasonably be met elsewhere. This would take into account factors such as viability, the demand for various uses, land availability, ownership, location, accessibility and suitability. Planning applications for new development should be accompanied by a Planning Statement setting out how proposals for commercial research will support knowledge transfer and/or open innovation in respect of D1 higher educational uses, associated sui generis research establishments, academic research institutes and/or other Class B1(b) uses already authorised or granted permission pursuant to this policy.~~

- 3.70 The new proposals will need to be accompanied by an illustrative site wide masterplan to be brought forward as part of a new outline planning application to advise on the form, content, density and phasing of the development, and how it will be integrated with the existing city. The outline planning permission should determine appropriate heights across the site, taking account of the Green Belt setting, views of the City from the west and other neighbouring residential uses. The increased density will provide further opportunities to enhance the built form, public realm and street scene of the area. Progress will be monitored and reviewed against the ~~masterplan~~ outline planning permission over the period of the plan.
- 3.71 The increased activity may put further pressure on the environment and the amenity of nearby residents; in particular the impact on biodiversity and noise and light pollution in the area will need to be considered in any masterplan review. The sensitivities in relation to the Green Belt and western setting of the city will also need to be appropriately considered.
- 3.72 Key to the success of the new proposals will be an integrated and accessible sustainable public transport strategy (which considers all modes of travel, including public transport) to ensure that development has an acceptable impact on the surrounding transport network. This should take into account committed planned improvements to the public transport network that will be delivered by North West Cambridge. The additional development would have the advantage of establishing more activity, which will make public transport routes to and from the site more viable. It will also provide an opportunity to review cycle and walking links, and car parking across the site.
- 3.73 The increased densities being sought on the site, coupled with the possible provision of a swimming pool within the West Cambridge Sports Centre, could open up the potential of combined heat and power technology. There may also be potential for a more comprehensive scheme by linking the site to wider energy networks, for example the heat network being provided at the North West Cambridge site.

Site	Address	Area (ha)	Existing uses	Capacity ⁹	Provisional issues identified ¹⁰	Planning status ¹¹
M13	West Cambridge Site	66.90	Agricultural, University and research institutes	Higher education, research, sports, shared facilities	<ul style="list-style-type: none"> ○ Not applicable 	<ul style="list-style-type: none"> ○ Cambridge Local Plan 2006 allocations 7.06 ○ Outline approval granted in 1999; masterplan agreed with University of Cambridge for 250,000 sq m of space

⁹ Approximate number based on initial assessment in Strategic Housing Land Availability Assessment (SHLAA); final number may be greater or smaller depending on detailed assessment and detailed design.

¹⁰ Policies in the whole plan must be considered in the development of the sites. However, there are a number of items for each new site that an applicant should be particularly aware of and should consider early when preparing detailed planning proposals. It should not be regarded as an exhaustive list; it is purely intended to be helpful in order to highlight known issues.

¹¹ Summary of the status of the site where planning process has progressed, i.e. relationship to 2006 Local Plan, if it has outline planning permission, is under construction or has a pending planning application.



Statement of Common
Ground as agreed
between Cambridge
City Council and the
University of
Cambridge

Cambridge Local Plan
2014 - Examination in
Public

May 2016

1. Purpose

- 1.1 This supplementary statement has been agreed by Cambridge City Council and the University of Cambridge in relation to the on-going examination of the Cambridge Local Plan. The statement has been prepared in response to the Matters and Issues for the Cambridge Local Plan specific hearing sessions issued by the Inspectors on 14 April 2016. This statement supplements the Statement of Common Ground (RD/SCG/290) agreed between Cambridge City Council and the University of Cambridge in March 2015 concerning Policy 18: West Cambridge Area of Major Change.
- 1.2 This supplementary statement provides an update on the progress relating to the West Cambridge site and addresses the issues identified by the Inspectors' Matters and Issues for CC4 4A.1 to Policy 40: Development and expansion of business space as they relate to the West Cambridge site.

2. Background

- 2.1 Policy 18: West Cambridge Area of Major Change within the emerging Local Plan sets out overarching principles for development of the West Cambridge site. The policy acknowledges that further development on the site can occur in line with the existing planning permission for the following principal land uses:
- D1 educational uses, associated sui generis research establishments and academic research institutes; and
 - A mix of commercial research uses within use class B1(b).
- 2.2 The draft policy also recognises the need to make more efficient use of existing employment sites, and supports a greater intensity of development on the site that results in a significant increase in floorspace over that already approved through the extant planning permission, providing that a revised site-wide masterplan has been proposed that takes an integrated and comprehensive approach to development.
- 2.3 In order to inform the examination, the University and Cambridge City Council agreed a Statement of Common Ground (RD/SCG/290) including proposed minor modifications in relation to Policy 18 on the West Cambridge site in March 2015. A hearing session on Policy 18 was held on 28 April 2015.

3. Update

- 3.1 The University of Cambridge and Cambridge City Council have positively engaged through pre-application discussions relating to the masterplan proposals, and officers welcome both the principle of revisiting the existing planning consent for the West Cambridge Site, and the principle of increased intensity of development. The University is intending to submit a parameter-based outline planning application to Cambridge City Council during May 2016.

- 3.2 The outline planning application currently being prepared by the University will seek planning approval 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 and sui generis research uses);
 - up to 2,500m² nursery (Class D1);
 - up to 1,000m² of Class A1-A5 uses;
 - up to 4,100m² and not less than 3,000m² floorspace for community facilities (Class D1);
 - up to 5,700m² of sui generis uses, including Energy Centre and Data Centre; and
 - associated infrastructure including roads, highway accesses, pedestrian, cycle and vehicle routes, parking, drainage, open spaces and earthworks.
- 3.3 The amount of development proposed in the planning application will be assessed through an Environmental Impact Assessment submitted in support of the planning application. The Transport Assessment submitted in support of the planning application will assess the transport effects associated with Key Phase One (comprising up to approximately 138,600m² Gross Floor Area). Delivery of later phases of development would be subject to the 'monitor and manage' approach to transport assessment. This would entail subsequent assessment of transport effects, and identification of specific mitigation measures to be delivered to support further development of floorspace beyond Key Phase One.

4. Areas of Common Ground

- 4.1 Cambridge City Council and the University of Cambridge agree the following responses in response to the issues from the Inspectors.
- 4.2 In response to question i, the Council and the University agree that the source of the figures in Table 5.2 in respect of West Cambridge should be clarified. The Council and the University agree the minor modifications proposed at Appendix 1.
- 4.3 In response to question iv, the Council and the University support the inclusion of cross referencing in the supporting text to make Policy 40 clearer. Minor modifications proposed by the Council are set out in Appendix 1.
- 4.4 In response to question v, the Council and the University agree the following update in relation to the West Cambridge site allocation M13.
- a. For many years, the University's strategy for West Cambridge has been to develop the site for academic and commercial research and collaboration in the physical sciences and technology. Since planning permission for the comprehensive redevelopment of the site was granted in 1999, the University has invested in the delivery of significant infrastructure including highways improvements, utilities and landscaping, to support the development of commercial and academic research facilities. Significant areas of the site are

available and suitable for the development of commercial research floorspace, as identified in the current masterplan proposals.

- b. The University is promoting commercial research uses within use class B1(b) on the West Cambridge Site that have the potential to support knowledge transfer and/or open innovation between commercial occupiers, and with the University. A development cluster for University science and technology research, knowledge transfer and/or open innovation will encourage the development of the higher education cluster and benefit the economy of the Cambridge sub-region and the United Kingdom.
 - c. The growth of the physical sciences research base at West Cambridge, alongside the increasing focus on Cambridge as a centre for open innovation, is expected to drive significant levels of demand from commercial research businesses at West Cambridge. The opportunity for businesses to co-locate with leading academic research faculty within a city with a growing entrepreneurial community will be one which many will find compelling. Experience from similar innovation hotspots across the world is that this will lead to growing levels of demand as companies identify key locations and seek a presence in them.
 - d. The development at West Cambridge will particularly appeal to those businesses with an interest in the research disciplines the University has and will locate here, but will also appeal to a broader audience of R&D intensive businesses that work in other fields, helping to create a vibrant community that works collaboratively across disciplines. This will fuel the level of commercial research demand that could reasonably be anticipated for the site.
- 4.5 Given the above, the Council and the University consider the West Cambridge is available, suitable and deliverable as an employment site allocation in the Local Plan and is an important part of the overall supply of employment land in Greater Cambridge.
- 4.6 In response to question vi, the Council and the University agree the following statement relating to the West Cambridge site:
- a. With a total site area of over 66 hectares, West Cambridge is considered to be a large-scale employment site allocation. This is recognised in the existing Local Plan (2006) and has been taken forward as such in the emerging Local Plan.
 - b. To give an idea of the potential scale of this site, it should be noted that the socio-economic assessment undertaken by the University to support the planning application estimates that, when complete, the proposed development, together with the existing uses on site, could accommodate around 14,000 jobs, of which up to 9,400 could be commercial research jobs,

if the full provision of 170,000 sqm GFA of commercial research floorspace is delivered.

- 4.7 In response to question vii, the Council and the University agree that there is sufficient space for B1(b) Research and Development uses on the edge of Cambridge and the West Cambridge site has the potential to make a very significant contribution to meeting this demand for B1(b) research and development uses on the edge of the city.

AGREEMENT

Signed by:

Sara Saunders

Sara Saunders on behalf of Cambridge City Council

Dated: 16 May 2016

Paul Milliner

Paul Milliner on behalf of the University of Cambridge

Dated: 16 May 2016

Appendix 1: Proposed Modifications

Page	Policy/Paragraph	Minor Modification	Justification												
134	Paragraph 5.6	Add a new sentence at the end of paragraph 5.6 to read: <i><u>“Proposals for the development of employment uses will be considered alongside the policies in Section Three of the plan and the allocations in Appendix B.”</u></i>	This minor modification is proposed to increase clarity and reminded applicants that any development should take into account the allocations contained in Appendix B.												
136	Tables 5.2 and 5.3	Add <u>“Source: Cambridge Business Commitments and Completions 2012, Cambridgeshire County Council.”</u>	This minor modification was proposed in the Schedule of Proposed Changes following Proposed Submission Consultation (March 2014) as PM/5/002.												
136	Table 5.2 and following paragraphs 5.9	<p><i>Amend Table 5.2 and paragraph 5.9 by splitting paragraph 5.9 into 5.9 and 5.9a, and, inserting an additional new paragraph 5.9b</i></p> <p><u>Table 5.2 Key employment sites in Cambridge with planning permission at 31 March 2012</u></p> <table border="1"> <thead> <tr> <th>Site</th> <th>Employment use</th> <th>Net floorspace remaining (sq m)</th> <th>Net land (hectares)</th> </tr> </thead> <tbody> <tr> <td>Station Areas West</td> <td>Offices</td> <td>34,096</td> <td>5.97</td> </tr> <tr> <td>West Cambridge* (NB: increased land and floorspace to be</td> <td>Research and development</td> <td>19,896*</td> <td>3.03</td> </tr> </tbody> </table>	Site	Employment use	Net floorspace remaining (sq m)	Net land (hectares)	Station Areas West	Offices	34,096	5.97	West Cambridge* (NB: increased land and floorspace to be	Research and development	19,896*	3.03	<p>These minor modifications are proposed in order to provide clarification as to the source of information in 5.2 and to provide an update for sites where progress has been made.</p> <p>Note: it is also proposed that before the plan is adopted net floorspace and net land figures are updated to reflect the latest position at that point. The figures currently show commitments as of March 2012.</p> <p>Please note that the figures for</p>
Site	Employment use	Net floorspace remaining (sq m)	Net land (hectares)												
Station Areas West	Offices	34,096	5.97												
West Cambridge* (NB: increased land and floorspace to be	Research and development	19,896*	3.03												

Page	Policy/Paragraph	Minor Modification				Justification		
		determined through development management)				<p>West Cambridge and North West Cambridge are not correct in the table, nevertheless these will be updated prior to the adoption of the Plan.</p> <p>This modification supersedes modification PM/5/003</p>		
Cambridge Biomedical Campus and Addenbrooke's	Offices and research and development	151,333	16.43	North West Cambridge	Research and development		6,883	0.87
Fulbourn Road (GB3 and GB4)**	Offices and research and development	25,193**	3.7	Cambridge Northern Fringe East	Offices and research and development		To be determined through an area action plan	To be determined through an area action plan
<p>*For West Cambridge , the figures relate to the outstanding consent on the site as of 31 March 2012. Paragraph 5.9b outlines the long term aspirations for the site.</p>								
<p>** Fulbourn Road (GB3 & GB4) has planning permission for all of GB4 and part of GB3, this was for 19,446 sq m and was granted permission in December 2015. There is the potential for further floorspace to be delivered on site.</p>								
<p>5.9 There are six key employment sites in Cambridge that will deliver new jobs and prosperity to the Cambridge area. <u>These are:</u></p> <ul style="list-style-type: none"> • <u>Station Areas West;</u> • <u>West Cambridge;</u> 								

Page	Policy/Paragraph	Minor Modification	Justification
		<ul style="list-style-type: none"> • <u>Cambridge Biomedical Campus and Addenbrooke's;</u> • <u>North West Cambridge;</u> • <u>Fulbourn Road (GB3 & GB4); and</u> • <u>Cambridge Northern Fringe East.</u> <p><u>5.9a</u> Developments on these sites will help grow the Cambridge Cluster, by ensuring there is sufficient employment land available in the right locations. Most of these new allocations are for new office or research and development land, as indicated by the forecasts. Many of these sites are highly specialised and their occupancy is restricted; for example, Addenbrooke's has a strong clinical, health and biomedical focus, while West Cambridge has an academic and physical science focus. The specialised nature of these sites means that their build out may be slow as the site managers have particular objectives when seeking to find occupants.</p> <p><u>5.9b</u> Table 5.2 sets out the committed level of employment floorspace and the amount of land for the key employment sites that had planning permission at 31 March 2012. The level of employment development at West Cambridge is being reviewed in line with the aspirations in Policy 18 of the Plan. The site could provide approximately 468,300 sq m of academic and commercial space in total, of which around 210,400 sq m would be for B1(b) commercial uses. The precise amount of floorspace to come forward will be agreed as part of the development management process, subject to design, transport and other considerations. In terms of Cambridge Northern Fringe East, the Council has commenced work on an Area Action Plan for the area with South Cambridgeshire District Council. The development potential of this area will be significantly enhanced by the opening of the new Cambridge North Station in May 2017. This will link up with the wider transport network, including the</p>	

Page	Policy/Paragraph	Minor Modification	Justification
		<u>Cambridge to Huntingdon Busway. The precise amount of employment floorspace to be provided in this highly accessible and sustainable urban location at Northern Fringe East will be determined through the Area Action Plan</u>	

