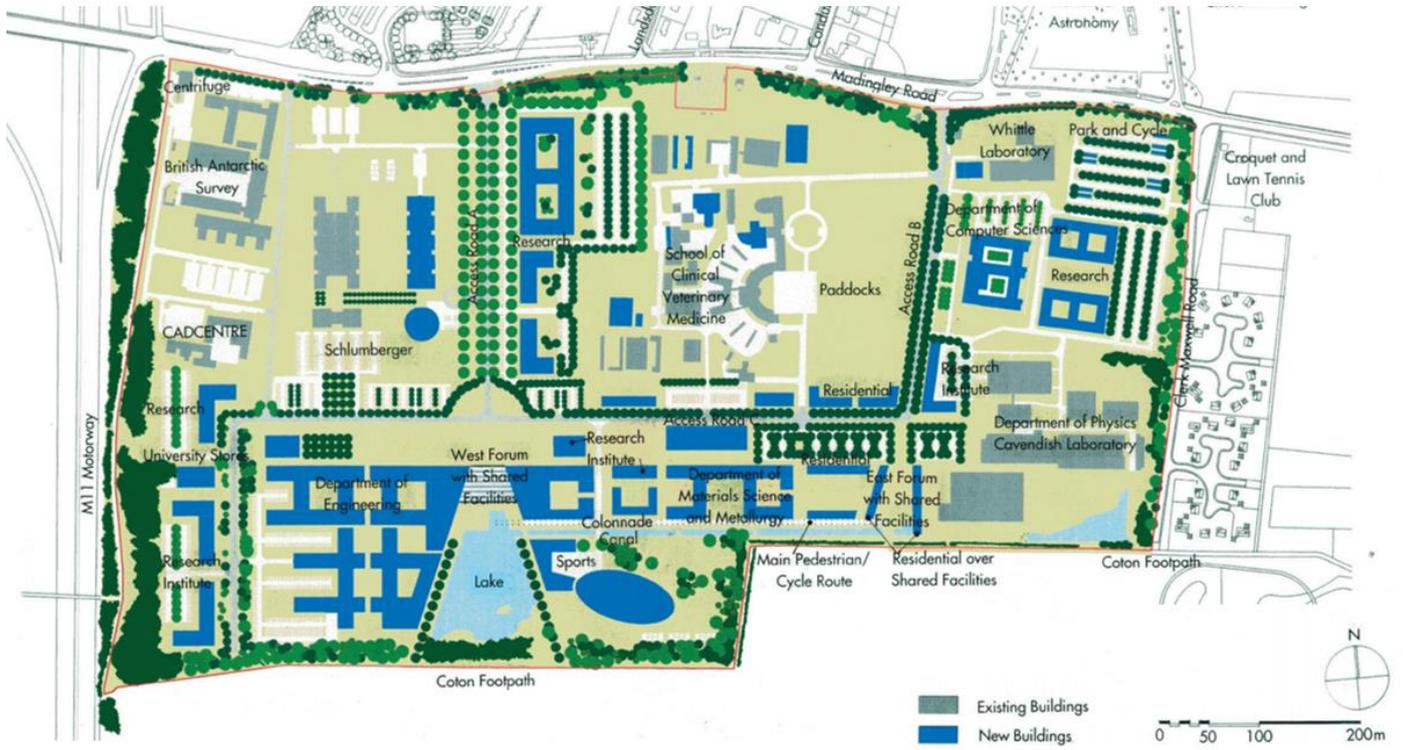


APPENDIX 1

APPROVED MASTERPLAN 1999



APPENDIX 2

PROPOSED ILLUSTRATIVE MASTERPLAN 1999



KEY

- NEW DEVELOPMENT
- EXISTING BUILDINGS RETAINED
- A EAST FORUM SPACES
- B EAST POND
- C WEST FORUM SPACES
- D WEST LAKE
- E THE GREEN
- F SOUTHERN ECOLOGICAL CORRIDOR
- G SHARED FACILITIES BUILDINGS
- H ENGINEERING DEPARTMENT
- I CAVENDISH III LABORATORY
- J ACADEMIC DEPARTMENT
- K COMMERCIAL LED DEVELOPMENT
- L SCHLUMBERGER BUILDING
- M BRITISH ANTARCTIC SURVEY
- N SPORTS CENTRE
- O DATA CENTRE
- P PARKING STRUCTURES
- Q ENERGY CENTRE
- R CIVIL ENGINEERING BUILDING

APPENDIX 3

DEVELOPMENT CONTROL FORUM MINUTES 14 JANUARY 2021

DEVELOPMENT CONTROL FORUM

14 January 2021
10.00 am - 12.08 pm

Present

Planning Committee Members: Councillors Page-Croft, Porrer, Thornburrow and Tunnacliffe

Ward Councillors

City Councillor Matthews
County Councillor Nethsingha

Officers:

Assistant Director (Delivery): Sharon Brown
Interim Team Leader: Fiona Bradley
Committee Manager: Sarah Steed
Meeting Producer: James Goddard

For Applicant:

Paul Milliner (Manger of the Planning Division, Estates Division, University of Cambridge)
Mark Parsons (Planning Manager, Estate Division University of Cambridge)

For Petitioners:

Cambridge Residents x 3

FOR THE INFORMATION OF THE COUNCIL

21/1/DCF Declarations of Interest

No declarations were declared.

21/2/DCF Application and Petition Details(16/1134/OUT / WestCambridge Site Madingley Road Cambridge Cambridgeshire)

Application No: 16/1134/OUT
Site Address: West Cambridge Site Madingley Road Cambridge
Cambridgeshire
Description: Outline planning permission with all matters reserved I
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 1000m² 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 highway 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.
Applicant: Chancellors and Masters
Agent: Jim Strike, AECOM
Address: 71 High Holborn London WC1V 6QS
Lead Petitioner: Resident of Clerk Maxwell Road
Case Officer: Fiona Bradley

Text of Petition:

We the undersigned petition the Council to convene a Development Control Forum in relation to planning application 16/1134/OUT Revised Outline Planning Proposal for the West Cambridge Site, Madingley Road, Cambridge, Cambridgeshire. We are particularly concerned by the proposal contained within the Outline Plan to build a multi-storey car park for 450 cars on the corner of Clerk Maxwell Road (CMR) and Madingley Road, and by the applicant's plan to require all cars using the carpark and all service vehicles visiting the eastern end of the site to enter and depart via CMR.

The grounds for asking for a Forum on this application are as follows:

1. The creation of a multi-storey carpark conflicts with Cambridge Local Plan Policy 80, which states that 'Development will be supported where it demonstrates prioritisation of access is by walking, cycling and public transport, and is accessible for all'.
2. The location is inappropriate for siting a multi-storey carpark. CMR and Madingley Road are residential roads, and the building would be right on the edge of a conservation area. The first thing visitors approaching the site from the city will see is a multi-storey carpark, which would be an underwhelming introduction to a 'world-class facility' and out of keeping aesthetically with its surroundings.
3. The applicant has offered to fund the construction of cycle paths down both sides of Clerk Maxwell Road, which would leave insufficient space to build a feeder lane in CMR for vehicles to queue to get into the car park, adding to congestion and pollution on the corner and creating the possibility that cars will back up onto Madingley Road.
4. On 1 July 2020, planning approval was granted for the construction of 35 dwellings on the site of the former Cocks and Hens Tennis Club on CMR. The entrance to this development, where an open play area will be provided for young children and teenagers, is opposite the proposed entrance to the multi-storey car park. This conjunction of traffic and play area is potentially unsafe. We would ask the applicant to give consideration to either removing the car park from its plan or moving it to the western end of the site adjacent to the M11, where fewer people live, and from there, if necessary, run visitors round the site on electric buggies. If that is not possible, the applicant should accept that it is responsible for the traffic generated by the West Cambridge site development and arrange for access/egress to the car park and to the buildings at the eastern end of the site to be directed via JJ Thompson Road, rather than utilising CMR as its service road. In essence, the plan brings traffic from the M11 and A428 further down Madingley Road and into the city than is necessary and is an imposition on local residents and contrary to the public policy of encouraging cycling, walking and the use of public transport.

Description

Case by the Applicant / Agent

Paul Milliner (Manger of the Planning Division, Estates Division, University of Cambridge) made the following points:

- i. The West Cambridge Site was a key national and international centre for academic research and commercialisation of knowledge through

- entrepreneurship and collaboration between University and Industry.
- ii. The most recently approved local plan supported a new vision for the site
 - iii. Transforming the physical and social environment for users and the local community would sustain a high-quality site.
 - iv. Residents had continually been informed of the proposal, and their views considered throughout, along with the technical input received from council officers to help shape the application.
 - v. It was unfortunate that the application had taken so long; uncertainty over the Greater Cambridge Partnership Cambourne to Cambridge mass transit project had made it difficult for all parties to assess the application and determine the submission from a transport perspective.
 - vi. Had sought to resolve other areas of residents' concern with regular contact throughout the application (with 2020 being the exception) to engage and explain how and why decisions had been made.
 - vii. Since the application was originally submitted changes had been made to the application in respect of its relationship with Clerk Maxwell Road; significant reduction in parameter heights, with a reduction in the size of the Multi-Storey Car Park from 640 spaces, to 540 spaces, now 450 car parking spaces.
 - viii. Other changes had been made to accommodate residents' concerns:
 - Removal of a servicing point from the southern end of Clerk Maxwell Road.
 - A woodland management plan for the vegetation along the site boundaries to improve the green buffer
 - Proposed dedicated cycle lanes along both sides of Clerk Maxwell Road linking the Coton footpath and cycle path with Madingley Road; remove the uncontrolled car parking on Clerk Maxwell Road
 - ix. The University would continue to engage with local people.

Mark Parsons (Planning Manager, Estate Division University of Cambridge) said the following in response to the points raised in the petition.

- i. Concern from local people is that the multi storey car park (MSCP) conflicted with Policy 80 of the Cambridge Local Plan.
- ii. Although the MSCP was a key strand of the wider application the University was focused to capture softer modes of transport for employees. The application was less focused on private vehicles, encouraging people to walk and cycle. The University in its analysis concluded the site was not currently conducive to this.
- iii. One of the aims was to encourage all the community to walk and cycle through the site and to look and interact with the buildings; it needed to feel less institutionalised.

- iv. New cycleways, better pavements, and reduction of the need for cars to drive around the site would improve the site secured through Section 106 funding. The aims of Policy 80 would be more than achieved.
- v. Policy 80 stated while prioritising more sustainable modes of travel the site must be accessible for all. There must be a balance, while prioritising softer modes the site must cater for car users who travel to work, therefore parking provision on the site was necessary.
- vi. While setting an upper limit of car parking spaces through the application there was a mutual aspiration that this limit of car parking could be reduced or removed in the future.
- vii. A concern raised was the MSCP was in an inappropriate location, out of keeping aesthetically with its surroundings. The location was part of an overall network of MSCPs across the site intended to keep the carparking at the peripheries to help prioritise walking, cycling, and create new open spaces.
- viii. The majority of the MSCPs were to the west of the site, which complemented the more commercial uses to the western side of the development with the proportion of people arriving by private car likely to be higher.
- ix. However, to cater for all employees across the site, parking at the eastern end was necessary, the location of which is currently the site for 275 car parking spaces.
- x. The three-character areas within the Madingley Road, Cambridge Suburbs and Approaches Study (2009) noted the varied character of residential properties, College building and grounds, academic and commercial buildings, the Observatory and Park and Ride
- xi. The adjacency to the Conservation Area did not in itself make the site undevelopable or the proposal unacceptable, a point noted by the Conservation Team who had no objection to the current application.
- xii. Page 25 of the Design Guide document set out the aims and objectives to make any MSCP exceed the 'norm' of the perceived traditional MSCPs look. Variations to roofline, breaking up frontages, celebration of cores and access points, projections and planting are all detailed. Engagement with officers and residents throughout the design process would achieve a high design standard.

Feeder Lane and backing up of vehicles

- xiii. Residents had expressed concerned about the backing up of cars waiting to enter the site on Madingley Road.

- xiv. An existing entrance into the site was being used; the net difference in parking spaces would be around 170 spaces. The provision of new cycle lanes on Clerk Maxwell Road would remove the car parking for 95 spaces along the whole length of Clerk Maxwell Road, the net difference of cars coming onto Clerk Maxwell Road would be 75.
- xv. Parking on this part of the site would be for University staff and employees, University staff within academic departments tended to have flatter/slightly working hours than a traditional 9-5 job, creating a shorter sharper peak.
- xvi. It had been highlighted that the County Council had not said there was a need for a feeder lane into the development, even when the larger car parks were proposed. There was no evidence in the modelling to show the stacking back of cars, and nothing to indicate a problem would impact Clerk Maxwell Road or even Madingley Road.
- xvii. The barrier into the development was set back from Clerk Maxwell Road, it may be that a barrier into the site was not required, control would be at the entrance to the MSCP, it would be far more inviting for cyclists and pedestrians to enter the site at this point.

Cocks and Hens Planning Approval

- xviii. Residents had raised issues between the approved Cocks and Hens development and the existing access point. This extant application had been considered and any concerns should have been identified when that application was being assessed.
- xix. The current status quo allowed for a daily flow of circa 190 car movements per day from people wanting to park their car in Clerk Maxwell Road (excluding residents and those cars who cannot find a space and look elsewhere). The uncontrolled row of parked cars created blind spots and hazards.
- xx. In the future situation the only traffic passing the development would be residents, familiar with the area and the existence of the open space. The environment created by the removal of parked cars and the addition of the cycle lanes and the woodland management plan would be far more pleasant.
- xxi. All vehicular traffic associated with the West Cambridge Site would be cut off 55 metres north of the Cocks and Hens site; any fear of pollution or safety was removed. The proposal improved the experience of travelling along and within Clerk Maxwell Road.

Final Points

- xxii. The applicant had worked with residents' comments, and had moved parking spaces further west on the site reducing the size of the car park on the North Eastern corner.
- xxiii. The applicant had been continually challenged to improve the amount and quality of public open space on the site, to change the perception of West Cambridge to be more welcoming, increase placemaking and encourage cycling and walking around the site.
- xxiv. Access to the MSCP from JJ Thomas Avenue would run a road through the proposed open space plaza as part of the interconnecting open space network.
- xxv. On balance the application, with the recent changes should be considered as being policy compliant and would allow a change in the quality of the environment on the West Cambridge Site.

Case by the Petitioner

- i. Would argue that access to the eastern side of the site should not be from Clerk Maxwell Road, and that the proposed location of the MSCP was inappropriate.
- ii. Request that conditions be applied to any approval in respect of at least two designated reserved matters, access, and layout.
- iii. Clerk Maxwell Road had been intended to link Madingley Road to Barton Road. But had become a quiet feeder road to 25 houses. As the West Cambridge site developed demand for parking had grown. Clerk Maxwell Road had become a resource for the site.
- iv. Residents had known of visitors to the site who had been given instructions by University departments to park on neighbouring roads.
- v. The main east/west cycling and pedestrian green link exited out onto Clerk Maxwell Road midway down the road and was already busy; it would become busier once the current access point at the corner of Clerk Maxwell Road and the Coton Footpath closed.
- vi. At the northern end of Clerk Maxwell Road, the access to the current park and cycle has been proposed as the entrance and exit for the MSCP. All service vehicles to the eastern end of the site were also expected to use this access point. This would generate a significant increase in traffic volumes using the road.
- vii. The Design and Access Statement showed the building hidden behind a mass of foliage but in winter this would not be the case.
- viii. The application went against policy 55 of the Local Plan.

- ix. Development was approved in 2020 just across the road from the car park, and by 2023 would more than double residential traffic in Clerk Maxwell Road.
- x. There would be an open play area for children at its entrance which may have safety and pollution implications for the car park's access point.
- xi. Cambridge Zero, a new initiative from the University to minimise carbon usage would "help us deliver a better, healthier zero-carbon future". But the car park was placed as far away from the M11 and A428, close to the houses while remaining on the site.
- xii. Bringing traffic further down Madingley Road had potentially serious implications for congestion and air quality, and against both Cambridge Zero and the City Council's Climate Change Strategy.
- xiii. Supported the Revised Transport Assessment which identified the four main roads on the West Cambridge site (JJ Thomson Avenue, Charles Babbage Road, High Cross Road and the Western Access Road) to be used as the principal means for movement to and across the site. Maximising the use of the West Cambridge infrastructure whilst minimising the use of public roads.
- xiv. Contend that early access to the site from the M11 end should be encouraged, the only Madingley Road junction predicted not to fail in 2031 from the significantly increased traffic predicted was the Western Perimeter junction closest to M11.
- xv. The detailed proposal introduces using a residential road as the main access to service the buildings in the Eastern section of the site as well as to access the first multi-storey car park proposed to be built.
- xvi. The Transport and Travel plans has raised numerous questions. Focusing solely on the final 2031 position and quoting only the morning figures the following should be noted:
 - Residents carried out a traffic survey in January 2020 and showed substantially more movement on Clerk Maxwell Road prior to 8am, the starting time for this survey.
 - Peak inflows of 1,173, 993 and 965 are forecast for three entry points (more than 3,000 in total); would question if it were worth using a residential street for an additional 138 movements. It should also be noted that even with these low forecast volumes the Clerk Maxwell Road junction fails to operate.
- xvii. The JJ Thomson entrance had been designed as a major access point with space and capacity for traffic especially for larger lorries. In comparison Clerk Maxwell Road had a significantly smaller filter lane that serviced a Northbound entry to another University site opposite.
- xviii. The Greater Cambridge Partnership proposed changes to these junctions to improve cycling routes. The proposal showed the JJ

Thomson entrance designed for major traffic flows with major filter lanes and significant vehicle reservoirs. In comparison, the options for Clerk Maxwell Road junction were as follows:

- Retain the small, shared filter lane but with site traffic now crossing a new cycle lane.
 - The filter lane being removed resulting in congestion from vehicles turning into Clerk Maxwell Road. Would question if this junction were safe with lorries greater than 7.5 tonnes using the route daily.
- xix. Access planned from Clerk Maxwell Road on the eastern part of the site could be replaced with access from JJ Thomson Avenue. The applicant states this would compromise the East Green link and would have an adverse impact on the public realm within this part of the site. This did not show the same concern for the neighbourhood and specifically Clerk Maxwell Road and asked the applicant to reconsider.
- xx. The minutes of a community meeting on the Whittle extension detailed the University's leader for the North West development project state that technically a road from JJ Thomas could access the car park through the site.
- xxi. Cambridge City Council planning officer stated that the upcoming Whittle extension should not prejudice an East/West route. Therefore, an agreement that access from JJ Thomas is feasible
- xxii. Believed the current site with the planned 'Eastern Green link', and a north/south cycle and pedestrian route was what the applicant wished to protect.
- xxiii. Proposed a road from JJ Thomas to service the eastern part of site; that most of this is already proposed as a route by the university. This proposed service road from JJ Thomas has little or no impact on the greenway. Almost all this route was already surfaced road with a carpark.
- xxiv. This route has a left turn off JJ Thomas, rather than a right turn off Clerk Maxwell Road, so there would be no tail back to Madingley Road as there is an adequate vehicle reservoir on the approach to the car park which keeps traffic on site instead of on neighbouring roads.
- xxv. The proposed car park, assuming a standard design of split-level car park the height would be about 11m. From Madingley Road just 15m away this would dominate the view on the approach to site from Cambridge.
- xxvi. The proposed car park would dominate the view on the North East corner of the site and would be way above the current building skyline behind the trees but clearly visible during winter months.

- xxvii. Suggested 2 alternative multi-storey car park locations, one on the west edge and one on the east. The one in the North East could be postponed until such time it was proved to be necessary.
- xxviii. Car parking on the west side of site made sense for many reasons; it was away from residential areas, near the M11 motorway and the A428, it would take traffic off Madingley Road and provide a partial sound barrier for the site
- xxix. On the site to the north of the data centre there was a planned car park. A car park with 2200 bays could be built, this would satisfy half of the required parking for the site and perhaps 100% if car-journey-reducing strategies were successfully introduced.
- xxx. This car park would be distant from the engineering departments on the east edge of site, but people movement could be easily accommodated with local on-site transportation. This could include cycling, a possible park and cycle scheme, electric scooters, and hover boards in the future.
- xxxi. Soon autonomous vehicles could be feasible to move people around the site as promoted by the 'Cambridge Zero' project.
- xxxii. In conclusion, site traffic should be kept on site, access to the east of site could be achieved via JJ Thomas avenue and cars parks could and should be located to the west of site for many reasons.

Case Officer Comments

- i. The application was originally submitted in June 2016. A revised application then submitted in September 2017 in response to consultees' comments. Further revised documents were submitted in October 2020 in response to consultees and neighbours' comments during the consultation period.
- ii. Each submission had been followed by a public consultation period.
- iii. An Officer assessment was being undertaken and the application would be reported to the Planning Committee in due course.
- iv. A significant number of representations had been received during the three consultation periods. Residents were largely represented by Resident Associations, although approximately 25 individuals had responded. Sometimes residents responded more than once to each consultation.
- v. A broad summary of the consultation responses was as follows (full responses could be found on the City Council's website:
 - i. Scale, height, massing and density of the scheme and impact of neighbouring visual amenity.
 - ii. The proposed buildings would detrimentally affect the evening sunlight of the gardens of houses in Perry Court due to their height and proximity to Clerk Maxwell Road. Although some of the

existing trees along the western edge of Clerk Maxwell Road restricted some evening light, the additional height and solid nature of the proposed building would result in a severe detrimental reduction.

- iii. The height of the flues above the building was considered excessive.
- iv. The proposed buildings due to location and height would overlook the nearest houses and gardens of Perry Court and the Lawns and result in a loss of privacy.
- v. Considered the MSCP to be inappropriately located on a residential road on the edge of a conservation area opposite a new development of 35 houses. This would result in a flow of traffic conflicting with the proposed pedestrian and cycle paths on Madingley Road and Clerk Maxwell Road.
- vi. The MSCP was located to the nearest point of the city rather than nearer the M11 which conflicted with the aim of reducing traffic flow towards the city.
- vii. The MSCP should be located nearer to the M11 boundary of the site.
- viii. The forecast flow of up to 450 cars daily into the MSCP plus delivery vehicles would be dangerous for other users of Clerk Maxwell Road. There would also be an increase in pollution and noise. It was inappropriate to divert this traffic from the site to a neighbouring residential road.
- vi. A joint letter from City Councillors Matthews, Gehring and County Councillor Nethsingha support the response from the Clerk Maxwell Residents Association and drew attention to the following concerns:
 - The number of documents and complexity of the application that residents must consider.
 - The height and the impact on the buildings on the eastern edge of the site and the shade they would cast.
 - The construction of the MSCP on the corner of Clerk Maxwell Road and Maddingly Road and the increased pollution this would bring.
 - The plan to use Clerk Maxwell Road as a service road.
- vii. The County Council (Highways Authority) comments are summarised as follows:
 - There were outstanding issues regarding the transport assessment and until the information had been provided and agreed they were unable to state whether the development would be acceptable in highway terms.

- viii. Highways England raised a concern that the revised transport assessment had not been submitted and a holding objection was submitted until April 2021. Highways England had since been advised that a revised assessment had been received and was awaiting a response.
- ix. The Lead Local Flood Authority had considered the revised information and required an addendum or update to the flood risk assessment, this still outstanding.
- x. No objections had been received from Natural England.
- xi. The Fire and Rescue Service had raised no objections subject to a Section 106 agreement regarding fire provision on the site.
- xii. The Adams Road Bird Sanctuary objected to the application until the highlighted errors in the recent submission had been addressed.
- xiii. Environmental Health had provided a holding response pending the submission of further information requested from the applicant.
- xiv. Historic England had said their views were that of the City Council's Conservation Officer's and had no objection on heritage grounds.
- xv. The following raised no objections or supported the application: the Access Officer, the Sustainable Drainage Officer, the Nature Conservation Officer, Historic England, Environment Agency, Sport England, Cambridge Water, Anglia Water and Cambridgeshire County Council Archaeology.
- xvi. Responses were still being received from the latest round of consultations.

Case by Ward Councillor

City Councillor Matthews spoke as a Ward Councillor and made the following points:

- i. Supported the petitioner's recommendation that the car park should be developed last.
- ii. Questioned what detailed modelling had been done regarding the access through JJ Thomson Road and Clerk Maxwell Road; the petitioners had shown access was possible and took up a small proportion of development.
- iii. Asked where the car park was in terms of design stage and what type of design and materials had been chosen.

County Councillor Nethsingha said the following:

- i. The outline plan was likely to take many years to complete.
- ii. Thanked the University for their consultation with residents and acknowledged there had been changes made due to this engagement.

- iii. Transport was a major issue with the whole of the city.
- iv. At present there was a 275-space car park on site and parking on Clerk Maxwell Road. In normal times parking on Clerk Maxwell Road was full but the car park was very rarely full.
- v. With the potential increase in the use of the Clerk Maxwell junction it was important to be aware the car park currently on that site was underutilised.
- vi. Queried if there had been any consideration to the Madingley Park and Ride site. There were plans to relocate the park and ride. This would mean that parking could be provided from this location close the application, reducing the volume of traffic coming further down Cromwell Road.
- vii. Long term context of the outline plan was important as this would be a plan which could run for the next ten to twenty years. Over this period, it was hoped that dependency on private cars would significantly reduce.
- viii. Welcomed the applicant's comment that they would not install the multi storey car park if it was not required. Needed to be clear in the plans that this car park would be built last as it may not be required.
 - i. Noted that the County Council as the transport authority had not yet responded and neither had the Environment Agency.
 - ii. There were flooding issues in the area and required reassurance that the Environment Agency were happy with the water management proposals with clear strategies how this would be managed.
 - iii. Residents had experienced water management issues during construction in this area with pollution of local streams. The main watercourse off the site runs under Wilberforce Road (which was prone to flooding) into the nature reserve.

Members' Questions and Comments:

In response to Members comments the Applicant responded with the following:

- i. Saw the MSCP as the last rung of the ladder of the transport story.
- ii. Anticipated a car parking strategy on the site which would be done in a phased way. It was not the aim to provide too much parking at any one time.
- iii. If the MSCP was not required, it would not be built but the application showed worst case scenario.
- iv. Noted the request for car sharing priority.
- v. The ground floor of the car park would be considered for cycle parking.
- vi. Noted the comments for future conversion of the MSCP if parking was not required such as educational purposes.

- vii. The application in its entirety provided significant infrastructure for softer modes of travel; stringent travel plans would be in place including site access.
- viii. Enhanced public transport would be secured by a Section 106 agreement; there were also significant contributions and physical schemes being proposed to improve cycling and walking outside of the site in the west of Cambridge.
- ix. Committed contributions towards the strategic mass transit Cambourne to Cambridge scheme which would unlock the potential to unlock sustainable transport patterns.
- x. Had committed to the Local Plan standard to provide EV charging points in the MSCP.
- xi. Understood the densification of the site would lead people to think there would be an increase in traffic but the Local Plan showed a demand for employment, teaching and learning and believed this site made best use to meet that demand in a sustainable location.
- xii. If densification were not on this site, the demand would be met elsewhere which might not be in such a sustainable location.
- xiii. Any design for the MSCP would come through a reserved matters application, currently no design was proposed.
- xiv. Acknowledged there were underutilised car parking spaces on site but the car park could be used to its full capacity.
- xv. The Park and Ride site was leased to the County Council with the University of Cambridge as the freeholder; could not rely on this as part of the parking strategy for west Cambridge in the short term.
- xvi. Believed an alternative access from JJ Thomson Avenue would compromise the aims of the Master Plan and proposals would not affect the amenity of residents on Clark Maxwell Road.
- xvii. Local transport policy 120, there was a need to prioritise cyclist particularly down Clerk Maxwell Road. Consultants had advised that the routes would be safe for cyclists; consultations comments would be brought back from various agencies through the planning process.
- xviii. Transport assessments had considered approved development and the future increase in cycle users using the Clerk Maxwell junction.
- xix. Would focus on the physical measures to enhance the access to the city centre which would encourage softer modes of transport such as walking and cycling.
- xx. The overall aim was to make West Cambridge a more welcoming place for the wider community, a place where people would want to visit and be used by residents and the public.
- xxi. A comprehensive flood risk and drainage assessment had been submitted with the application. County and City Officers had asked that

current legislation was crossed checked which would be resubmitted as this had been done; the strategy met with the current requirements.

Summing up by the Agent.

- i. Welcomed the opportunity to discuss this strategically important site with Members throughout the planning process.
- ii. Throughout the process had listened to several interested parties, council officers, statutory consultees and residents which had helped shape the application.
- iii. A balance had to be struck for an optimal solution which was policy compliment across the site.
- iv. Acknowledged the issue of parking was a high concern on resident's agenda and there had to be a balance, too much parking would encourage unsustainable traffic patterns but not enough would result in overflow parking and would fail to meet the future use of the site.
- v. No objection to the carpark on technical or safety grounds had been made by the Highways Authority.
- vi. The location and access points for the car park allow the placemaking objectives to flourish, enhanced cycling, walking and community cohesion across the site.
- vii. The removal of the uncontrolled parking on Clerk Maxwell Road and other improvements to cycle infrastructure would enable this enhancement to extend beyond the site boundary.
- viii. Recognised the final design of any structure needed to be well considered and respond to the site constraints.
- ix. Would expect any design to be of high quality, and meet the standards set by the City Council and the Cambridgeshire Quality Panel. The Council would have full control over that final design at the reserved matters stage.
- x. Over the course of the application changes had been made in response to objections from residents.
- xi. Would continue to work with officers to resolve the final few issues to enable the application to come before the Planning Committee for determination.

Summing up by the Petitioners:

- i. Emphasised that residents were not opposed to the development, but the plan needed to be improved.
- ii. Many comments had centred around the car park, but access to the site was just as important.

- iii. Regarding the Clerk Maxwell junction from Maddingly Road, there had been no mention of the expected 70 deliveries a day of which 2 flows would be from lorries over 7.5 tonnes.
- iv. A rise from about 3,000 to 15,000 in the number of people on the site would result in an increase in car journeys. Parking and access were key but could be managed more considerately and effectively.
- v. The application would be responsible for the rise in vehicular and cycling traffic. Increases in road use, congestion, noise, and pollution were all consequences of this growth.
- vi. The planning documents stated the applicant wished to be a good neighbour. To achieve that aim, it was incumbent to ensure plans minimised any adverse effect on its surroundings. Prioritising protection of the public realm within the site at the expense of the public realm outside the site was doing the opposite.
- vii. Whatever traffic flow data presented; a casual observer would be justified in assuming the avenues on the site had more capacity to absorb additional volume than Clerk Maxwell Road.
- viii. Clerk Maxwell Road faced doubling in residential traffic in two years and a surge in cycling to and from both the site and Eddington. It had little space for cars to queue into a car park, and the entrance was too close to the Maddingly Road junction.
- ix. The whole set-up was unsuited for daily visits from 7.5 tonne lorries, despite there being no inherent need for either service vehicles or visitors to use Clerk Maxwell Road at all.
- x. Believed the Design and Access Statement utilised Clerk Maxwell Road as it was more important to preserve the site's environmental quality and minimise the risk of conflict between service vehicles, pedestrians, and cyclists on the site.
- xi. The application did not take into consideration the environmental quality and risk of conflict on this road and Maddingly Road.
- xii. Alternatives to the proposals without requiring a wholesale redrawing of the site plans were as follows:
 - Locate much of the parking near the M11.
 - Use electric autonomous vehicles.
 - Delay the building of this car park pending a decision over transport needs in 2031.
 - Keep the existing service road from JJ Thomson Avenue.
- xiii. In response to the University's list of issues:
 - The removed access point to the south of Clerk Maxwell Road the University had reserved the right to reinstate this under a separate planning application should it feel it necessary.

- Although there had been a reduction in size of the car park, the traffic flow had been ignored. There would not be just 450 cars in and 450 cars out.
 - Reduction in building heights – that is questionable and subject to a separate detailed submission from the Residents' Association on the OPA.
 - Cycle lanes down either side of Clerk Maxwell Road were welcomed but would leave a single lane down the centre of Road causing congestion near the car park entrance.
- xiv. Pleas to consider the residents had largely been ignored.
- xv. The University should recognise it had the means to achieve a satisfactory compromise without tearing up all its plans, and acknowledge there was no virtue in preserving acres of pristine tarmac decorated with double yellow lines while neighbouring roads seize up under the pressure. If Cambridge Zero is to mean anything, there must be a rethink.

Final Comments of the Chair

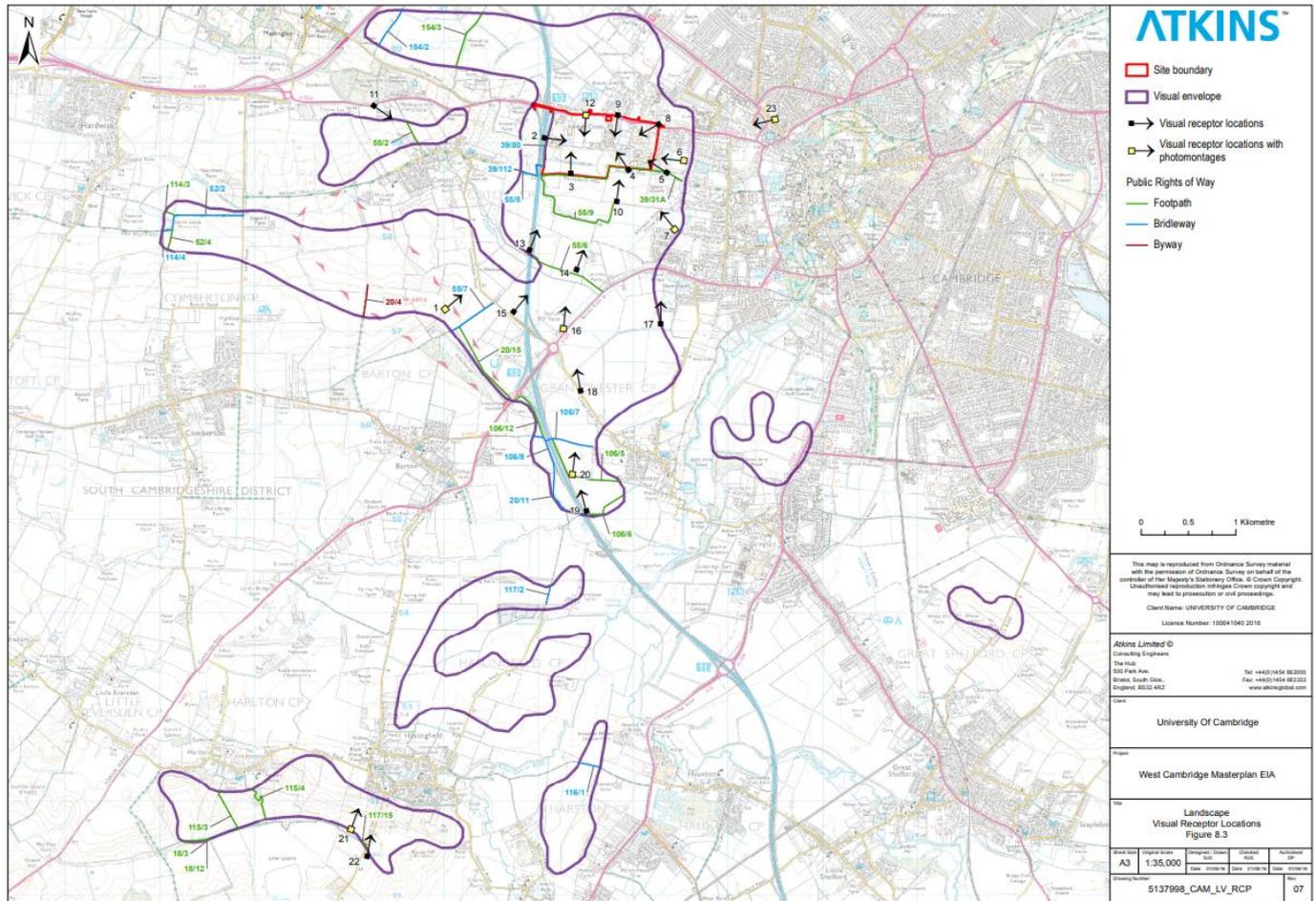
The Chair observed the following:

- Notes of the Development Control Forum would be made available to relevant parties.
- The planning case officer should contact the applicants/agent after the meeting to discuss the outcome of the meeting and to follow up any further action that is necessary. The applicant will be encouraged to keep in direct contact with the petitioners and to seek their views on any proposed amendment/s.
- The Council will follow its normal neighbour notification procedures on any amendments to the application.
- Along with other individuals who may have made representations on the application, the petitioners' representatives will be informed of the date of the meeting at which the application is to be considered by Committee and of their public speaking rights. The Committee report will be publicly available five clear days before the Committee meeting.

The meeting ended at 12.08 pm

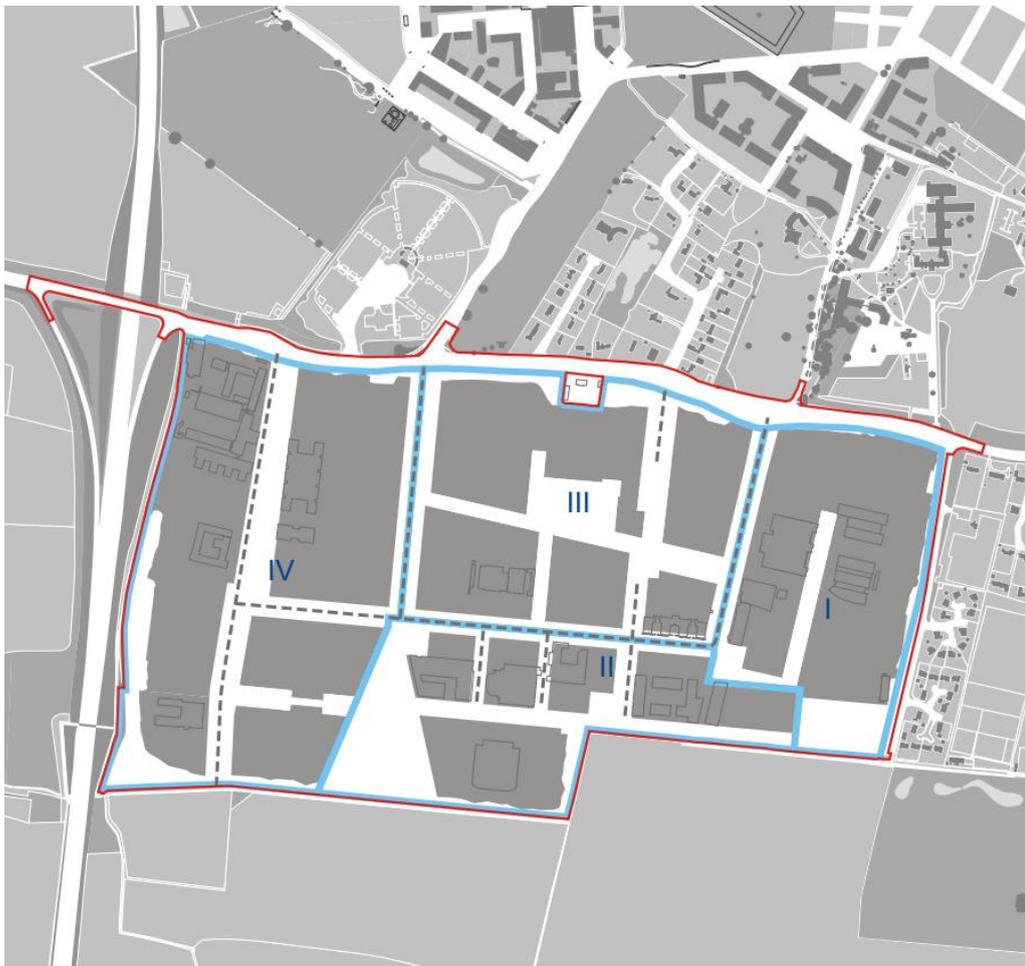
APPENDIX 4

MAP OF VISUAL RECEPTOR LOCATIONS FOR THE LVIA



APPENDIX 5

PROPOSED PARAMETER PLANS



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.

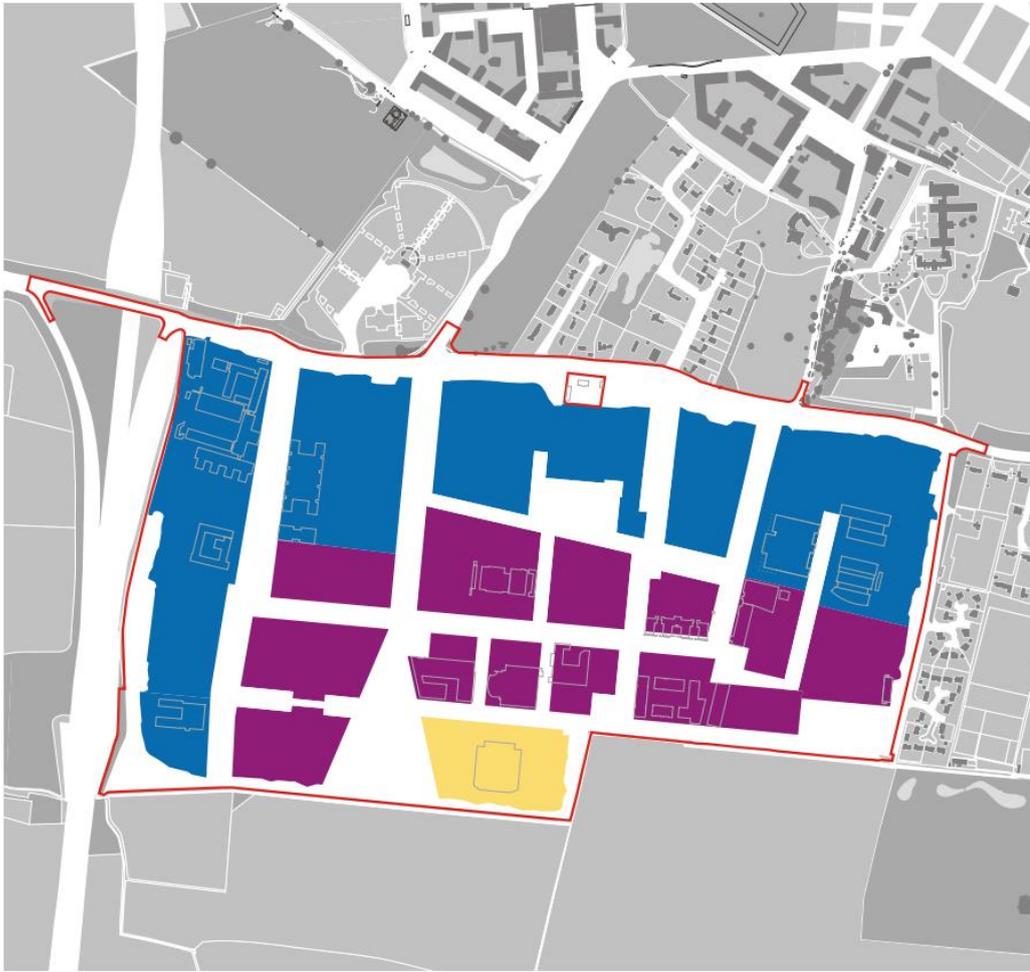
West Cambridge

WC/OPA/PAR/01/REV01
 - Development Building Zones Parameter Plan

August 2017



Parameter Plan 1: Development Zones and Building Zones



KEY

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

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

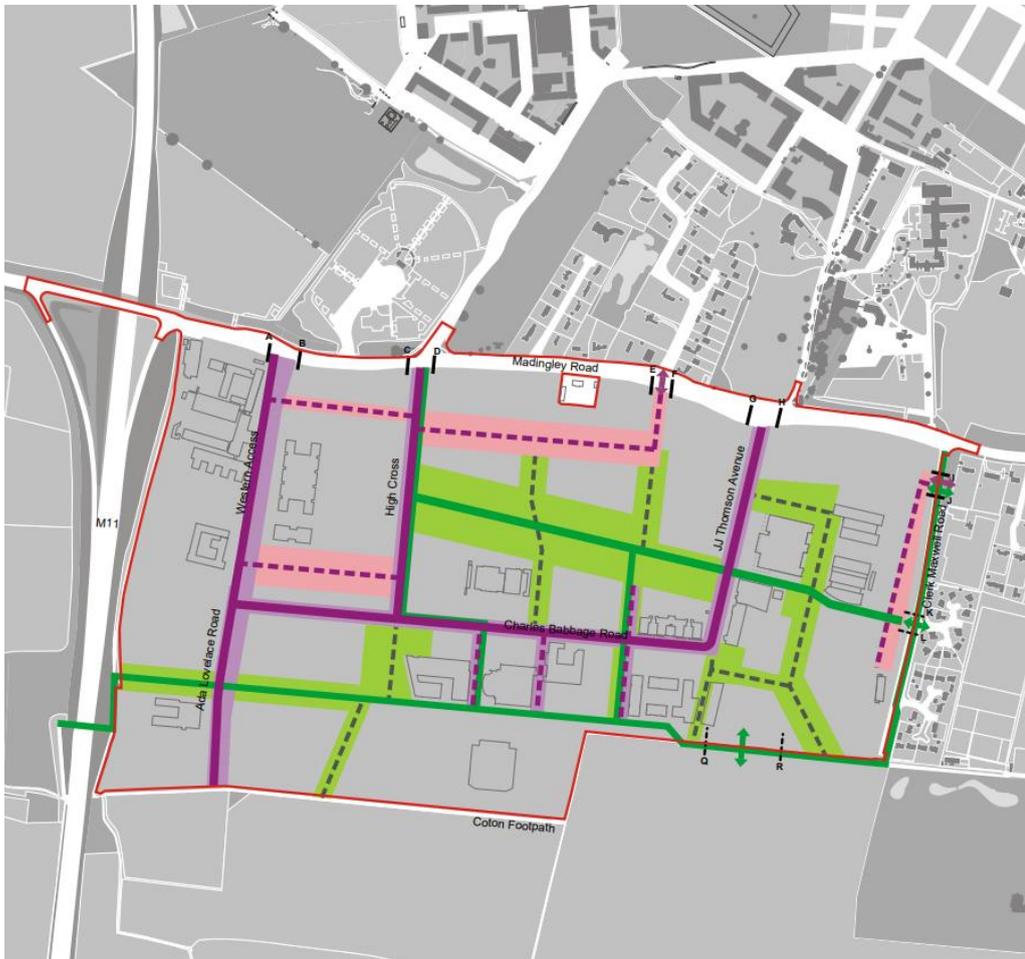
West Cambridge

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

August 2017



Parameter Plan 2: Land Use



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
- Zones of access points
- 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 20 100m
 Scale 1:2500@A1

Parameter Plan 3: Access and Movement



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

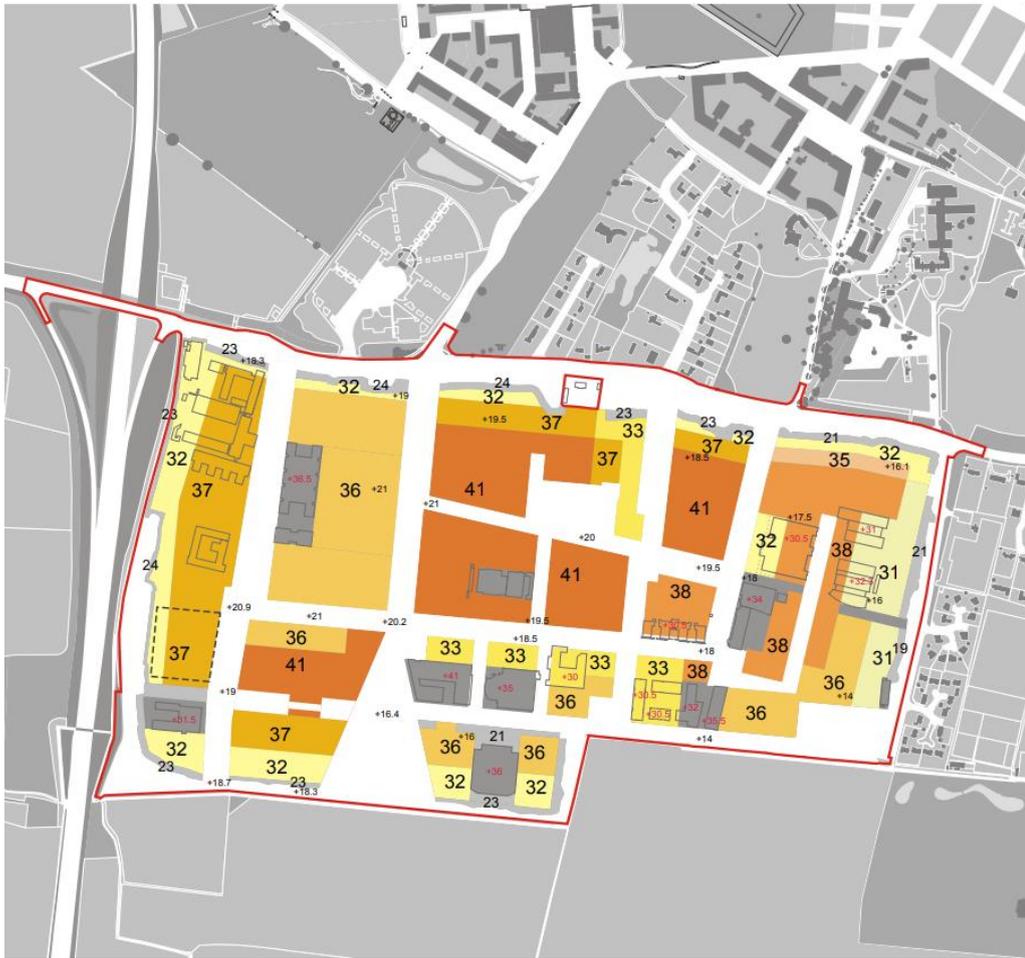
All information other than that identified as being for approval is shown for contextual purposes only.

West Cambridge
 WC/OPA/PAR/04/REV01
 - Landscape and Public Realm Parameter Plan
 August 2017

UNIVERSITY OF CAMBRIDGE

Scale 1:2500@A1

Parameter Plan 4: Landscape and Public Realm



KEY

Contextual Information:

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

For Approval:

- Application site boundary

Maximum building heights

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

- Buffer zones with restricted development (max.AOD height specified on plan)
- zone for location of energy centre flue

Building heights include roof plant rooms but exclude exhaust flues.
Maximum height of flues to be no more than 8m above maximum building heights.

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

West Cambridge
WC/OPA/PAR/05/REV01
 - Maximum Building Heights Parameter Plan
 September 2017
 UNIVERSITY OF CAMBRIDGE



Parameter Plan 5: Maximum Building Heights

APPENDIX 6

COMMITTED DEVELOPMENTS INLCUED IN THE TRANSPORT ASSESSMENT

Transport Assessment Table 2.5: Strategic Development - Residential

Development	Growth 2011 – 2031
Clifton Road Industrial Estate	550
Clay Farm and Showground	2,165
North West Cambridge (within SCDC area)	1,155
North West Cambridge (within City Council area)	1,850
NIAB/Darwin Green Main	1,593
NIAB Frontage	187
Eastern Gateway, Soham	600
Land between Huntingdon Road and A14 (NIAB1 or DarwinGreen 2 and NIAB)	1,000
North Ely, Ely	2,960
Cambridge East (North of Newmarket Road)	1,300
Cambridge East (North of Cherry Hinton within SCDC area)	420
Cambridge East (North of Cherry Hinton within City Council area)	780
Trumpington Meadows (Cambridge Southern Fringe – within SCDC area)	615
Trumpington Meadows (Cambridge Southern Fringe - within City Council area)	558
Cambourne	499
Northstowe Phase 1	1,500
Northstowe Phase 2	1,945
Waterbeach New Town	2,050
Born Airfield New Village	1,360
Cambourne West	1,200

Alconbury Weald	3,485
Eastern Expansion, St Neots	2,570
Eastern Expansion, St Neots (Loves Farm East)	1,092
Wyton Airfield and Wyton on the Hill	2,540
Bearcroft Farm	753
Small Scale Development - various (within City Council area)	4,760
Small Scale Development - various (within SCDC area)	3,916
Windfall Development – not determined (within SCDC area)	4,152
Windfall Development – not determined (within City Council area)	2,258
Total	49,813

Transport Assessment Table 2.6: Strategic Development – Employment (Jobs)

Development	Growth 2011 - 2031
Wider City Centre Area	5,786
Station Area	1,558
Sainsbury Laboratory	150
Addenbrooke's	5,210
New Museums	232
City House	299
The Edinburgh Building, Shaftsbury Road	2,411
Northstowe	5,817
Cambourne	2,304
Granta Park	2,592
Hinxton Hall	831
Babraham	831
Landbeach	1,473
West Cambridge and North West Cambridge (City Council area)	3,873
West Cambridge and North West Cambridge (SCDC area)	2,234
Northern Fringe (City Council area)	2,411
Northern Fringe (SCDC area)	1,136
ARM / Capita Park (City)	396
Others (SCDC)	1,767
Waterbeach New Town	1,367
Bourn Airfield	2,153
Small Scale Employment (<150 jobs)	349
Total	45,180

APPENDIX 7

CAMBRIDGESHIRE QUALITY PANEL MINUTES 7 JULY 2017

CAMBRIDGESHIRE QUALITY PANEL

REPORT OF PANEL MEETING

Scheme: Amendments to the current Outline Planning Application for the WestCambridge Site

Date: Friday 7th July, 2017

Venue: Maxwell Centre, Cambridge West Site

Time: 09:15am – 11:15am

Quality Panel Members

Robin Nicholson –
Chair
David Prichard
Oliver Smith
Lynne
Sullivan
Simon
Carne Nick
James

Panel secretariat and support

Alokiir Ajang – Cambridgeshire County
Council
Stuart Clarke – Cambridgeshire
County Council

Local Authority Attendees

John Evans - Principal Planner (New Neighbourhoods) - Cambridge
City Council
Jonathan Brookes, Principal Urban Designer – Cambridge
City Council

Applicant and Representatives

Heather Topel – University of
Cambridge Matt Allen – University
of Cambridge Mark Parsons –
University of Cambridge Jonathan
Rose - AECOM
Ailsa Gunson -
AECOM Jim Strike -
AECOM

1. Scheme description and presentation

Consultants	AECOM
Applicant	Cambridge University
Planning status	Outline planning application (16/1134/OUT)

2. Overview

West Cambridge Campus is an academic, commercial research and residential development situated off Madingley Road, Cambridge. The campus has evolved piecemeal over many years following the establishment of the Department of Veterinary Medicine in the mid 1950's, to the building of the Whittle and Cavendish Laboratories in the 1970's and the completion of numerous, newer buildings constructed from the year 2000 onwards.

In 1999, the University produced a masterplan to provide for over 235,000 sq. m. of floor space and associated principal roads through the site. The Cambridge Local Plan (2006) identified the site as proposal site 7.06 and the emerging Local Plan as site M13. The University and local planning authorities (LPA) now see the need to revise the extant masterplan to bring forward a more cohesive development, and the subject of this report is to consider the new masterplan which comes forward as an outline planning application (16/1134/OUT), submitted to Cambridge City Council in June 2016.

The Quality Panel first considered the emerging revised masterplan in April 2015 and encouraged further thought on how the site will integrate its' various functions; address densification; provide open spaces; find the right level of car parking and accesses; improve landscaping, and also consider whether this is a residential or business park type development.

The Panel reviewed the proposals again in March 2016 and had continuing concerns with the lack of residential occupations to provide 24 activity. They requested more details on the landscape and public realm strategy interacting with shared amenities and also on the phasing of development. In addition, further details on connections with the North West Cambridge development were needed and a demarcation of what is private and what is public open space.

The University is now seeking the further views of the Panel. The LPA requested that consideration be given to the following issues:-

- Building heights and LVIA assessment
- Key places - Design Guide and parameter plan response
- Edges and woodland protection, including character of Clerk Maxwell Road and Madingley Road
- Sustainability Strategy
- Public transport provision and enhanced cycling provision
- Sense of place, phasing and campus transformation

The University's vision is "*to establish Cambridge West Campus as a premiere academic and commercial research hub and world leader in research and development.*"

A copy of the June 2017 master plan proposal is attached to this report as Appendix 1.

3. Cambridgeshire Quality Panel views

Introduction

The Panel's advice reflects the issues associated with each of the four 'C's' in the Cambridgeshire Quality Charter. The comments below include both those raised in the open session of the meeting and those from the closed session discussions.

The Panel Chair stated that David Prichard and Oliver Smith had previously been involved in the evolution of the Cambridge West site, but had no current involvement. Therefore, it was considered that there was no conflict of interest and that they could fully participate in the session.

The applicant introduced their team working on this project and explained that it had been a year since they had submitted their planning application and been before the Panel. Since those events, they had been working with Cambridge City Council (hereafter referred to as the City Council) and Cambridgeshire County Council (hereafter referred to as the County Council) to evolve the masterplan and it is anticipated that amendments to the planning application will be submitted to the City Council during July/August 2017 with a target date for planning committee in the Autumn 2017.

The applicant reminded the Panel of the context for this application and how the site had first been developed for the Veterinary School in the 1940's through to the first master plan in 1999 and recent build out of a number of new buildings. Therefore, the legacy of this development has meant that there has been an adaptive approach to the emerging new master plan and a need for recognition of the constraints afforded by the past development.

The applicant restated their vision to bring about a world class, well connected research and development site that benefits the Cambridge region and that this will be achieved through five pillars to:-

1. Optimise development;
2. Commercialise knowledge;
3. High quality place;
4. Flexible and efficient spaces; and
5. Sustainable development of quality and integration.

Community

The site sits south of Madingley Road on the western edge of Cambridge and has existing residential communities situated to the north and east of the site, as well as the emerging university Eddington development, also to the north of

the site. To the south of the site is green belt land and to the west the M11.

The site already contains a mixture of existing residential (university post-graduate and keyworker apartments), academic and commercial users, who form the current community. There is also a sports centre.

The applicant recognised that not all the intended social amenities had come through from the current master plan, however, they were seeking to address this through priority projects for better open space and community facilities. The Panel welcomed this and stated they should be delivered as soon as possible.

The delivery of the full emerging master plan requires the relocation of the veterinary school, which is currently being discussed in principle, but for which there is no current alternative site or funding in place. The Panel noted the importance of a decision on the veterinary school in determining how the master plan will evolve and consideration should be given to the scenario where the veterinary school does not relocate.

The western area of the site, the Panel felt, is isolated and suggested that landscaping is needed as early as possible. This would make the area more attractive to users who may need to come to the central area to use the future shared amenity building or existing café. It would also make the area more attractive to potential investors.

The Panel highlighted that early delivery of new social facilities and quality spaces between buildings would be a key component for delivering a successful place.

Connectivity

The applicant set out the key movements in and around the site with Madingley Road providing the main vehicular route to the site. There are several junctions into the site at Western Access, High Cross, JJ Thompson Avenue and Clerk Maxwell Road. To the south of the site, the Coton path provides a pedestrian and cycle route to the city, Coton and the countryside beyond. There are also parallel options to travel through the West Cambridge Campus for part of the Coton path.

Within the site, JJ Thompson, Charles Babbage Road and High Cross are the principal roads, which the Panel considered were a little too boulevard-like in nature. Further reinforcement of the green corridors is needed to provide pedestrian and green linkages across the site.

The applicant suggested that it was about a 6-7 minute walk to the Eddington site and 10 minutes to the associated local centre, which would offer a wider range of amenity services to the West Cambridge Campus site.

The Panel were concerned about Madingley Road, which they felt was difficult to cross and presented a major barrier to Eddington. The applicant responded that whilst the highway falls outside of their site, they had worked with the

County Council to help bring forward pedestrian crossings and improvements.

The Panel were also concerned about the impact of new accesses, and the car park off Clerk Maxwell Road, on existing residents. The applicant responded that the car park access is close to the Madingley Road junction and away from housing and that no houses front onto Clerk Maxwell Road in any case. Further, Clerk Maxwell Road currently acts as a commuter parking street, so is not a residential road in nature at present. The changes to the accesses are small and will be treated sensitively, respecting the mature green landscaping as much as possible.

Following the main session, the Panel discussed the need to consider the implications of City Deal with regard to the bus priority proposals and how they might benefit or impact upon the site and its users.

Character

The Panel welcomed the focus on landscape provision and improvements. They stressed that the key to a successful place will depend on the quality of the green spaces. Clarification was sought on the extent of the green provision if the veterinary school did not move and also the size and design of the first green space between the Shared Facilities Hub and Cavendish III buildings.

The applicant explained how this first space (the Central Gardens) had been designed, comprising of approximately 60% hard surfacing and 40% soft landscaping. It will accommodate a primary cycle route, pedestrian paths and places to dwell and sit. It was noted that the Shared Facilities Hub was north facing onto the green space and therefore will receive little direct sunlight. The Panel queried the hexagonal shaping of some areas of the green space, its relationship with the Shared Facilities Hub and routes and pathways across the space (see separate report on Cambridge West Campus: Shared Facilities Hub for further discussion on this matter). In terms of the outline considerations, the Panel requested further thought be given to other precedents for the size of Central Gardens, to compare use and footfall.

The Panel enquired about the potential for pop-ups around the site as interim options on land that is currently not planned to come forward in the shorter term. The applicant responded that this was something they are considering and an example site was suggested for land adjacent to the sports centre. They are considering interim uses for the existing Cavendish building too.

The provision of active frontages was something the Panel raised as it was considered that buildings need to ensure they interact with their surrounding environment and have a role and function that does not end at their boundary. To that extent, red line boundaries should be broader than the curtilage of the building plot to encourage this integration. People walking past buildings should be able to have glimpses into buildings to see activity and *vice versa*.

The applicant explained the approach taken with regard to the heights of buildings, as the Panel were particularly concerned about the impact on residents on the eastern edge (near Clerk Maxwell Road) and that it appeared a little overpowering. The applicant responded by showing a series of images on how they had improved the height profile from various viewpoints but also stated that the method used appears more 'blocky' than will actually be the case. The Panel stressed the importance of the protective green edge to Clerk Maxwell Road.

The Panel enquired if the swales could be planted and if landscaped areas around High Cross could be widened and planted. The applicant responded that they were constrained by existing boundaries but would do all that they could to enhance these features. In many cases it may be that a transformational / incremental approach would prevail as the various plots come forward.

The Coton path to the south of the site provides an important ecological corridor and acts as a buffer between the site and the surrounding green belt land. The Panel suggested this edge could include more formal tree planting to provide a strong landscape feature. The importance of advance planting before the arrival of buildings was stressed.

To the north, the Panel suggested other hedges, particularly those at or near Madingley Road, could be partially removed to make the site more open and transparent. However, they recognised the ecological impact that might have.

A public art strategy will be provided for the site, although this was not discussed in detail due to the time constraints of the session.

The Panel suggested there should be thought given to the night time signature of the site and in particular the use of lighting on buildings and spaces to create an attractive, safe environment.

The Panel would have liked to see more diagrams that bring the master plan to life with regard to how people move around the site, front doors and cross sections of various streets. The applicant responded that there was so much information to get across in a short time period, but that the Design and Access Strategy contains a lot of this detail.

It was suggested by the Panel that the master plan still had too much of a business park feel and that the applicant should consider how to mitigate this.

Climate

The Panel asked about the proposals for a site wide energy strategy as the success of this type of infrastructure, such as Combined Heat and Power for example, requires provision on a larger scale to be viable. The applicant explained that they have a hierarchical approach that is (1) site, (2) precinct, and (3) plot based, which allows for flexibility in approach, to respond to the needs of the site and also market and legislative conditions. There is an option to provide an Energy Centre, but many of the buildings as they come forward may have a plot based solution, utilising features such as ground source pumps and photo-voltaic cells for example.

The Panel challenged how decisions will be made on which approaches will be used to which the applicant responded that a Board will be established for the whole site to make decisions and early decisions wherever possible.

The applicant explained that The Department of Engineering have a 20% renewables target. There currently is an infrastructure deficit in terms of the wider grid and so they will need to work with third party suppliers to be able to

deliver this.

The Panel reiterated the importance of the green spaces and landscape for the climatic benefits they can have on the micro-climate in and around buildings. Up to 5 degrees Celsius of cooling can be achieved through effective strategies.

4. Conclusion

The Panel thanked the applicant for their presentation, representation and provision of a room on site and noted the good progress made since they last saw the master plan. The Panel were broadly supportive of the direction that the master plan was taking and recognised the constraints of taking forward a site that has evolved over many years.

The Panel made the following recommendations, on which further details can be found above:

- The application submission must be supported by further graphical analysis of the illustrative master plan in context.
- Important to implement priority measures and landscape features as early as possible to improve the environment for users and potential investors.
- Linkages and permeability to Eddington should be improved.
- Green corridors should be enhanced and further green spaces should be provided if possible.
- Consider impact of City Deal and bus priority proposals and how they might affect the site.
- Ensure active frontages where-ever possible.
- Support site-wide environmental infrastructure if possible, but recognise hierarchical approach if not.
- Explore role of planting in cooling of buildings and places.
- Reconsider ratio of hard/soft landscape in green space by JJ Thompson Avenue.
- Develop Public Art Strategy.
- Welcome interim uses for places and spaces.
- Remember to enhance existing streets and places as well as new ones.
- Important to ensure that the master plan is carried through into what is actually delivered on the ground.

APPENDIX 1 – June 2017 masterplan



APPENDIX 8

DESIGN GUIDELINES