

JDMC
16
September
2026



GREATER CAMBRIDGE
SHARED PLANNING

Planning Application Reference:

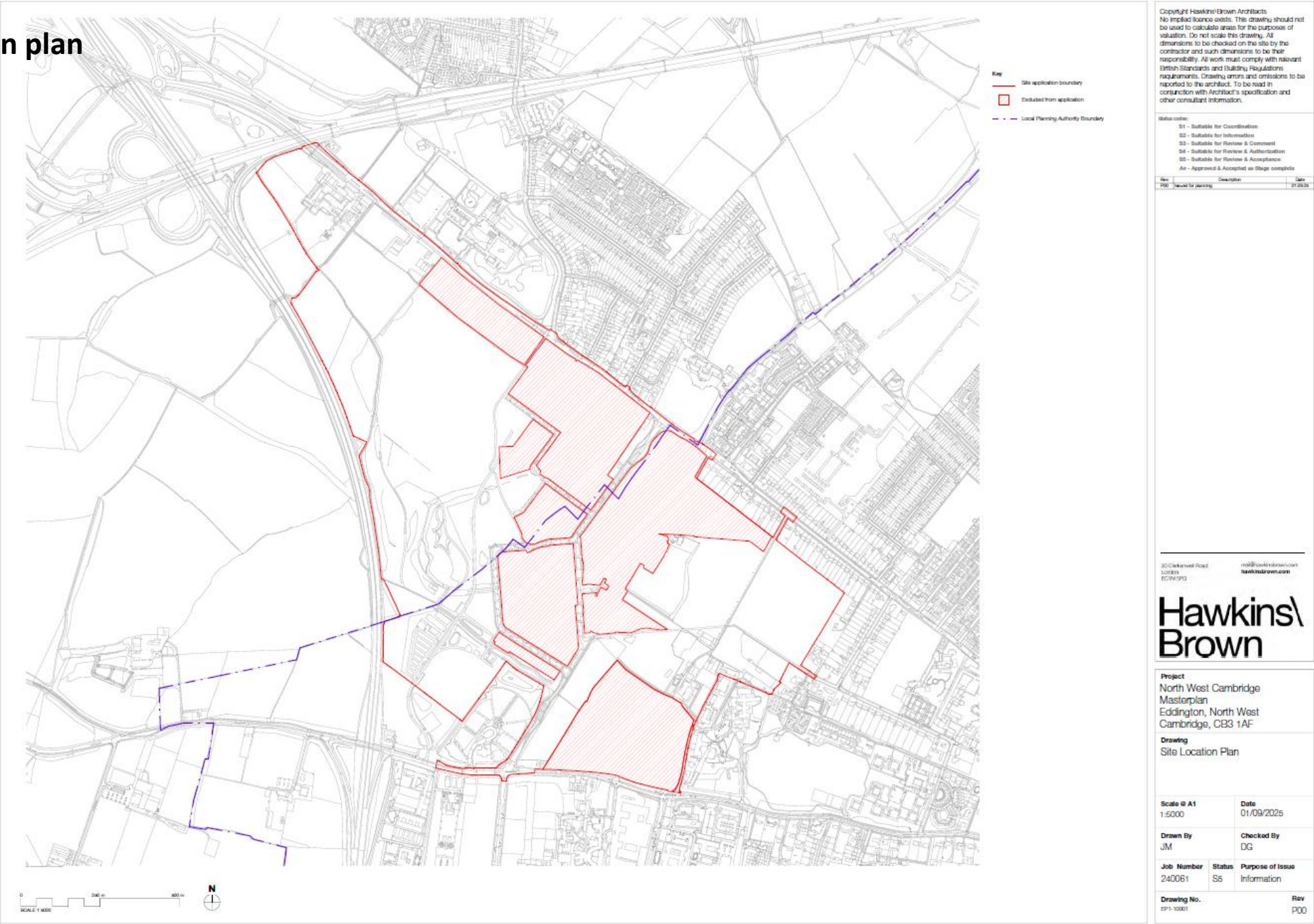
25/03746/OUT (Cambridge City Council)

25/03753/OUT (South Cambridgeshire District Council)

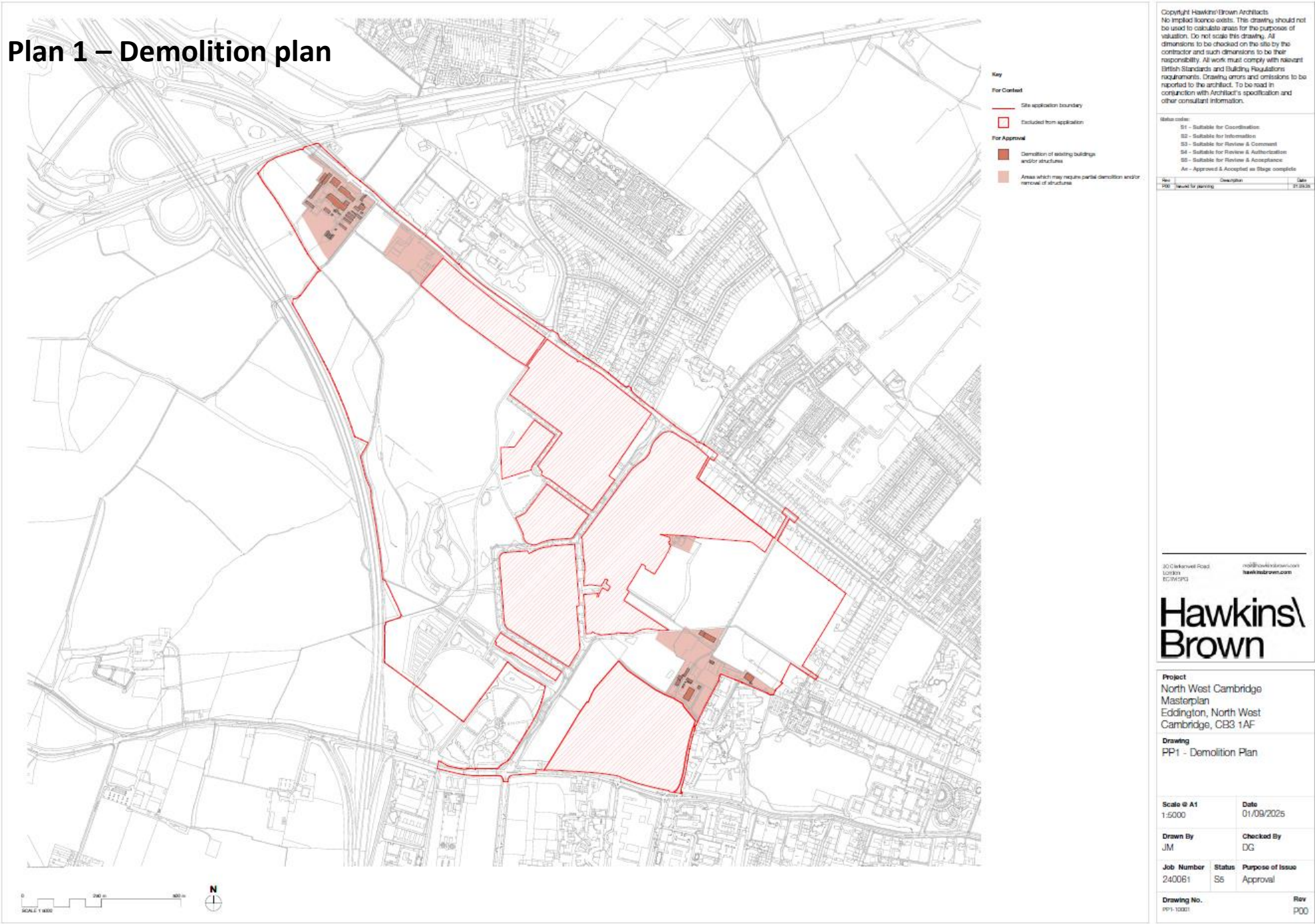
Description of development:

Outline planning application (all matters reserved except for means of access to the public highway) for a phased mixed use development, including demolition of existing buildings and structures, such development comprising: Living Uses, comprising residential floorspace (Class C3/C4, up to 3,800 dwellings), student accommodation (Sui Generis), co-living (Sui Generis) and senior living (Class C2), flexible employment floorspace (Class E(g) / Sui Generis research uses), academic floorspace (Class F1), and floorspace for supporting retail, nursery, health and indoor sports and recreation uses (Class E (a) - E (f)), public open space, public realm, sports facilities, amenity space, outdoor play, allotments and hard and soft landscaping works alongside supporting facilities, car and cycle parking, formation of new pedestrian, cyclist and vehicular accesses and means of access and circulation routes within the site, highway works, site clearance, preparation and enabling works, supporting infrastructure, plant, drainage, utility, earthworks and engineering works.

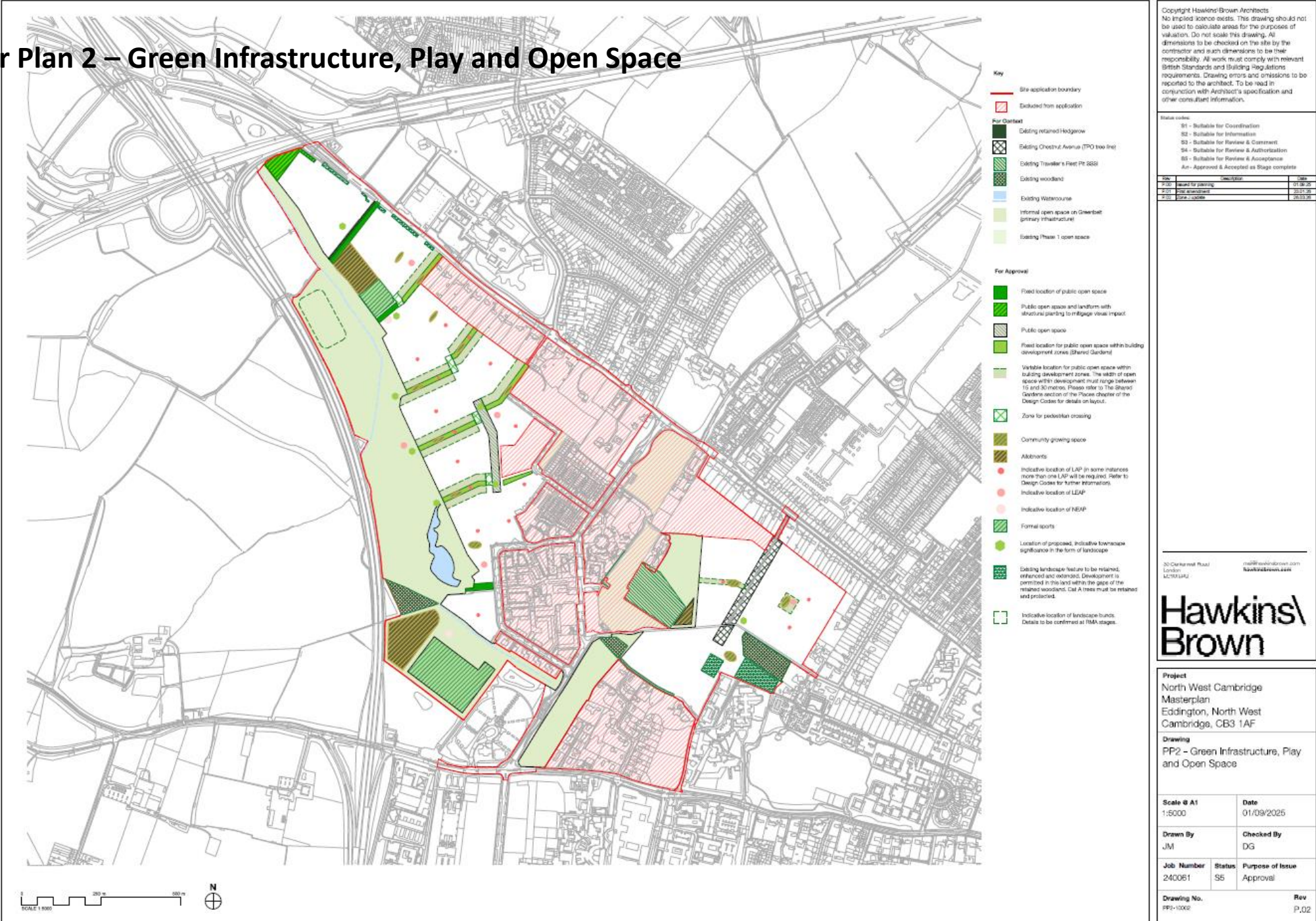
Site location plan



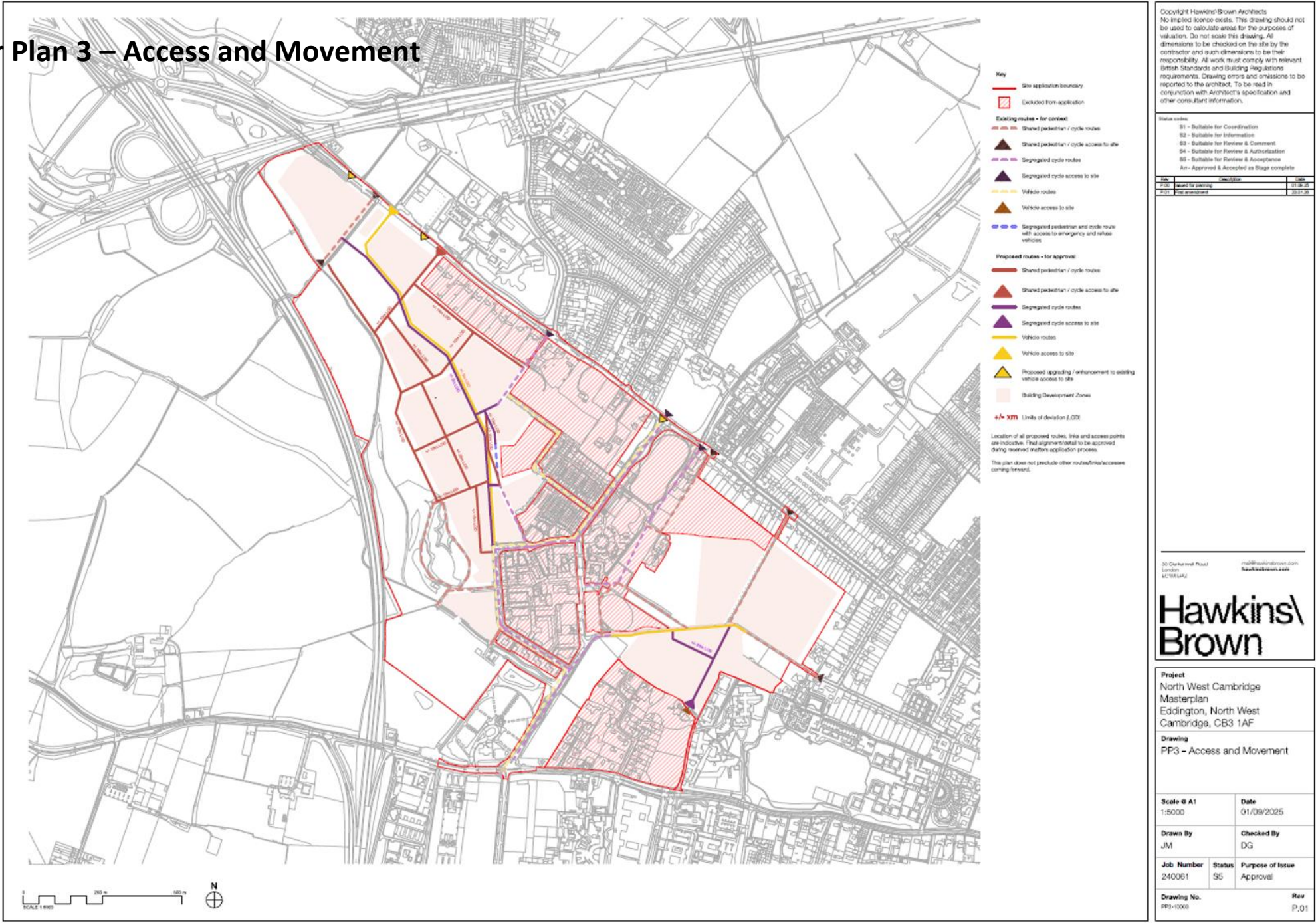
Parameter Plan 1 – Demolition plan



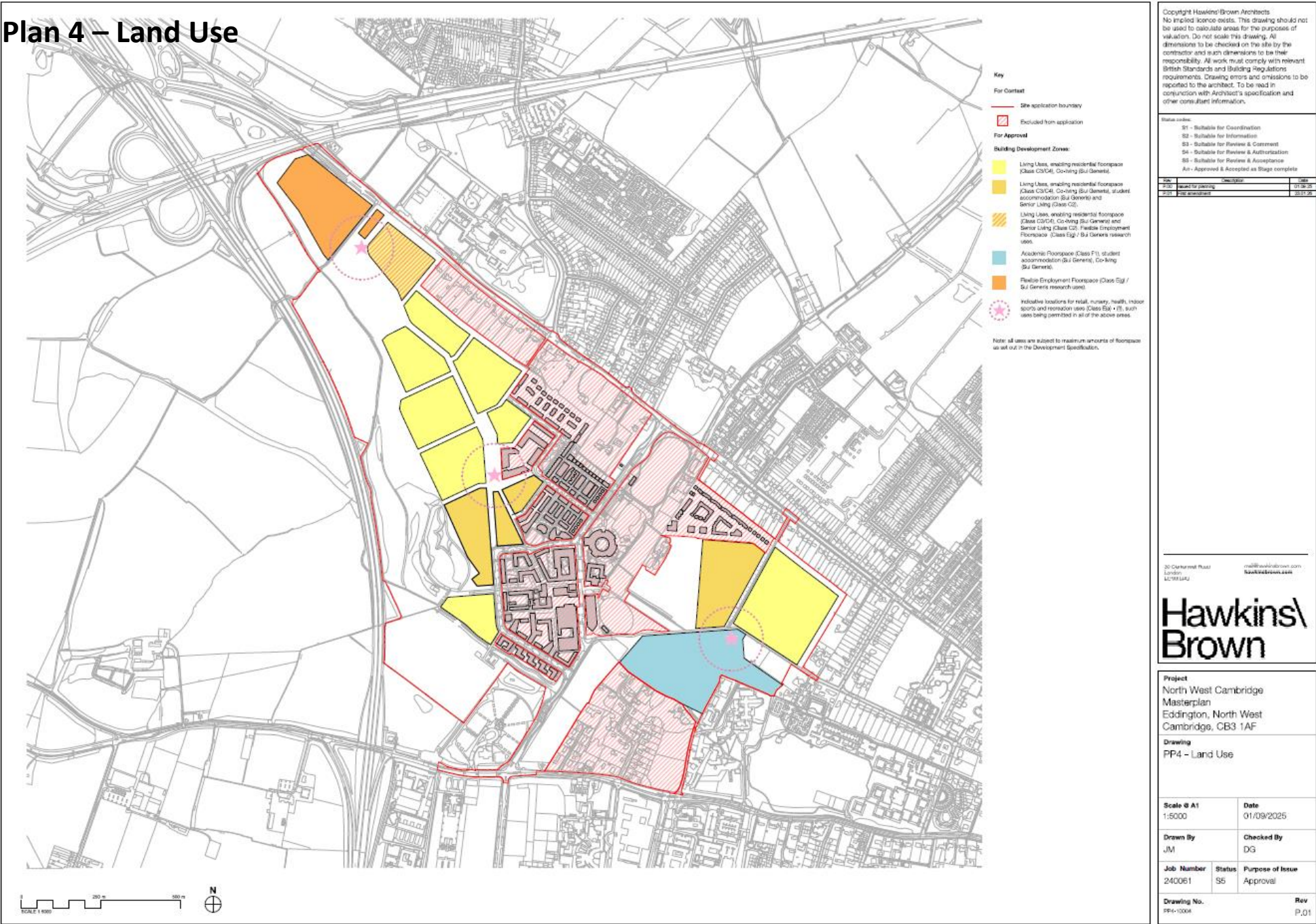
Parameter Plan 2 – Green Infrastructure, Play and Open Space



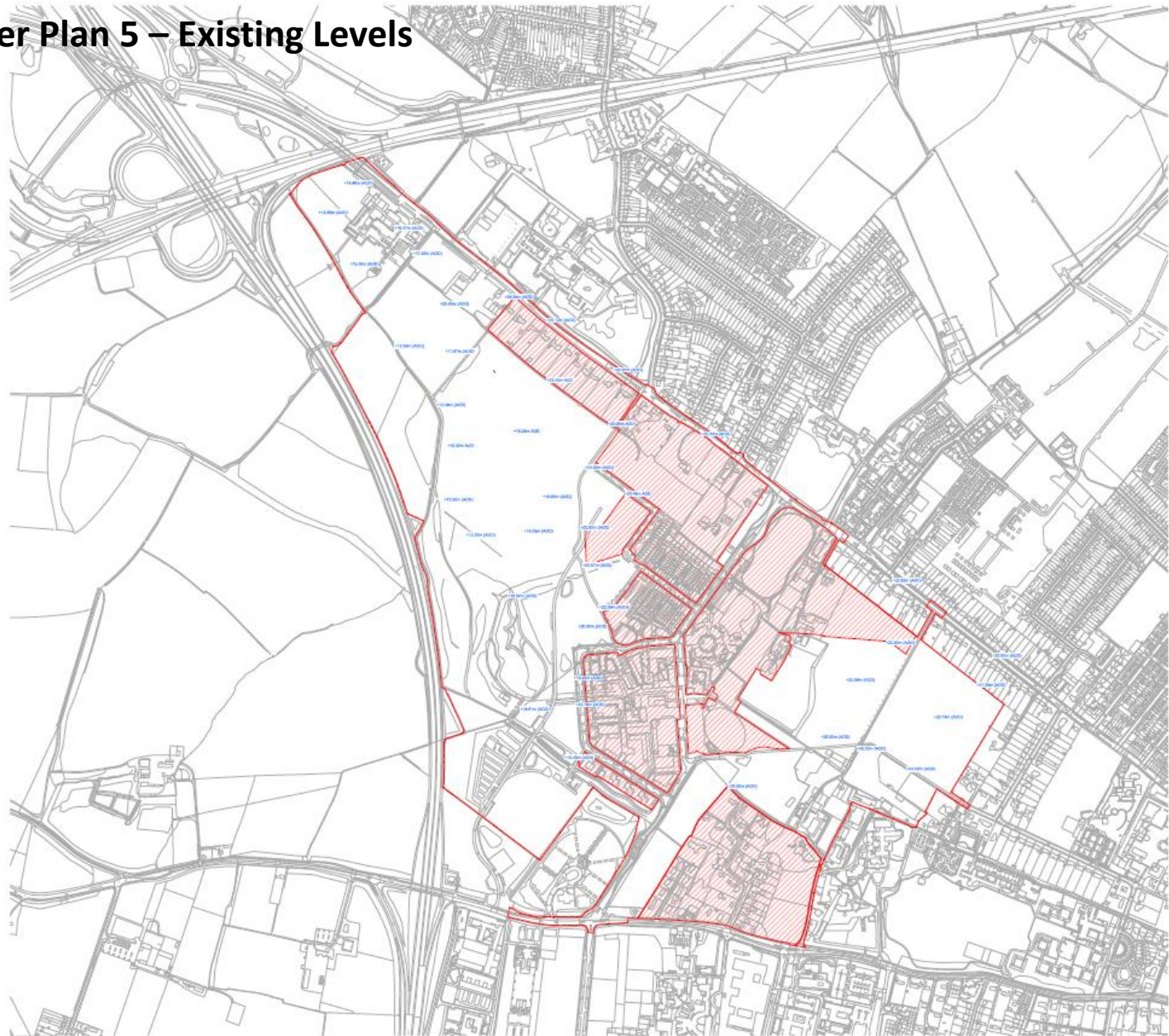
Parameter Plan 3 – Access and Movement



Parameter Plan 4 – Land Use



Parameter Plan 5 – Existing Levels



Key

- Site application boundary
- Decided from application
- Existing Levels

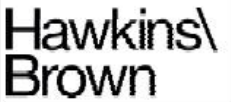
Copyright Hawkins\Brown Architects
No implied licence exists. This drawing should not be used to calculate areas for the purposes of valuation. Do not scale this drawing. All dimensions to be checked on the site by the contractor and such dimensions to be their responsibility. All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect. To be read in conjunction with Architect's specification and other consultant information.

Status codes:
S1 - Suitable for Coordination
S2 - Suitable for Information
S3 - Suitable for Review & Comment
S4 - Suitable for Review & Authorisation
S5 - Suitable for Review & Acceptance
An - Approved & Accepted as Stage complete

Rev	Description	Date
001	Issued for planning	01/09/25
002	For consultation	05/09/25

20 Clerkwell Place
London
EC1A 9AF

mail@hawkinsbrown.com
hawkinsbrown.com

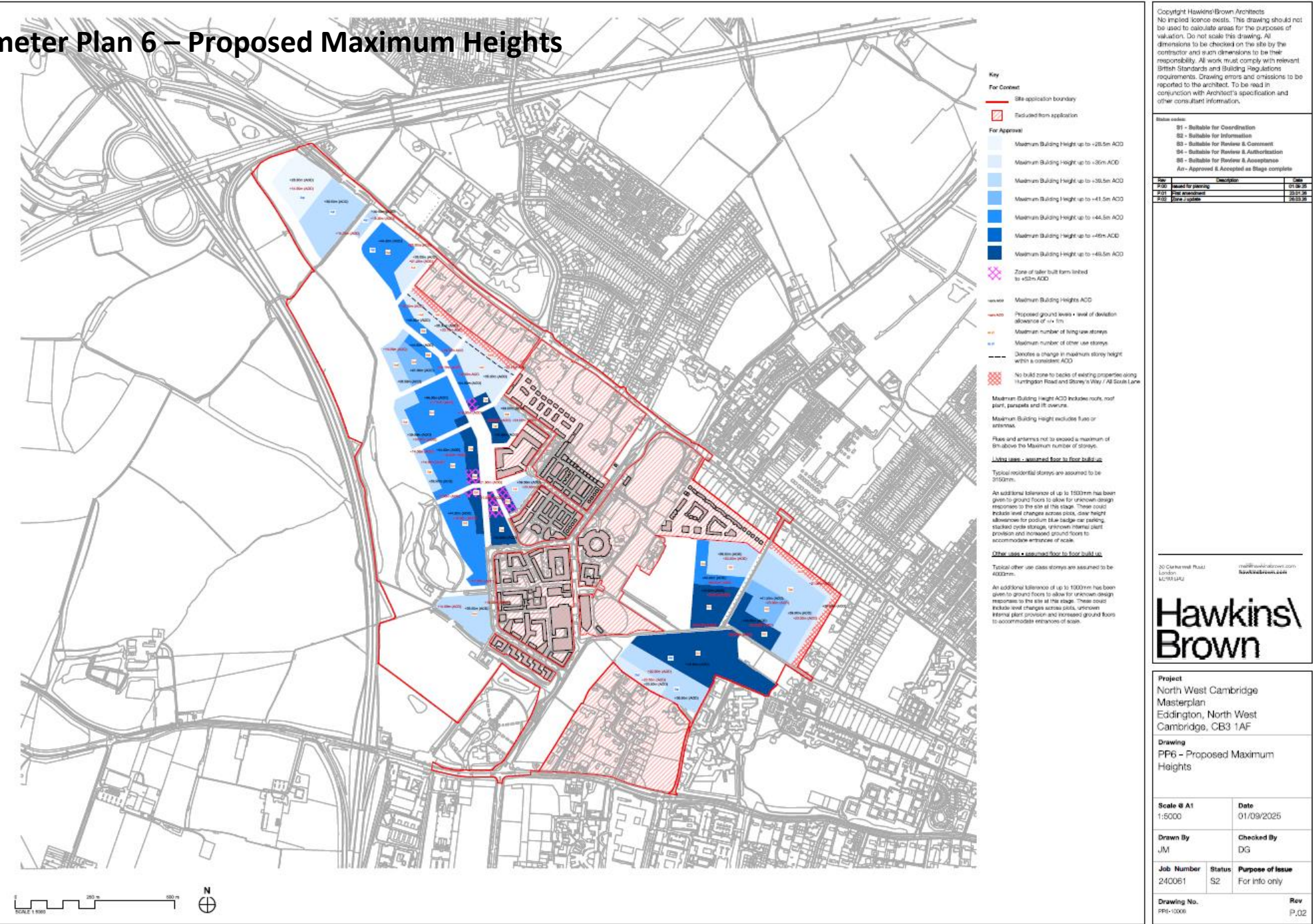


Project
North West Cambridge
Masterplan
Eddington, North West
Cambridge, CB3 1AF

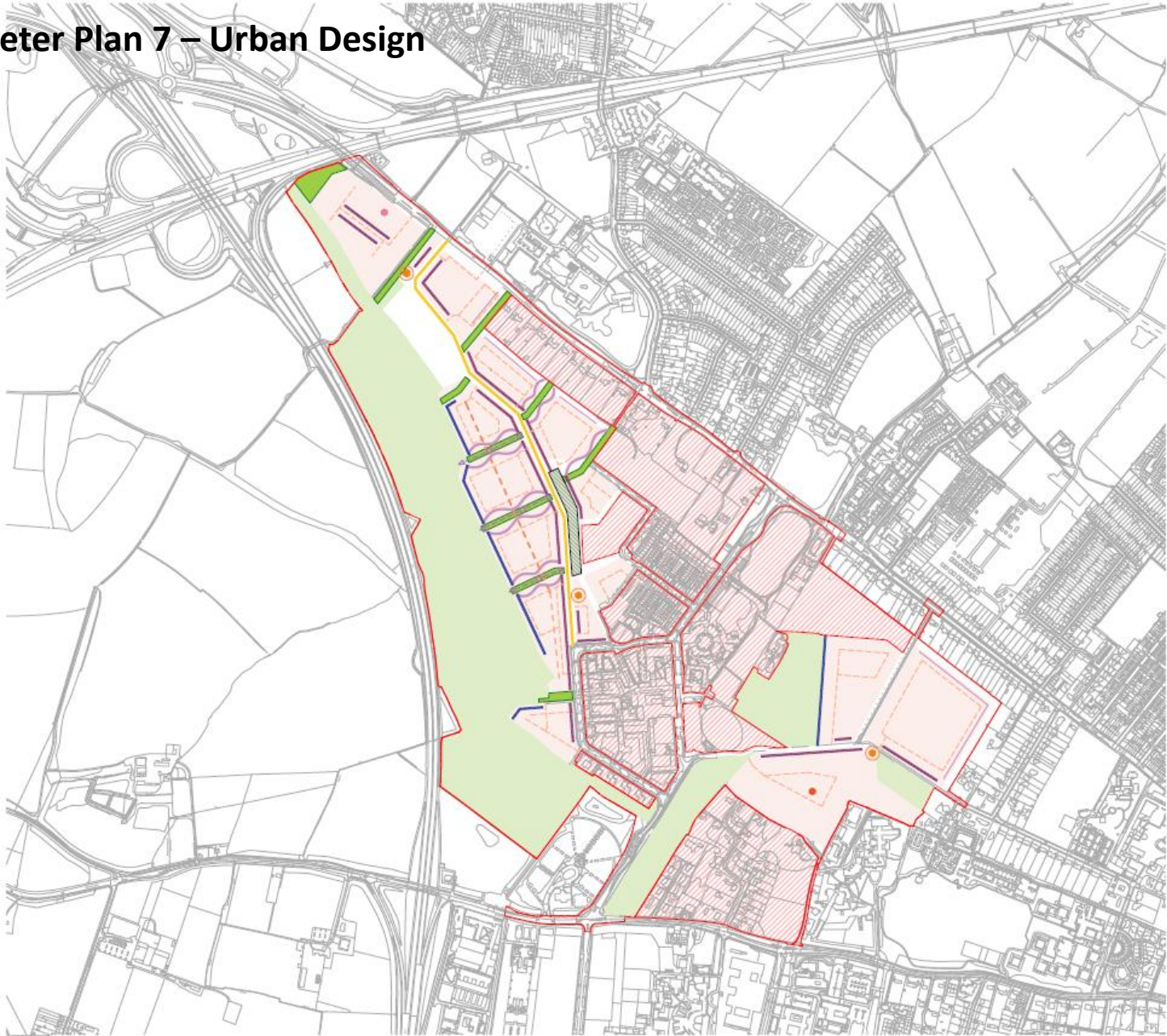
Drawing
PP5 - Existing Levels

Scale @ A1 1:5000		Date 01/09/2025	
Drawn By JM		Checked By DG	
Job Number 240061	Status S5	Purpose of Issue Information	
Drawing No. PP5-1006		Rev P.01	

Parameter Plan 6 – Proposed Maximum Heights



Parameter Plan 7 – Urban Design



- Key**
- Site application boundary
 - Excluded from application
 - Urban Design**
 - Building development zones
 - Neighbourhood streets
 - Community Lanes
 - Indicative alignment of primary movement corridor
 - Informal green open space
 - Informal public open space within building development zones
 - The Common - a key public open space with moments of height to denote its significance
 - Location of social hubs which may have landscape significance in the form of built form moment
 - Employment cluster - refer to Design Code chapter 'Innovation Street' and PPS
 - Academic cluster - refer to Design Code chapter 'Innovation Street' and PPS
 - Key views through shared gardens
 - Frontages**
 - Primary frontage - indicative frontage facing main streets and connections
 - Strategic open space frontage - indicative frontage facing strategic open space and responding to landscape structures
 - Neighbouring edges
 - Shared Gardens

Copyright Hawkins\Brown Architects
No implied licence exists. This drawing should not be used to calculate areas for the purposes of valuation. Do not scale this drawing. All dimensions to be checked on the site by the contractor and each dimension to be their responsibility. All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect. To be read in conjunction with Architect's specification and other consultant information.

Issue codes:

S1	- Suitable for Coordination
S2	- Suitable for Information
S3	- Suitable for Review & Comment
S4	- Suitable for Review & Authorization
S5	- Suitable for Review & Approval
Am	- Approved & Accepted as Stage complete

Rev	Description	Date
P101	Issued for planning	01/09/25
P102	For amendment	20/11/25

20 Cornhill Road
London
EC1A 3JF

mail@hbw.co.uk
hbw.co.uk

Hawkins\Brown

Project
North West Cambridge
Masterplan
Eddington, North West
Cambridge, CB3 1AF

Drawing
PP7 - Urban Design

Scale @ A1 1:5000	Date 01/09/2025
Drawn By JM	Checked By DG
Job Number 240061	Status S5
Purpose of Issue Information	

Drawing No. PP7-10007	Rev P.01
---------------------------------	--------------------

Illustrative Masterplan



NOTES

- (C) This drawing is copyright.
- All dimensions to be checked on site.
- Do not scale from this drawing: only figured dimensions are to be worked from.
- Any discrepancies must be reported immediately before proceeding.
- This drawing to be read & printed in colour



KEY

- Carriageway
- Footway
- Cycleway (with Cambridge Key, unless otherwise specified)
- Bus Lane
- Verge
- Highway boundary
- Highway boundary (National Highway)

FOR APPROVAL

NO.	REVISION	DATE	BY	CHECKED BY
1	Issue for approval	12/11/2024	MD	MD
2	Issue for approval	12/11/2024	MD	MD
3	Issue for approval	12/11/2024	MD	MD
4	Issue for approval	12/11/2024	MD	MD
5	Issue for approval	12/11/2024	MD	MD
6	Issue for approval	12/11/2024	MD	MD
7	Issue for approval	12/11/2024	MD	MD
8	Issue for approval	12/11/2024	MD	MD
9	Issue for approval	12/11/2024	MD	MD
10	Issue for approval	12/11/2024	MD	MD
11	Issue for approval	12/11/2024	MD	MD
12	Issue for approval	12/11/2024	MD	MD
13	Issue for approval	12/11/2024	MD	MD
14	Issue for approval	12/11/2024	MD	MD
15	Issue for approval	12/11/2024	MD	MD
16	Issue for approval	12/11/2024	MD	MD
17	Issue for approval	12/11/2024	MD	MD
18	Issue for approval	12/11/2024	MD	MD
19	Issue for approval	12/11/2024	MD	MD
20	Issue for approval	12/11/2024	MD	MD
21	Issue for approval	12/11/2024	MD	MD
22	Issue for approval	12/11/2024	MD	MD
23	Issue for approval	12/11/2024	MD	MD
24	Issue for approval	12/11/2024	MD	MD
25	Issue for approval	12/11/2024	MD	MD
26	Issue for approval	12/11/2024	MD	MD
27	Issue for approval	12/11/2024	MD	MD
28	Issue for approval	12/11/2024	MD	MD
29	Issue for approval	12/11/2024	MD	MD
30	Issue for approval	12/11/2024	MD	MD
31	Issue for approval	12/11/2024	MD	MD
32	Issue for approval	12/11/2024	MD	MD
33	Issue for approval	12/11/2024	MD	MD
34	Issue for approval	12/11/2024	MD	MD
35	Issue for approval	12/11/2024	MD	MD
36	Issue for approval	12/11/2024	MD	MD
37	Issue for approval	12/11/2024	MD	MD
38	Issue for approval	12/11/2024	MD	MD
39	Issue for approval	12/11/2024	MD	MD
40	Issue for approval	12/11/2024	MD	MD
41	Issue for approval	12/11/2024	MD	MD
42	Issue for approval	12/11/2024	MD	MD
43	Issue for approval	12/11/2024	MD	MD
44	Issue for approval	12/11/2024	MD	MD
45	Issue for approval	12/11/2024	MD	MD
46	Issue for approval	12/11/2024	MD	MD
47	Issue for approval	12/11/2024	MD	MD
48	Issue for approval	12/11/2024	MD	MD
49	Issue for approval	12/11/2024	MD	MD
50	Issue for approval	12/11/2024	MD	MD
51	Issue for approval	12/11/2024	MD	MD
52	Issue for approval	12/11/2024	MD	MD
53	Issue for approval	12/11/2024	MD	MD
54	Issue for approval	12/11/2024	MD	MD
55	Issue for approval	12/11/2024	MD	MD
56	Issue for approval	12/11/2024	MD	MD
57	Issue for approval	12/11/2024	MD	MD
58	Issue for approval	12/11/2024	MD	MD
59	Issue for approval	12/11/2024	MD	MD
60	Issue for approval	12/11/2024	MD	MD
61	Issue for approval	12/11/2024	MD	MD
62	Issue for approval	12/11/2024	MD	MD
63	Issue for approval	12/11/2024	MD	MD
64	Issue for approval	12/11/2024	MD	MD
65	Issue for approval	12/11/2024	MD	MD
66	Issue for approval	12/11/2024	MD	MD
67	Issue for approval	12/11/2024	MD	MD
68	Issue for approval	12/11/2024	MD	MD

Highway drawing HR21 Rev PL07 - Huntingdon Road

Highway drawing HR22 Rev PL04 - Huntingdon Road

This page is intentionally left blank