

**Section 73 application to vary
conditions 5, 13, 14 and 17 of
Outline Planning Permissions
S/1231/18/OL and 18/0481/OUT,
Land North of Cherry Hinton,
Cambridge.**

22/01966/S73 and 22/01967/S73

Drawing Pack

Joint Development Control Committee

17 August 2022

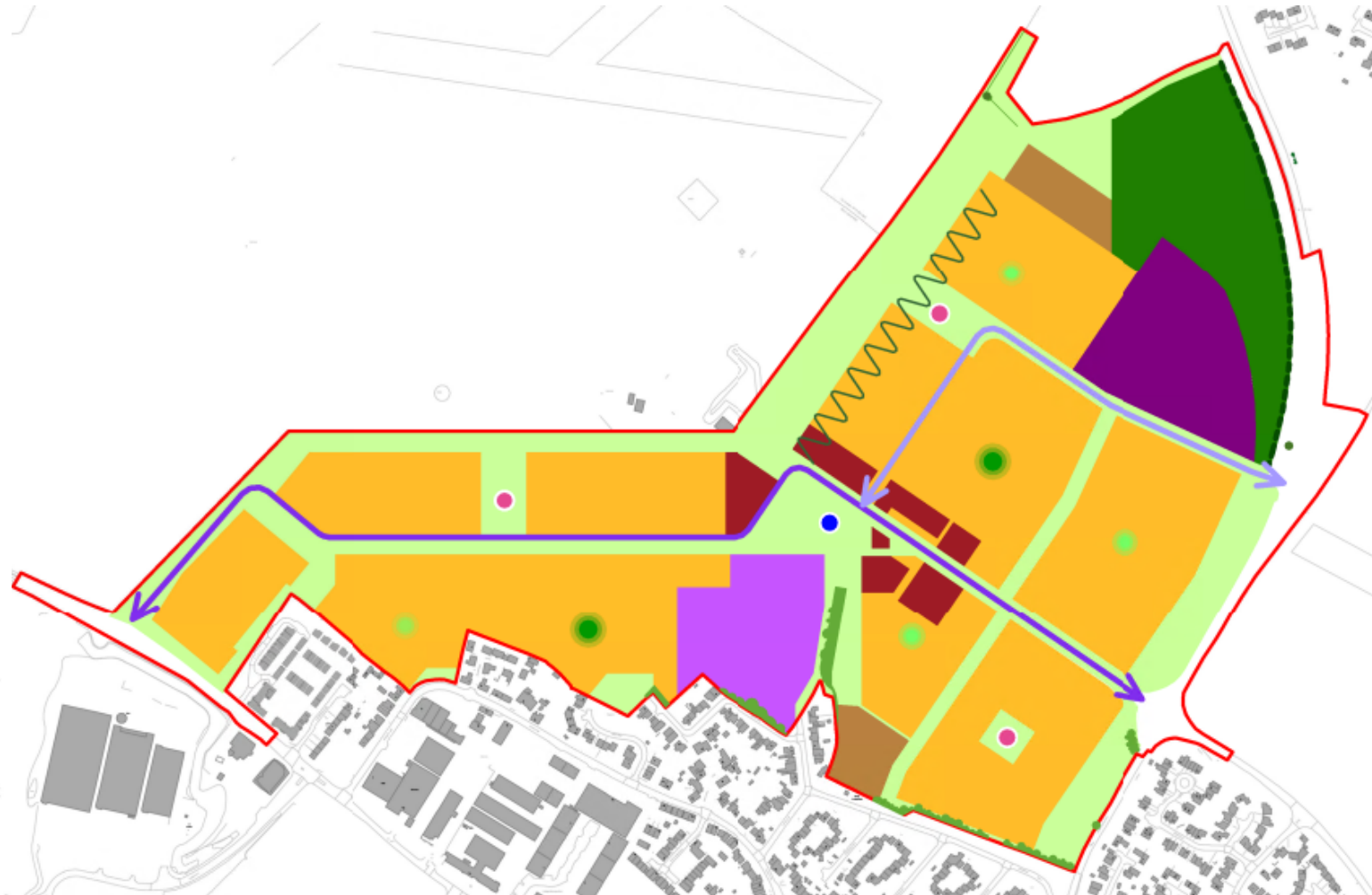
Site plan



Proposed Land Use Parameter Plan



- Application boundary
- Residential
- Mixed use / local centre with potential residential floors above (Use Class A1/ A2/ A3/ A4/ A5/ B1a/ D1/ D2 flexible units)
- Primary school
- Secondary school building zone
- Community sport pitches provided within secondary school site
- Strategic green infrastructure and public open space
- Location for equipped areas of play (LEAPs)
- Location for equipped areas of play (NEAP)
- Allotments
- ➔ Indicative alignment of primary street
(Flexibility of $\pm 10\text{m}$ either side of alignment to be determined at Reserved Matters stage)
- ➔ Indicative alignment of secondary street
(Flexibility of $\pm 10\text{m}$ either side of alignment to be determined at Reserved Matters stage)
- Existing mature vegetation and ecological corridors to be retained
- Small public open spaces within development.
Form and location to be determined at detail but within 50m of location. Minimum size 0.05ha
- Medium public open spaces within development.
Form and location to be determined at detail but within 50m of location. Minimum size 0.15ha
- Precise development edge to be determined based on final drainage design and routing of watercourse. Extent shown is the maximum built development.
- Noise attenuation feature



Proposed Movements and Access Parameter Plan



Application boundary



Indicative alignment of primary street*
(Flexibility of $\pm 10\text{m}$ either side of alignment to be determined at Reserved Matters stage)



Indicative alignment of secondary street*
(Flexibility of $\pm 10\text{m}$ either side of alignment to be determined at Reserved Matters stage)



Desired alignment / zone of proposed cycle pedestrian network (Flexibility of $\pm 10\text{m}$ either side of alignment, exact location to be agreed at Reserved Matters stage)



Vehicular access points (for junction layout design refer to PBA drawings No. - 37305/5501/002, 37305/5501/001, 37305/5501/003)



Retained Public Rights of Way (footpath 109)



Existing Public Rights of Way (footpath 109)



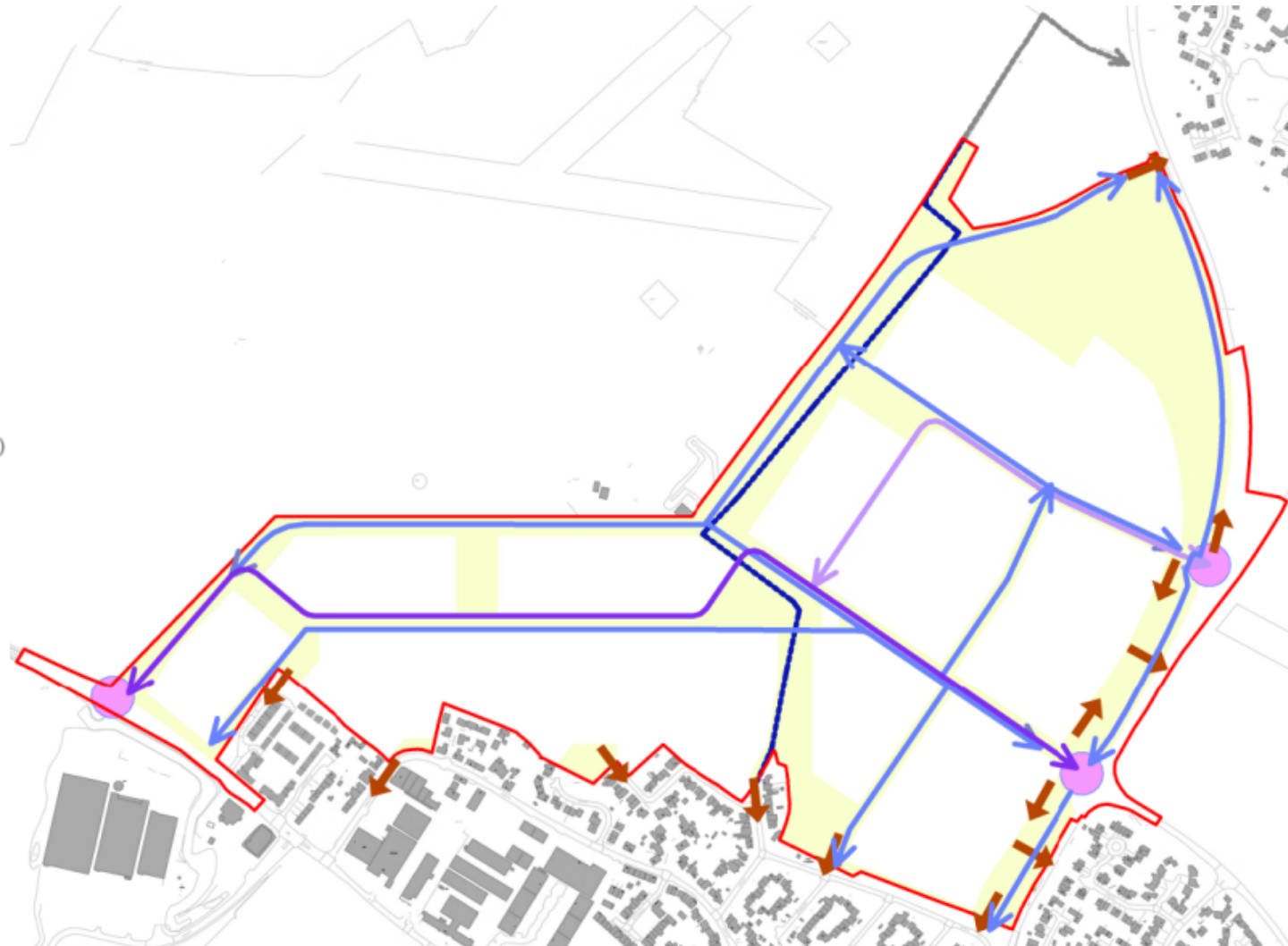
Cycle/pedestrian linkages to Cherry Hinton and Teversham



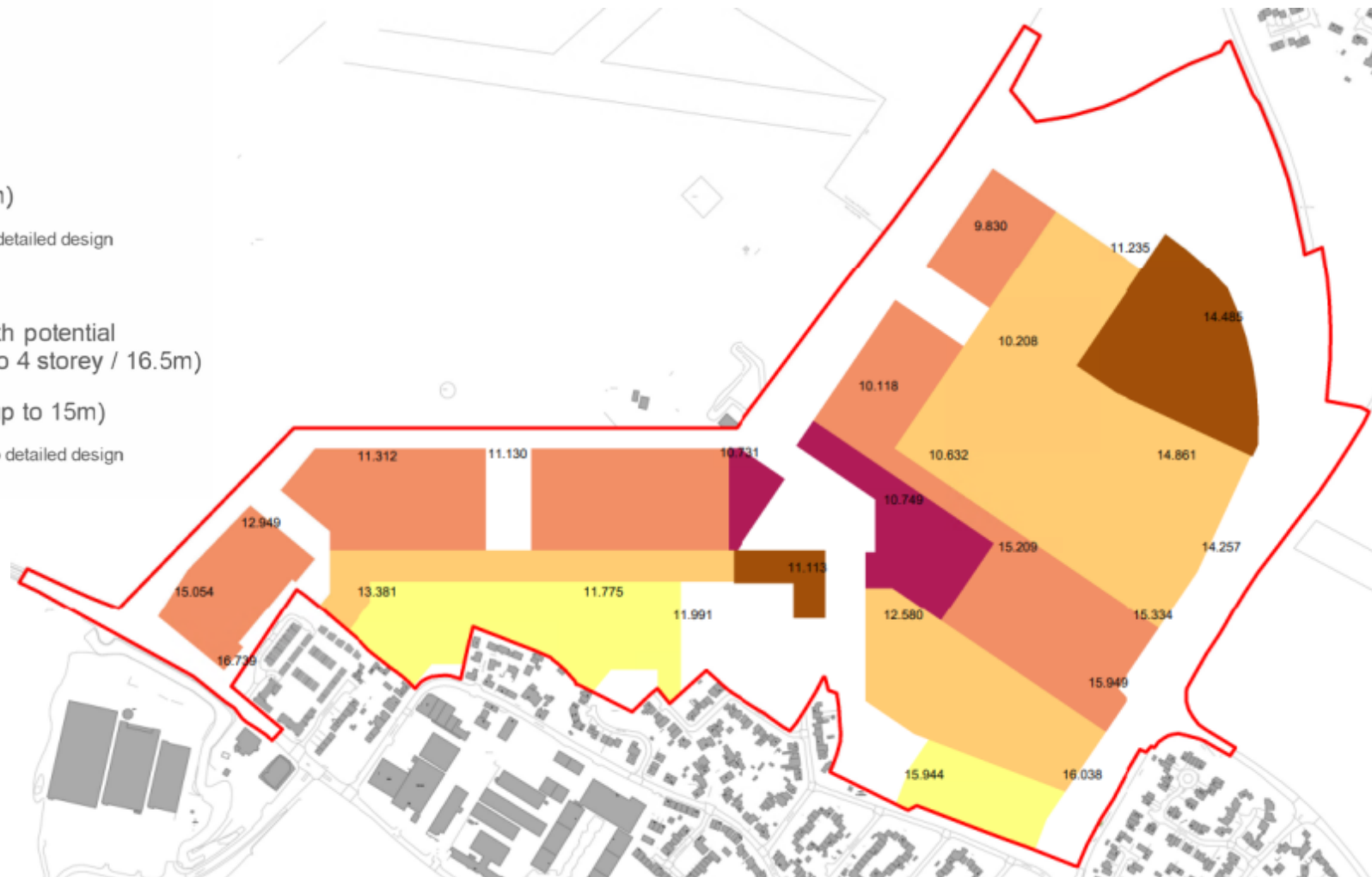
Strategic green infrastructure, public open space and playing fields

Notes:

*Design speed up to 20mph



Proposed Building Heights Parameter Plan























Proposed Landscape and Green Infrastructure Parameter Plan



-  Application boundary
-  Formal recreation areas in secondary school site
-  Informal public open space
-  Children and teenagers play spaces
-  Location for equipped areas of play (LEAPs)
-  Location for equipped areas of play (NEAP)
-  Strategic location of key public square
-  Allotments
-  Existing mature vegetation and ecological corridors to be retained/replaced
-  Indicative location for noise mitigation bund
-  Small public open spaces within development. Form and location to be determined at detail but within 50m of location. Minimum size 0.05ha
-  Medium public open spaces within development. Form and location to be determined at detail but within 50m of location. Minimum size 0.15ha
-  Existing ditch
-  Alternative alignment of ditch
-  Existing ditch removed for alternative alignment
-  Vegetation along existing ditch removed
-  New boundary hedge
-  Improved ditch
-  Indicative alignment of primary street (Flexibility of $\pm 10m$ either side of alignment to be determined at Reserved Matters stage)
-  Indicative alignment of secondary street (Flexibility of $\pm 10m$ either side of alignment to be determined at Reserved Matters stage)



Proposed Urban Form Parameter Plan

-  Application boundary
-  Informal open space
-  Dual use community playing fields
-  Primary square
-  Key nodal space
-  Primary shared surface square
-  Allotments
-  Pocket parks
-  Locally Equipped Area for Play (LEAP)
-  Neighbourhood Equipped Area for Play (NEAP)
-  Secondary school site, including Multi-Use Games Area and all weather pitch
-  Primary school site
-  Local / mixed-use centre
-  Primary frontage
-  Frontage responding to landscape structure
-  Frontage to respond pocket parks
-  Frontage responding to green belt
-  Scale of frontage reflecting existing settlement edge
-  Opportunity for secondary school to define development gateway
-  Opportunity for primary school to contribute to primary frontage
-  Existing public right of way
-  Proposed key pedestrian / cycle route
-  Indicative alignment of primary street
(Flexibility of $\pm 10m$ either side of alignment to be determined at Reserved Matters stage)
-  Indicative alignment of secondary street
(Flexibility of $\pm 10m$ either side of alignment to be determined at Reserved Matters stage)
-  Strategic vistas towards Cambridge Airport and Teversham
-  Secondary views towards Cambridge Airport
-  Green links

