

22 October 2020

Your Reference
16/1134/OUT

Fiona Bradley
Interim Team Leader
Development Management
Planning Services
Cambridge City Council
Guildhall, Market Square
Cambridge
CB2 3QJ

Dear Fiona,

West Cambridge Outline Planning Application (16/1134/OUT): Supplementary Planning Submission (October 2020)

Please find enclosed a package of supplementary information (the 'Supplementary Planning Submission') in support of the outline planning application seeking planning permission for the comprehensive redevelopment of the University of Cambridge's West Cambridge site, Madingley Road, Cambridge.

The planning application ('Original Planning Application') was originally submitted on 16 June 2016 to Cambridge City Council (CCC) under the Town and Country Planning Act 1990 (as amended) and the Town and Country Planning (Development Management Procedure) (England) Order 2015.

The Original Planning Application was registered and validated by CCC on 16 June 2016 (application ref: 16/1134/OUT). A Supplementary Planning Submission was made in September 2017 which sought approval for an Amended Proposed Development. These changes were made to the Proposed Development in response to comments received by CCC and consultees on the original submission.

This Supplementary Planning Submission (October 2020) does not seek to amend the description of the Proposed Development for which planning permission is sought, as set out in the Supplementary Submission of September 2017. The Proposed Development remains 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 4,000m² of retail/food and drink floorspace (Classes A1-A5);*
- *up to 4,100m² and not less than 3,000m² for assembly and leisure floorspace;*
- *up to 5,700m² of sui generis uses, including Energy Centre and Data Centre;*
- *associated infrastructure including roads (including adaptations to highways junctions on Madingley Road), pedestrian, cycle and vehicle routes, parking, drainage, open spaces, landscaping and earthworks; and demolition of existing buildings and breaking up of hardstanding.*

Within this overall description of the Proposed Development, the Supplementary Planning Submission does introduce a number of refinements to the scheme, namely:

- Reduction in scale of the proposed Multi-Storey Car Park in the north east corner of the site (adjacent to Madingley Road / Clerk Maxwell Road), from a maximum of 540 spaces to a maximum of 450 spaces. The Original Planning Application (June 2016) proposed 640 spaces;
- Modification to the access/servicing strategy, with removal of a previously proposed pedestrian/cycle access from Madingley Road east of JJ Thomson Avenue and changes to servicing arrangements from Clerk Maxwell Road, such that all service vehicles will access/egress the site at a single point at the northern end of Clerk Maxwell Road;
- Clarification of interventions to existing streets to facilitate cycling access and movement within the site.

Structure and Content of the Supplementary Planning Submission

Accompanying Documents

The following table sets out the documents submitted with the Original Planning Application or Supplementary Submission (September 2017) and identifies the documents which have been revised or for which addenda have been prepared to support the current Supplementary Planning Submission (October 2020). The table confirms whether a document supersedes a previous document or if it should be read in conjunction with the original document. The table also identifies previously submitted material which is not updated or revised through the Supplementary Planning Submission (October 2020).

Original Document	Supplementary Submission Document	Nature of Update	Previous Revision	New Revision	Purpose of Supplementary Submission Document
Parameter Plans and Parameter Statement	Revised Parameter Plans and Parameter Statement	Revised document (supersedes previous revision)	September 2017	September 2020	For approval
Design Guidelines	Revised Design Guidelines	Revised document (supersedes previous revision)	September 2017	September 2020	For approval
Planning Statement	Planning Statement Addendum	Addendum (complements original document)	September 2017	October 2020	Supporting information
Design and Access Statement	Revised Design and Access Statement	Revised document (supersedes previous revision)	September 2017	September 2020	Supporting information
Environmental Statement	Environmental Statement Addendum	Addendum (complements original document)	September 2017	October 2020	Supporting information
Transport Assessment	Revised Transport Assessment	Revised document (supersedes previous revision)	September 2017	October 2020	Supporting information
Travel Plan	Revised Travel Plan	Revised document (supersedes previous revision)	September 2017	October 2020	Supporting information
Servicing Technical Note	Revised Servicing Technical Note	Revised document (supersedes original version)	August 2017	September 2020	Supporting information

Original Document	Supplementary Submission Document	Nature of Update	Previous Revision	New Revision	Purpose of Supplementary Submission Document
Arboricultural Impact Assessment	Revised Arboricultural Impact Assessment	No update	May 2017	N/A	N/A
Construction Environmental Management Plan	N/A	No update	May 2017	N/A	N/A
Flood Risk Assessment and Drainage Strategy	Revised Flood Risk Assessment and Drainage Strategy	No update	September 2017	N/A	N/A
Energy Statement	Energy Statement Addendum	No update	June 2017	N/A	N/A
Heritage Assessment	N/A	No update	July 2016	N/A	N/A
Sustainability Statement	N/A	No update	June 2016	N/A	N/A
Sustainability Appraisal Matrix	Revised Sustainability Appraisal Matrix	No update	September 2017	N/A	N/A
Statement of Community Involvement	N/A	No update	June 2016	N/A	N/A
Public Art Strategy	N/A	No update	September 2017	N/A	N/A
Waste Management Plan	N/A	No update	June 2016	N/A	N/A
Woodland Management Plan (Appendix 8.4 of the ES Addendum)	N/A	No update	May 2017	N/A	N/A
Utilities Statement	N/A	No update	June 2016	N/A	N/A

In addition to revisions made to the supporting documents identified above, the following new documents have been prepared as part of this Supplementary Planning Submission:

- Innovation Letter from Professor Andy Neely, Vice-Chancellor of University of Cambridge (14 August 2020);
- Transport Assessment Proforma (October 2020), which provides a summary of the key findings of the full Transport Assessment.

The following table provides a summary of the information which has been updated/amended within each of the Supplementary Planning Submission documents:

Supplementary Submission Document	Summary of Revisions	References
Revised Parameter Plans and Parameter Statement	Only amendment relates to Access & Movement Parameter Plan (WC/OPA/PAR/03/Rev02), with removal of pedestrian/cycle access/egress O-P on Madingley Road and removal of servicing egress K-L and access/egress M-N on Clerk Maxwell Road	Section 2.4, pages 12-13
Revised Design Guidelines	Amendments to reflect reduced scale of multi-storey car park in north eastern corner of the site Amendments reflecting revisions to the access/servicing proposals Refinements to landscape guidelines to promote ecological value and diversity Revised guidelines relating to interventions to existing streets to promote cycling within the site	Section 1 Section 1 Sections 1 & 2 Section 3
Planning Statement Addendum	New information providing a response of the Proposed Development to the Cambridge City Local Plan (Adopted October 2018)	All sections
Design and Access Statement	Amendments to reflect reduced scale of multi-storey car park in north eastern corner of the site Amendments reflecting revisions to the access/servicing proposals	Section B1 Section A5

Supplementary Submission Document	Summary of Revisions	References
	Additional verified views of maximum building height parameters from the Lawns and Perry Court off Clerk Maxwell Road	Section A5, p.95
	Refinements to landscape guidelines to promote ecological value and diversity	Section B1
	Revised material relating to interventions to existing streets to promote cycling within the site.	Section B1
	Updated illustrative masterplan to reflect consented schemes (Dept. Engineering, Shared Facilities Hub, Cavendish III and amended access/servicing arrangements	Section B2
Environmental Statement		
Vol 1: Revised Non-Technical Summary	Minor amendments throughout	All Sections
Vol 2: ES Addendum	Minor amendments throughout, updates in particular relating to Ecology (Section 2), Traffic & Transport (Section 6), Air Quality (Section 7) and Noise & Vibration (Section 8)	Sections noted
Vol 3: ES Addendum Appendices	New information provided in relation to: Appendix 6.1: Summary of ecological legislation changes since 2016 Appendix 6.10: No net loss / net gain of priority habitats and species assessment Appendix 10.1-10.3: Revised transport information to support revised assessment. Appendix 11.1-11.10: Revised air quality information to support revised assessment. Appendix 12.1-12.6: Revised noise information to support revised assessment.	All sections
Revised Transport Assessment	Amendments due to the change of status of the Greater Cambridge Partnership Scheme which included a Cambourne to Cambridge Mass Transit scheme along the A428 / A1303 Corridor and a Cycle Scheme along Madingley Road. The TA has now been updated to reflect an forthcoming strategic mass transport scheme to deliver quality bus and cycle connectivity between the west, through the Site to the city.	All sections
Revised Framework Travel Plan	Amendments due to the change of status of the Greater Cambridge Partnership Scheme which included a Cambourne to Cambridge Mass Transit scheme along the A428 / A1303 Corridor and a Cycle Scheme along Madingley Road. The TP has now been updated to reflect an forthcoming strategic mass transport scheme to deliver quality bus and cycle connectivity between the west, through the Site to the city.	All sections
Transport Assessment Proforma	New document which provides a summary of the key findings of the full Transport Assessment.	All sections
Revised Servicing Technical Note	Revisions to reflect amended proposals for servicing from Clerk Maxwell Road – removal of servicing points at K-L and M-N and all servicing to be via access/egress I-J, as shown on amended Access & Movement Parameter Plan ((WC/OPA/PAR/03/Rev02).	All sections

Submitted with this covering letter is a soft electronic copy of the Supplementary Planning Submission

We would be grateful if you could provide written confirmation of receipt of this Supplementary Planning Submission at your earliest convenience.

Please do not hesitate to contact me should you have any queries about the resubmission material.

Yours sincerely,



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