



WEST CAMBRIDGE

OUTLINE PLANNING APPLICATION

PARAMETER PLANS AND PARAMETER STATEMENTS

for approval

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1. PROPOSED DEVELOPMENT

1.1. Introduction

This Application Drawings, Parameter Plans and Statements document is submitted as part of the planning application for the comprehensive redevelopment of the West Cambridge site. The document is submitted for approval by the local planning authority.

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.

This document provides a summary of the description of development for which planning permission is sought and includes the parameter plans which are submitted for approval and which form the basis of the scheme which has been the subject of environmental assessment.

This document should be read alongside the other documents submitted for approval, and those submitted in support of the application.

The phasing statement provides a guide to the full suite of planning application material.

1.2. Description of Development

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

- up to 370,000m² of academic floorspace (Class D1 space), commercial / research institute floorspace (Class B1b and sui generis research uses), of which not more than 170,000m² will be commercial floorspace (Class B1b);
- up to 2,500m² nursery floorspace (Class D1);
- up to 4,000m² of retail/food and drink floorspace (Classes A1-A5);
- up to 4,100m² and not less than 3,000m² for assembly and leisure floorspace (Class D2),;
- 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.

1.3. Application Drawings



KEY

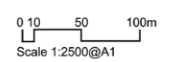
For Approval:

— Application site boundary

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West Cambridge
WC/OPA/APP/01 - Plan for Approval:
Application Site Boundary

June 2016



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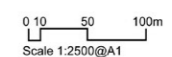
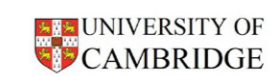
KEY

- For Approval:
- Application site boundary
 - Buildings to be demolished

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West Cambridge
 WC/OPA/APP/02 - Plan for Approval:
 Demolition Plan

June 2016



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2. PARAMETER PLANS AND STATEMENTS

2.1. Parameter Plans Overview

A series of parameter plans have been prepared which set out the parameters of the development for which planning permission is sought. The plans form the basis of the Environmental Impact Assessment (EIA).

These comprise:

Plan 1: Development Zones and Building Zones

Plan 2: Land Use

Plan 3: Access and Movement

Plan 4: Landscape and Public Realm

Plan 5: Maximum Building Heights

These plans are contained within this document. Each plan is accompanied by a statement explaining the plan.

The parameter plans specify the parameters, constraints and restrictions within which the outline elements of the Proposed Development must be contained, in the subsequent reserved matters submissions, so that the proposals remain within the scope of the EIA.

There may be some variation in the precise location of land uses and road layouts in the subsequent submission of reserved matters. Flexibility to accommodate any such variation is reflected in the parameter plans, where relevant. Where this occurs, it is anticipated that the overall concept of the outline application development proposals will be maintained, and this will be demonstrated in the reserved matters submissions.

2.2. Parameter Plan 1: Development Zones and Building Zones

Parameter Plan 1 identifies the four Development Zones within the Application Site and shows the Building Zones within each Development Zone.

Within each Development Zone the Building Zones show the locations within the Application Site within which built development can occur. Acceptable development within the Building Zones comprises all buildings, car parking including car parking structures, cycle parking including cycle parking structures, footpaths, utilities infrastructure and vehicular access routes. Siting of buildings within the Building Zones will be subject to the height restrictions set out on Parameter Plan 5: Maximum Building Heights and requirements of the Design Guidelines which are submitted for approval by the local planning authority.

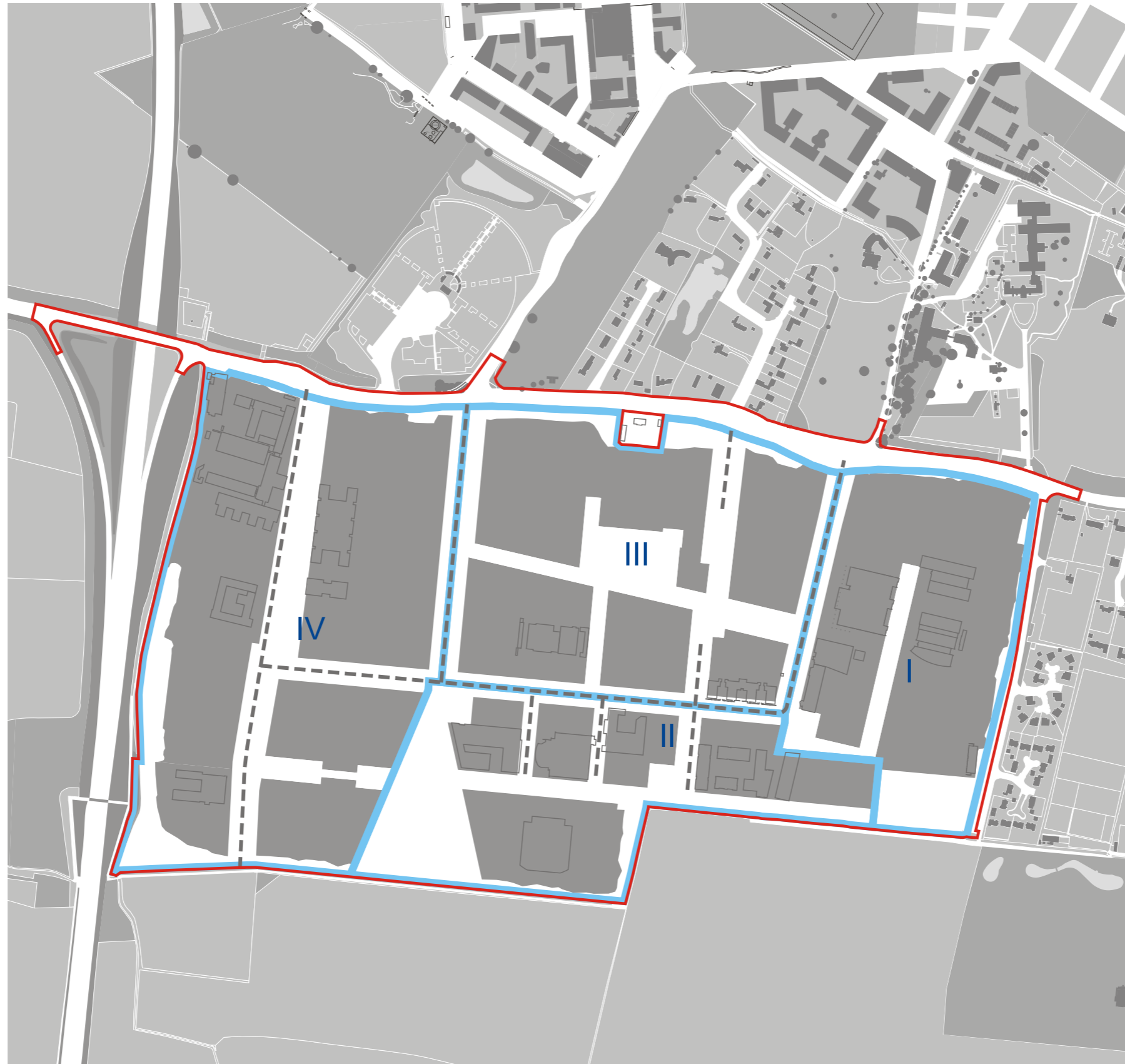
Where Building Zones shown on Parameter Plan 1 overlap with flexible zones for movement corridors or Landscape and Public Realm, as set out in Parameter Plans 3 or 4 respectively, the width of and total area of Landscape and Public Realm shall not be less than as described in Parameter Statement 4. The boundaries between buildings and their curtilage, movement routes and Landscape and Public Realm shall be determined by approval of reserved matters. The land uses shown on Parameter Plan 2 shall apply within the curtilage of any building constructed within any Development Zone as indicated on Parameter Plan 1.

03. Schedule of Land Use and Amount of Development

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
Use Class	D1	D1	B1b / sui generis	A1-A5	D2	Sui generis	
Development Zone I	Up to 77,000	Up to 1,500	Up to 21,900	Up to 1,000	0	0	Up to 77,000
Development Zone II	Up to 38,600	Up to 1,500	Up to 38,600	Up to 500	Up to 4,100	0	Up to 44,500
Development Zone III	Up to 178,400	Up to 1,500	Up to 51,700	Up to 1,500	0	Up to 2,000	Up to 182,100
Development Zone IV	Up to 104,000	Up to 1,500	Up to 104,000	Up to 1,500	0	Up to 4,500	Up to 110,500
Total Proposed floorspace	Up to 370,000	Up to 2,500	Up to 170,000	Up to 4,000	Up to 4,100	Up to 5,700	Up to 383,300

All figures quoted are Gross Floor Area, m2

* Research Institutes are taken to mean sui generis uses affiliated with the University, Research Companies or other research organisations



KEY

Contextual Information:

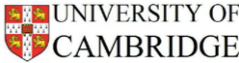
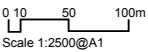

- Existing street
- Existing building to be retained

For Approval:

- Application site boundary
- Development zones
- Building zones

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

West Cambridge
WC/OPA/PAR/01/REV01
 - Development Building Zones Parameter Plan
 August 2017

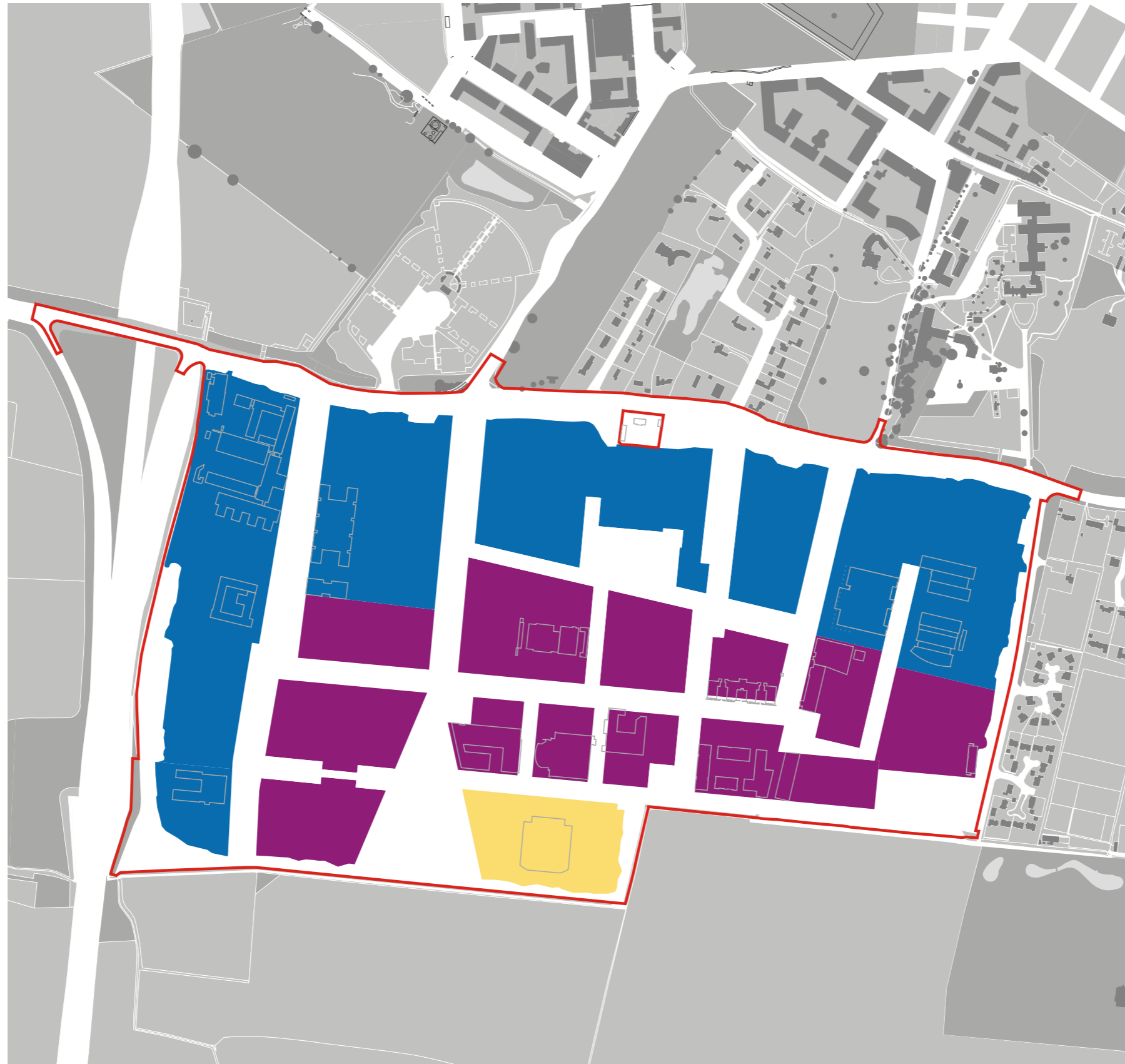
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2.3. Parameter Plan 2: Land Use

The disposition of land uses within the development shall conform to Parameter Plan 2.

In accordance with the description of development, the land uses permitted within the Development Zones are set out in Table 03.

Built development shall be divided between the three land use areas shown on Parameter Plan 2. The disposition of floorspace between the land use areas and of floorspace within particular areas shall be as per the floorspace schedule set out in Table 03. The figures for each land use area are subject to the overriding maxima in terms of total floorspace for the development and total floorspace within particular Use Class categories, as specified within the description of development.



KEY

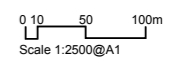
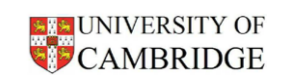
- For Approval:
- Application site boundary
 - Academic & Commercial Mix: D1, B1b, sui generis
 - Mixed Use Zone: A1-A5, B1b, D1
 - Community Uses: D1, D2

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West Cambridge

WC/OPA/PAR/02/REV01
- Land Use Parameter Plan

August 2017



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2.4. Parameter Plan 3: Access and Movement

Movement Strategy

The movement strategy aims to maximise the potential for people to walk and cycle along attractive routes connecting directly with important destinations both within and beyond the Application Site.

Movement Corridors

Parameter Plan 3 identifies movement corridors within which primary and secondary vehicular routes and pedestrian/cycle routes are to be constructed.

Traffic calming measures to reduce the dominance of motor vehicles and help slow traffic to a target speed of 20mph will be introduced along existing and proposed streets.

Primary and Secondary Streets

The zones within which existing Primary Streets and Secondary Streets will be preserved and/or enhanced are shown on Parameter Plan 3 as 'Intervention zone for street'. The carriageway width on any Primary Street shall not exceed 7.5m.

The zones within which new Secondary Streets may be constructed are shown on Parameter Plan 3 as 'Flexible zone for street'. The locations of the Secondary Streets shown within the flexibility zones on Parameter Plan 3 are indicative only. The carriageway width on any Secondary Street shall not exceed 6.5m.

Primary and Secondary Pedestrian/Cycle Routes

The width of any Primary and Secondary Dedicated Cycle Route shall not be less than 2m (one-way) or 3m (two-way). Where this is provided as a Shared Pedestrian and Cycle Route, the minimum width shall not be less than 3m.

Pedestrian and cycle movement corridors within the Application Site may be constructed within (but shall not be limited to) the area shown on Parameter Plan 3 (marked I-J, K-L and Q-R), and may connect to areas outside the Application Site at (but shall not be limited to) the pedestrian and cycle access points indicated on Parameter Plan 3.

Tertiary Routes

Tertiary vehicular and/or pedestrian/cycle routes may be constructed within any of the Building Zones indicated on Parameter Plan 1 for the purpose of connecting buildings and areas with Primary and/or Secondary Vehicular or Pedestrian/ Cycle Routes. Tertiary pedestrian/cycle routes may additionally be constructed for the purpose of connecting buildings and areas with areas of Open Land, Landscape and Public Realm or with other buildings.

The total carriageway widths of any tertiary vehicular route shall not be more than 6.5m excluding any turning head, verge, footways, central reservations, visibility splays, passing places and pull-ins for bus stops. The total carriageway widths of any tertiary pedestrian/cycle route shall not be less than 3m.

General Use Access Points

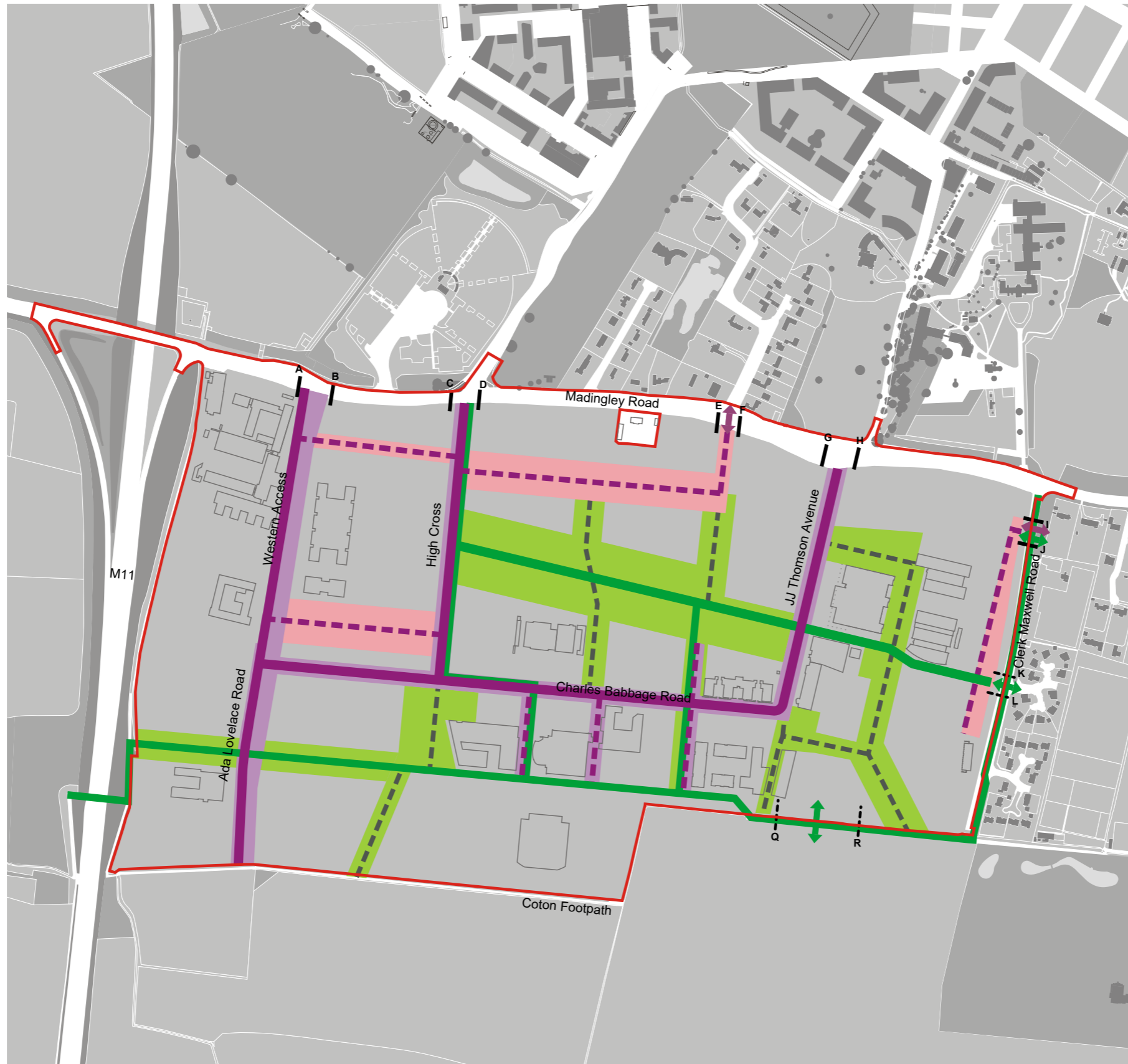
There shall be no more than three general use permanent vehicular accessways into the Application Site when the Proposed Development has been completed. These provide general access to the site, including access for servicing and access to car parking.

The general use access points between which access may be gained into the Application Site are indicated and marked A-B; C-D and G-H on Parameter Plan 3.

Secondary Vehicular Access Points for Servicing and Car Parking

In addition to the general use access points, there shall be no more than two permanent vehicular access ways into the Application Site for servicing and car parking access only when the Proposed Development has been completed. These access points will serve only a limited number of plots off Clerk Maxwell Road (one access point) and Madingley Road (one access point) and will not provide through routes to the wider site.

The points between which access for servicing may be gained into the Application Site are indicated and marked E-F and I-J on Parameter Plan 3.



KEY

Contextual Information:

- Primary street
- Secondary street
- Primary pedestrian/cycle route
- Secondary pedestrian/cycle route

For Approval:

- Application site boundary
- Intervention zone for street
- Flexible zone for street
- Secondary Vehicular access/egress points
- Secondary Vehicular egress only
- Secondary pedestrian and cycle only access/egress points
- Flexible zone for pedestrian and cycle routes
- A** **B** Zones of access points
- Q** **R** General access points for pedestrians and cyclists

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

West Cambridge
WC/OPA/PAR/03/REV02
 - Access and Movement Parameter Plan
 December 2019

UNIVERSITY OF CAMBRIDGE

0 10 50 100m
Scale 1:2500@A1

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2.5. Parameter Plan 4: Landscape and Public Realm

The zones within which Landscape and Public Realm must be provided are identified on Parameter Plan 4. The exact location and configuration of each space will be defined at the reserved matters stage.

Existing Retained Open Land

Development of any buildings or structures within Existing Retained Open Land as shown on Parameter Plan 4 shall be restricted to buildings and structures consistent with the use of the land as Open Land, including bridges, kiosks (up to 9sqm GEA), street furniture and hard and soft landscaping.

Development and/or use within Existing Retained Open Land for the following purposes is (unless otherwise indicated) acceptable: open land; formal and informal recreation and outdoor entertainment; landscaping; surface water balancing and other water features; sustainable drainage systems; nature conservation; woodland; pedestrian and cycle routes within the movement corridors defined on Parameter Plan 3; informal pedestrian and/or cycle routes, access for emergency vehicles and utility and maintenance corridors for predominantly underground utility undertakers' apparatus and private utilities.

The Existing Retained Open Land (including water bodies) amounts to 4.1 hectares.

Existing Woodland and Buffer Zones

All existing woodland will be retained and where appropriate supplemented. This amounts to 6.2 hectares (including buffer zones). No development will be permitted in these areas.

Primary Landscape and Public Realm

In addition to the Existing Retained Open Land shown on Parameter Plan 4, the Primary Landscape and Public Realm incorporates four proposed spaces at East Forum, West Forum, The Green and the Southern Ecological Corridor.

For each Primary Landscape and Public Realm area a mandatory location is shown (shaded orange) and defines where it must be provided. Flexible Zones are also shown where additional landscape and public realm may be provided.

In the case of The Green, Parameter Plan 4 defines the minimum total area of open land to be provided with its indicative location. The minimum overall area is 2.9ha and must:

- Include the mandatory location shaded in orange which provides a minimum 20m wide view corridor from Schlumberger to King's College Chapel;
- Be located entirely within the identified Flexible Zone; and
- Have a minimum width of 40m along its entire length between JJ Thomson Avenue and High Cross and have a minimum width of 100m along a minimum 100m continuous length.

Secondary Landscape and Public Realm

The mandatory locations within which Secondary Landscape and Public Realm must be located are identified on Parameter Plan 4.

Three additional areas of Secondary Landscape and Public Realm are shown indicatively to the south and northeast of the site and are located in Flexible Zones.

The minimum amount of Primary and Secondary Landscape and Public Realm to be provided within:

- Development Zone I is 1.3 hectares including not less than 0.35 hectares at the East Forum;
- Development Zone II is 0.7 hectares including not less than 0.3 hectares at the West Forum;
- Development Zone III is 4.2 hectares including not less than 2.9 hectares at The Green;
- Development Zone IV is 0.7 hectares.

Development and/or uses within East and West Forums, Primary and Secondary Landscape and Public Realm for the following purposes is, unless otherwise indicated, acceptable: open land; informal recreation and outdoor entertainment, hard and soft landscape, kiosks (up to 9 sqm. GEA), canopies, street furniture, water features, sustainable drainage systems, nature conservation, pedestrian and cycle routes within movement corridors defined on Parameter Plan 3, informal pedestrian and/or cycle routes, cycle parking, access for emergency vehicles and utility and maintenance corridors for predominantly underground utility undertakers' apparatus and private utilities.

North-South Green Corridors

The North-South Green Corridors (High Cross, Western Access Road and JJ Thomson Avenue) will be located across the site and utilise the existing roads and pedestrian links as well as introduce new links. They are included to secure the green infrastructure of the site and introduce large scale tree planting amongst the buildings to eventually appear in long and near distant views. Minimum corridor widths are needed to facilitate this requirement as follows.

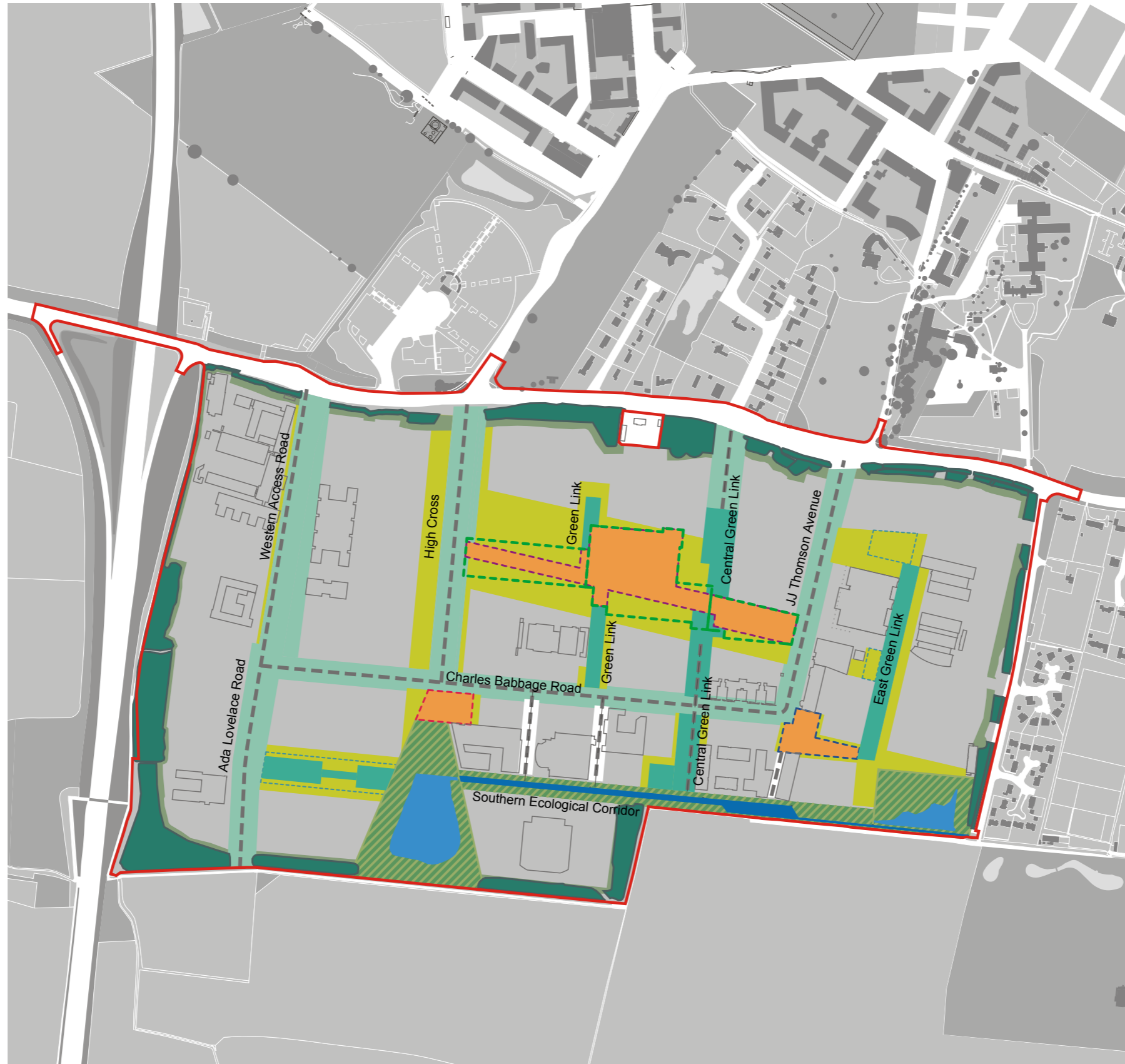
The Central Green Link will have a minimum width of 30m and the East Green Link and the two Green Links will have a minimum width of 20m. The existing roads are described in the following section.

Street Landscape Areas

Within the mandatory Street Landscape Area trees will only be removed with the agreement of the local planning authority at reserved matters stage.






High Cross, Western Access Road, JJ Thomson Avenue and Charles Babbage Road will each have a minimum width of 30m.

Development and/or uses with the Street Landscape Areas for the following purposes is, unless otherwise indicated, acceptable: open land; hard and soft landscape, canopies, street furniture, water features, sustainable drainage systems, nature conservation, pedestrian and cycle routes within movement corridors defined on Parameter Plan 3, informal pedestrian and/or cycle routes, onstreet car parking, cycle parking, access for emergency vehicles and utility and maintenance corridors for predominantly underground utility undertakers' apparatus and private utilities.





KEY

Contextual Information:

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

For Approval:

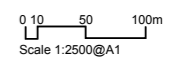
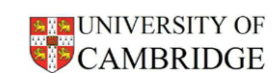
-  Application site boundary
- Primary landscape and public realm:**
-  East Forum (Mandatory location)
-  West Forum (Mandatory location)
-  The Green (Mandatory location)
-  The Green minimum area - indicative location
-  Secondary landscape and public realm (Mandatory location)
-  Additional Secondary landscape and public realm (Indicative boundary)
-  Street landscape areas (Mandatory location)
-  Flexible zone for landscape and public realm
-  Woodland buffer zones

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West Cambridge

WC/OPA/PAR/04/REV01
- Landscape and Public Realm Parameter Plan

August 2017



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2.6. Parameter Plan 5: Maximum Building Heights

Parameter Plan 5 defines the maximum heights of buildings as measured to the maximum height of any rooftop plant (excluding any lightning conductors, weather vanes, chimneys/exhaust flues, telecommunications equipment and aerals). All buildings shall be no greater than the prescribed heights set out on Parameter Plan 5.

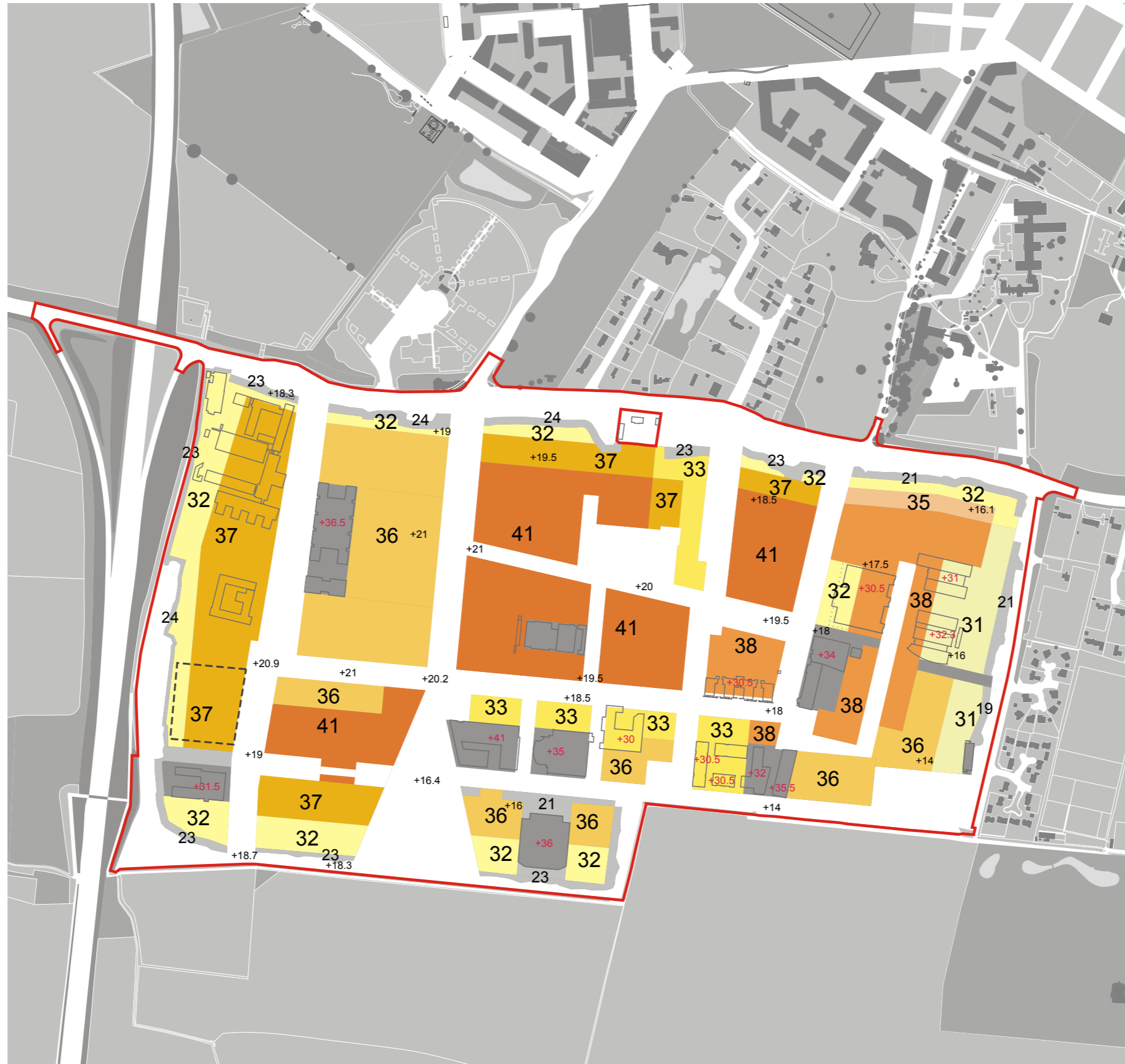
The maximum height of lightning conductors, weather vanes, telecommunications equipment and aerals shall not be more than 8m above the maximum building heights shown.

Exhaust flues will also be restricted to a maximum height of 8m above the building heights shown on Parameter Plan 5.

No built development is permissible within the Building Zones where no height parameter is shown (denoted in dark grey on Parameter Plan 5). Within the Buffers Zones with Restricted Development (denoted light grey on Parameter Plan 5) development will only be permissible where it is demonstrated at reserved matters stage that it is acceptable in terms of root protection areas and future tree crown spreads. Development within the buffer zones could comprise single storey buildings (up to the maximum AOD height shown on Parameter Plan 5) including car parking and cycle parking structures, footpaths, utilities infrastructure and vehicle access routes.

Energy Centre Chimney Flue Locations and Heights

The chimney flue associated with the Energy Centre shall be located within the zone delineated by a black dashed line on Parameter Plan 5. The height of this flue will not exceed 50m AOD.



KEY

Contextual Information:

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

For Approval:

- Application site boundary

Maximum building heights

- 31.0 metres AOD
- 32.0 metres AOD
- 33.0 metres AOD
- 35.0 metres AOD
- 36.0 metres AOD
- 37.0 metres AOD
- 38.0 metres AOD
- 41.0 metres AOD

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

- zone for location of energy centre flue

Building heights include roof plant rooms but exclude exhaust flues.

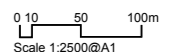
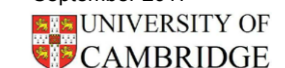
Maximum height of flues to be no more than 8m above maximum building heights.

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West Cambridge

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

September 2017



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