

# Planning Committee



**GREATER CAMBRIDGE**  
SHARED PLANNING

# MAJOR APPLICATIONS

**24/04859/FUL**

**The Paddocks, 347 Cherry Hinton Road,  
Cambridge**

**Hybrid planning application comprising:**

- a) Full application for Phase 1, to include: the demolition of existing buildings and structures, and erection of building (Use Class E(g)) with associated site infrastructure, landscaping, car and cycle parking provision and access, including changes to the existing access road off Cherry Hinton Road.**
- b) Outline application for Phases 2a, 2b, 3, 4 and 5 (with all matters reserved), to include: the demolition of existing buildings and structures, and erection of buildings (Use Class E(g))**

# Site Location Plan



# Full Application (Phase 1)

## Site Boundary



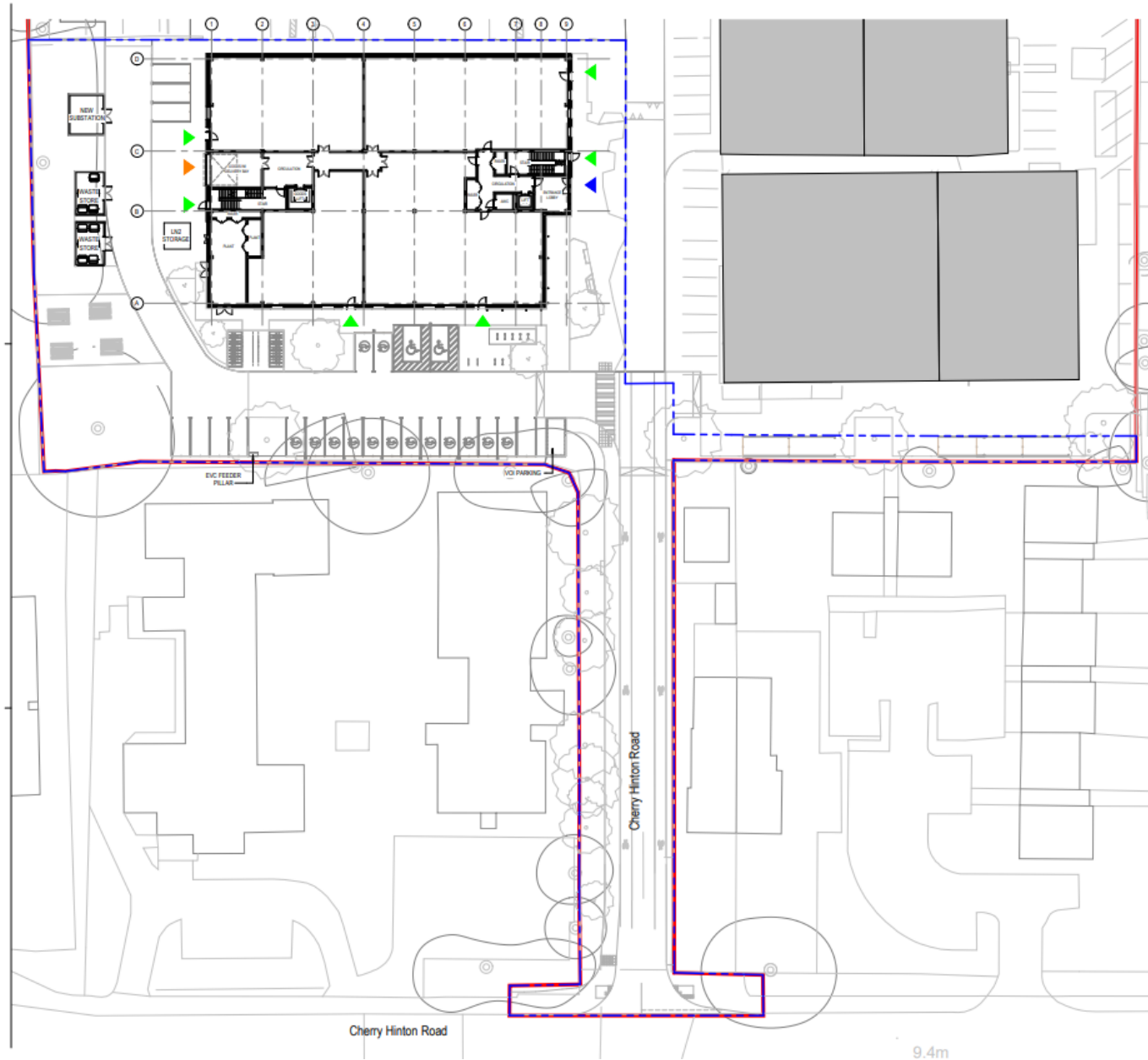
# Outline Application (Phases 2 to 5)

## Site Boundary

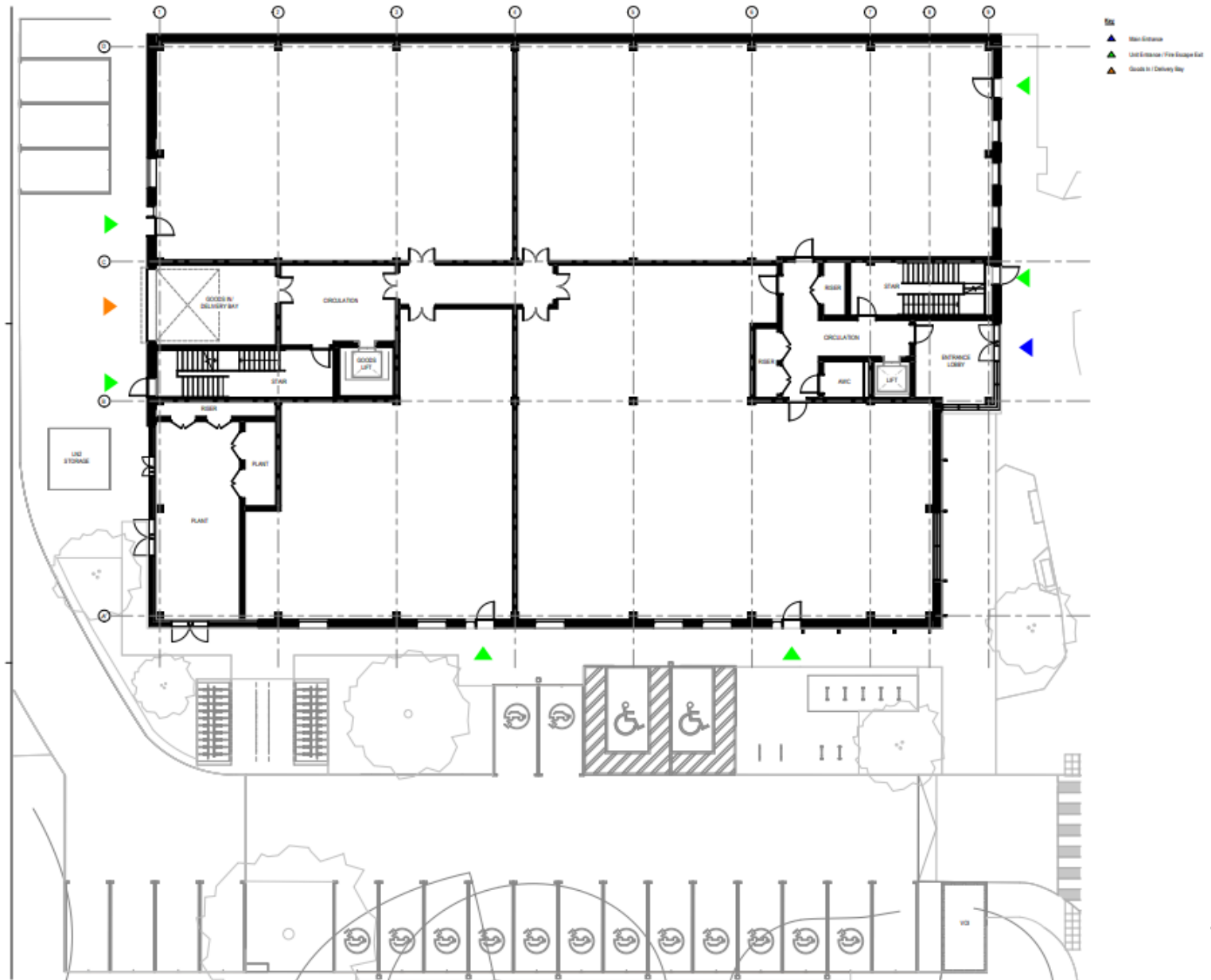




# Phase 1 Site Plan

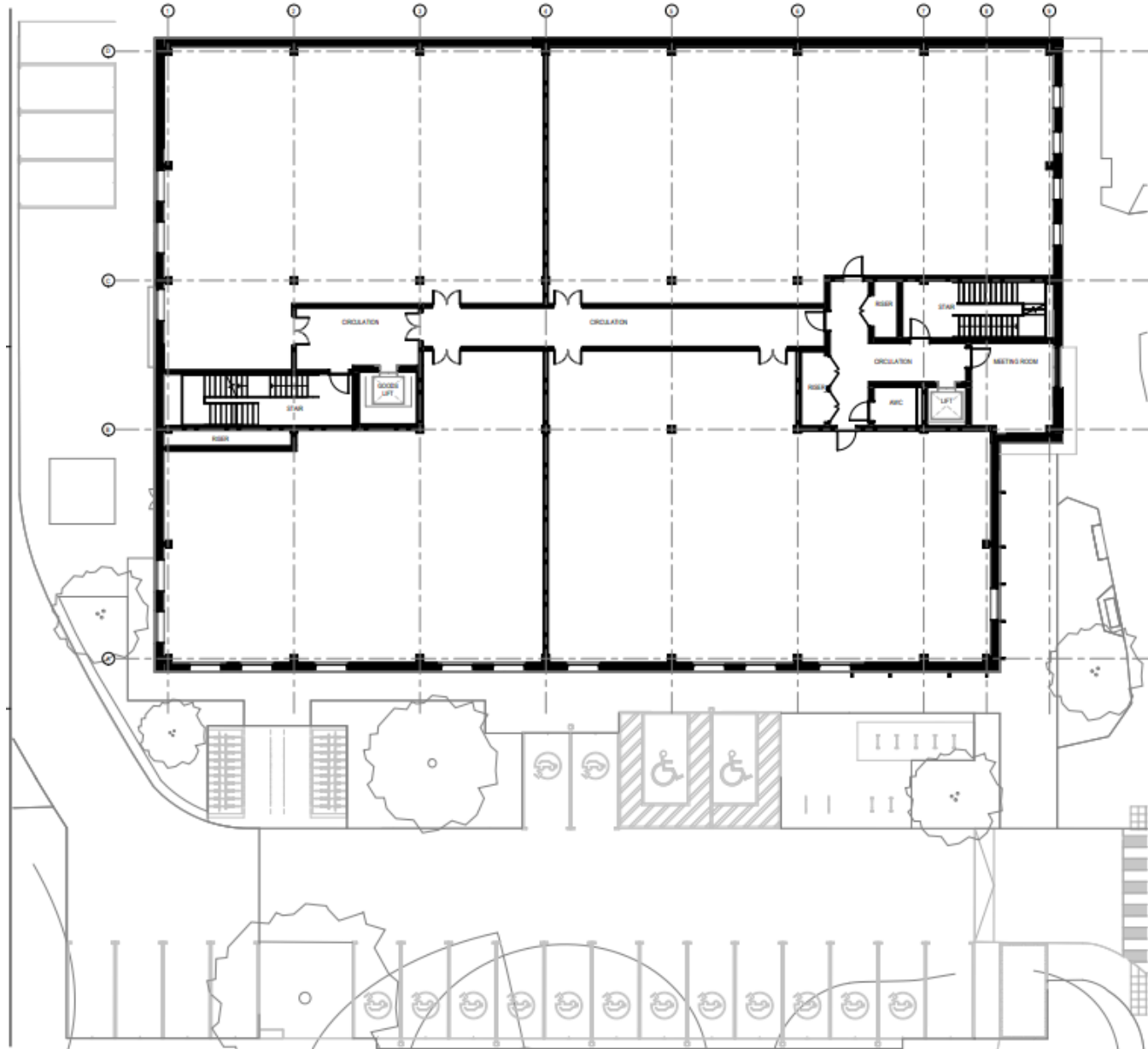


# Phase 1 Ground Floor Plan

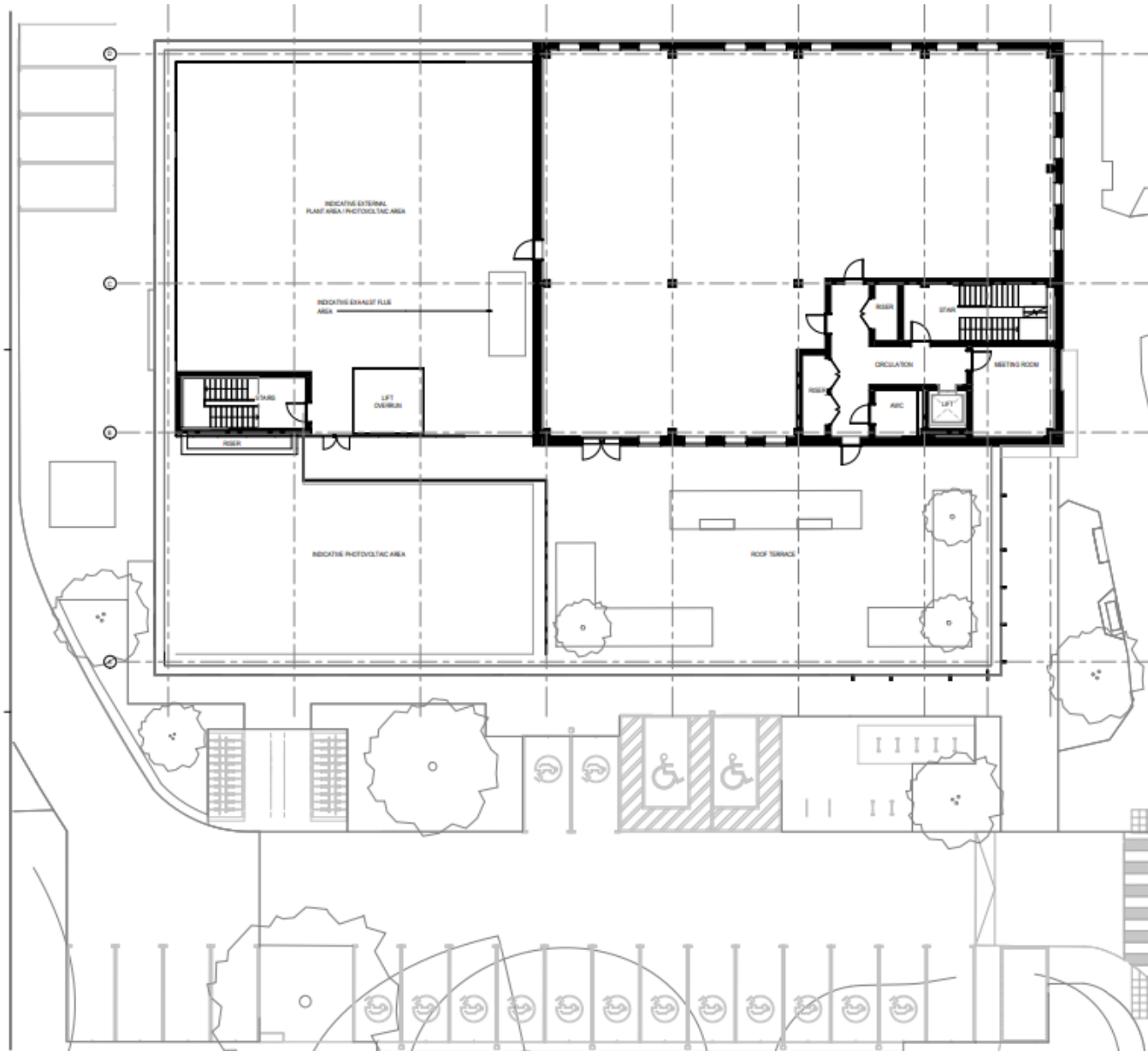




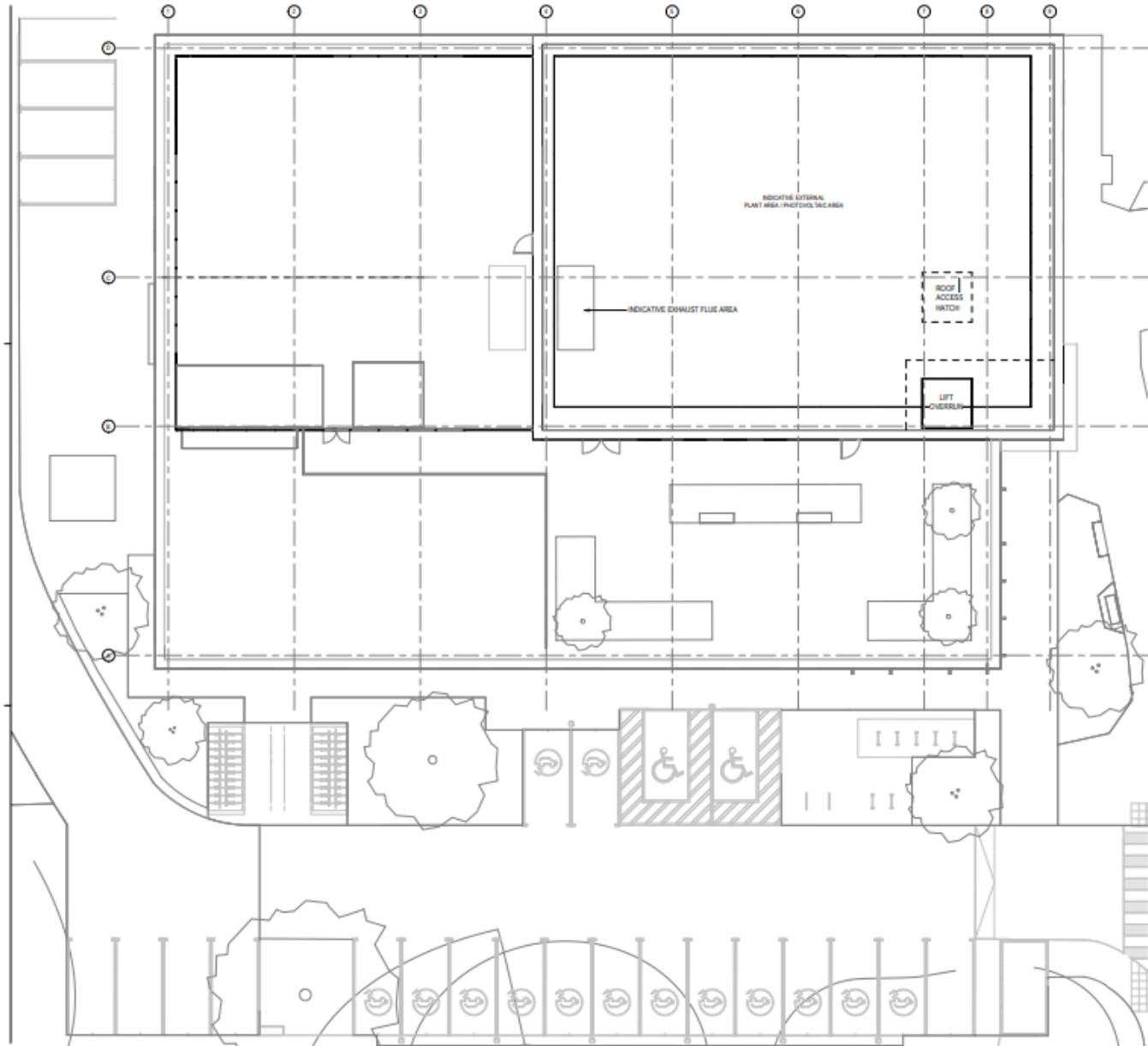
# Phase 1 Mezzanine Plan



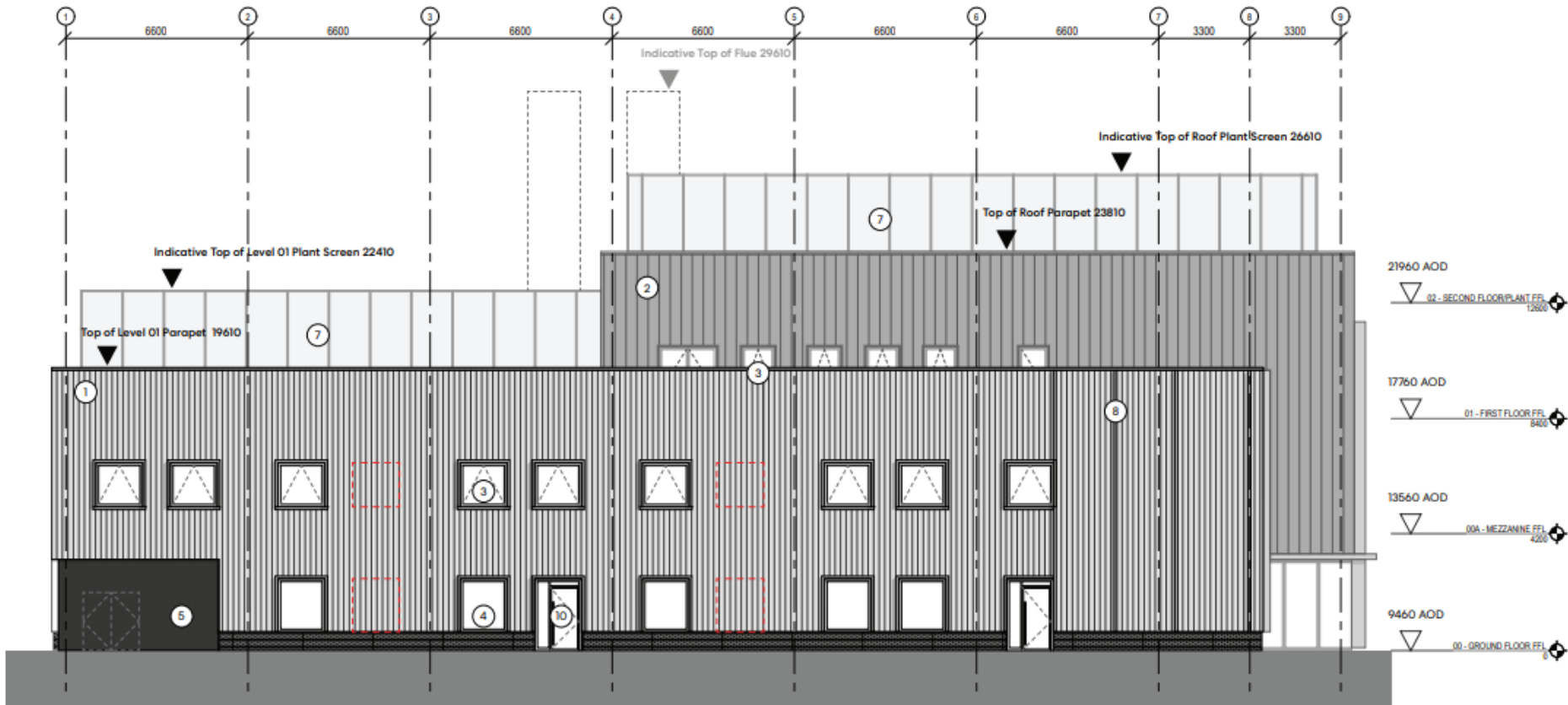
# Phase 1 First Floor Plan



# Phase 1 Roof Plan

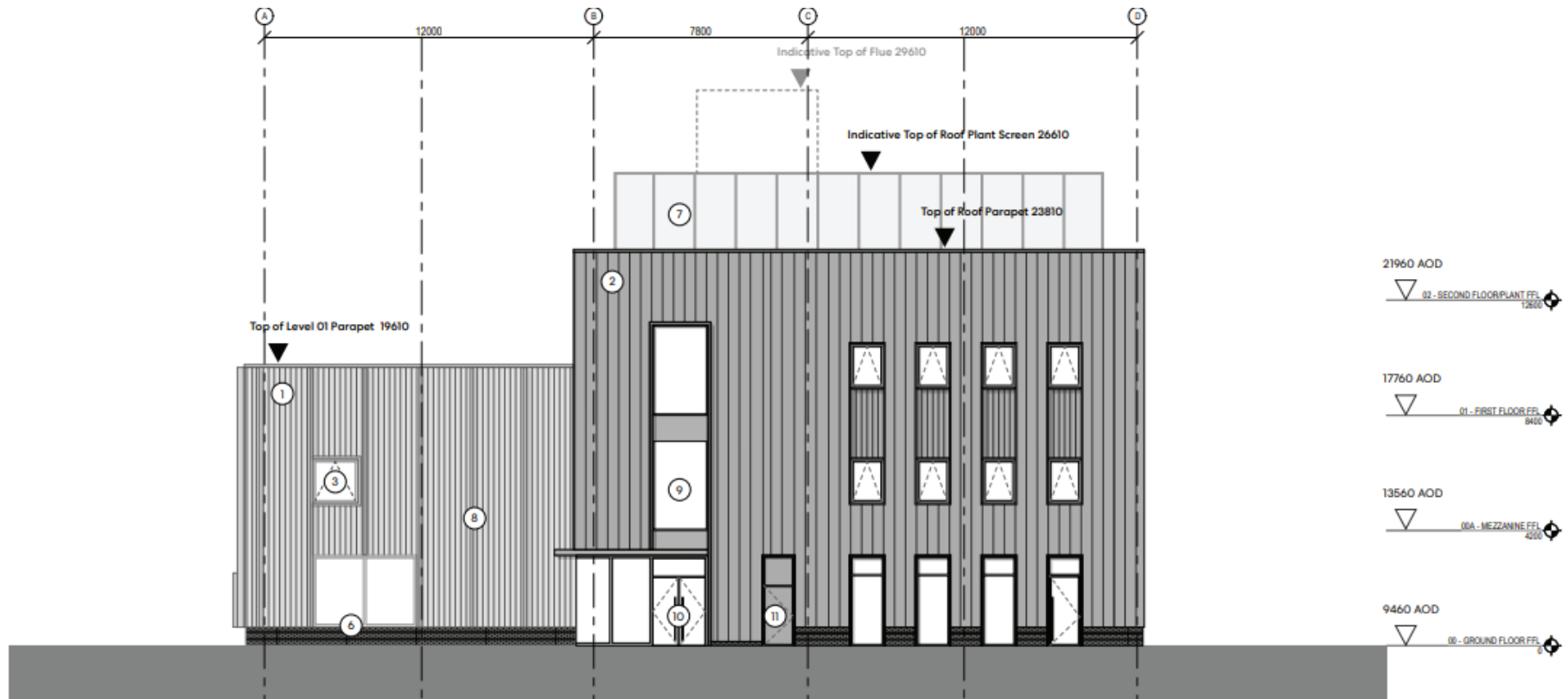


# Phase 1 South Elevation



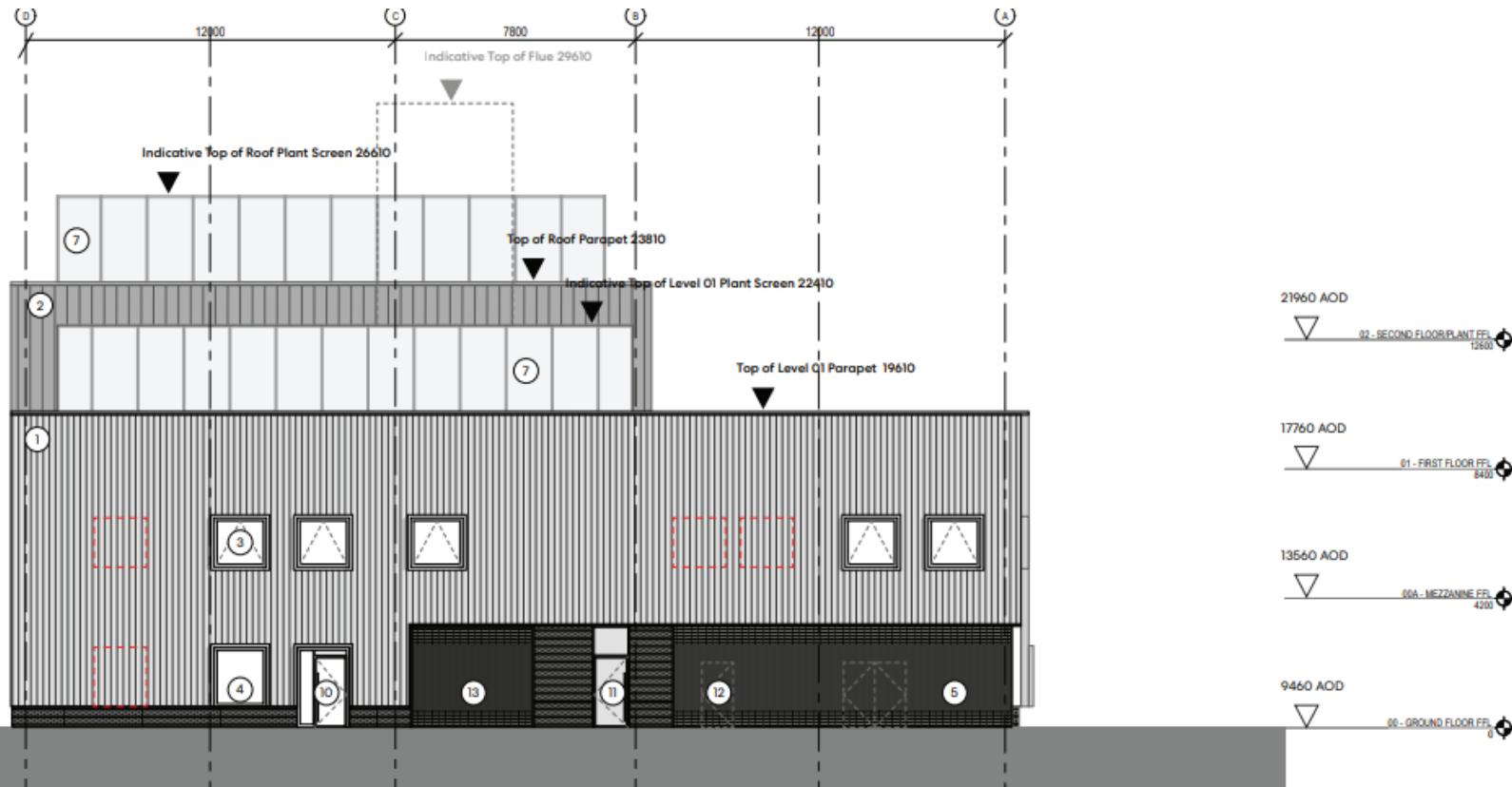
1 Phase 1 Proposed Elevation - South  
1:100

# Phase 1 East Elevation



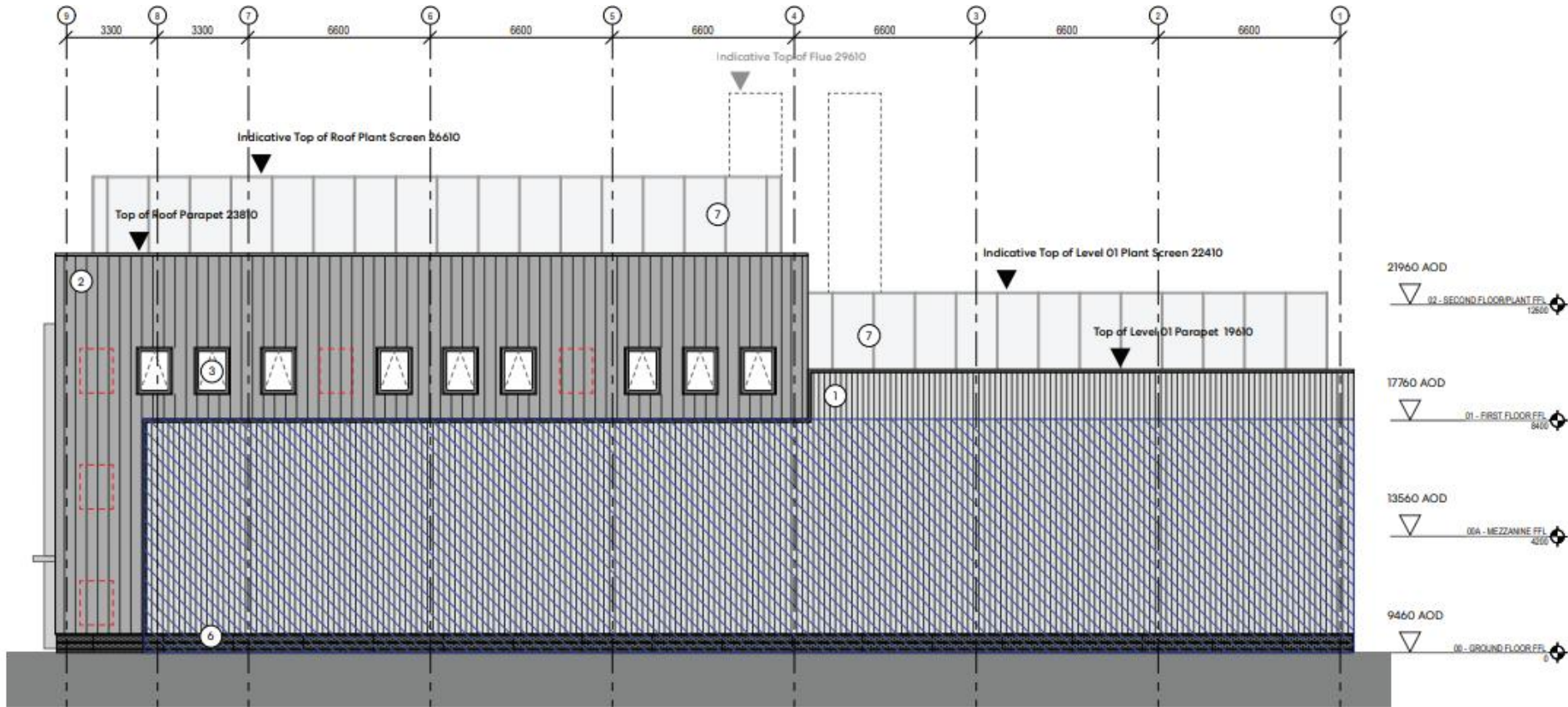
① Phase 1 Proposed Elevation - East  
1:100

# Phase 1 West Elevation



② Phase 1 Proposed Elevation - West  
1:100

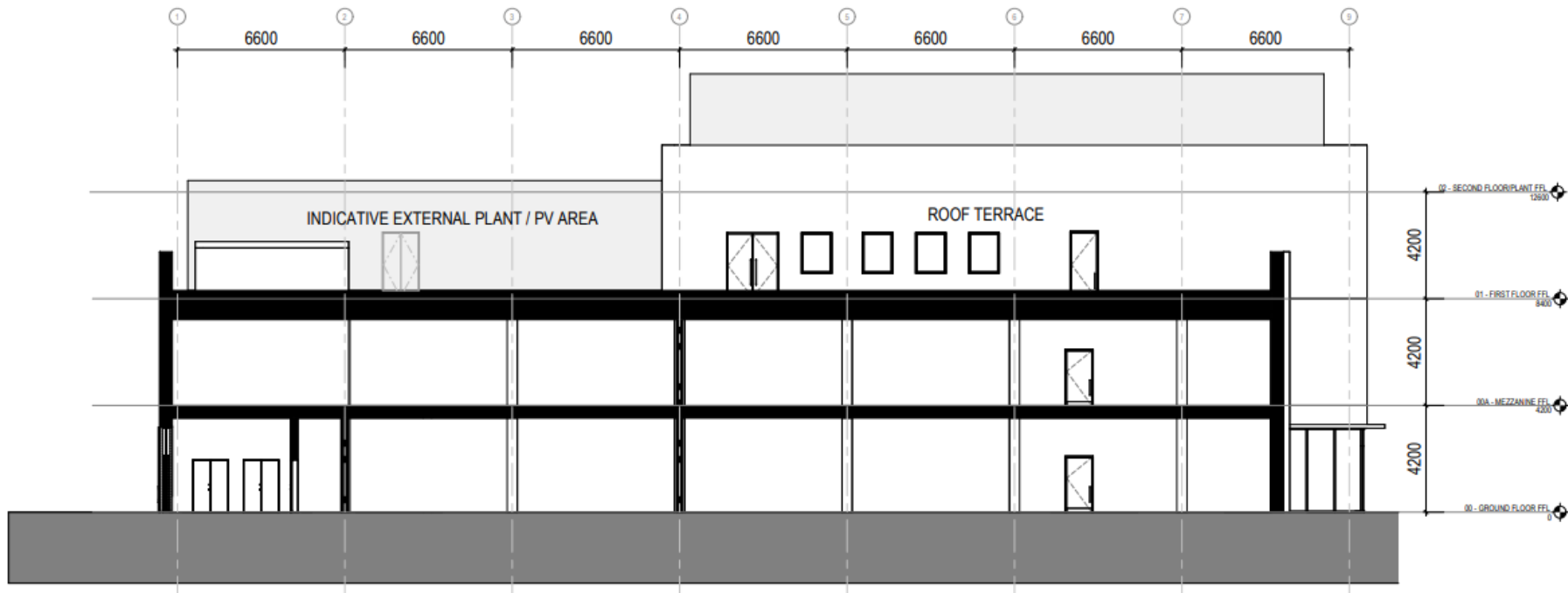
# Phase 1 North Elevation



② Phase 1 Proposed Elevation - North  
1:100



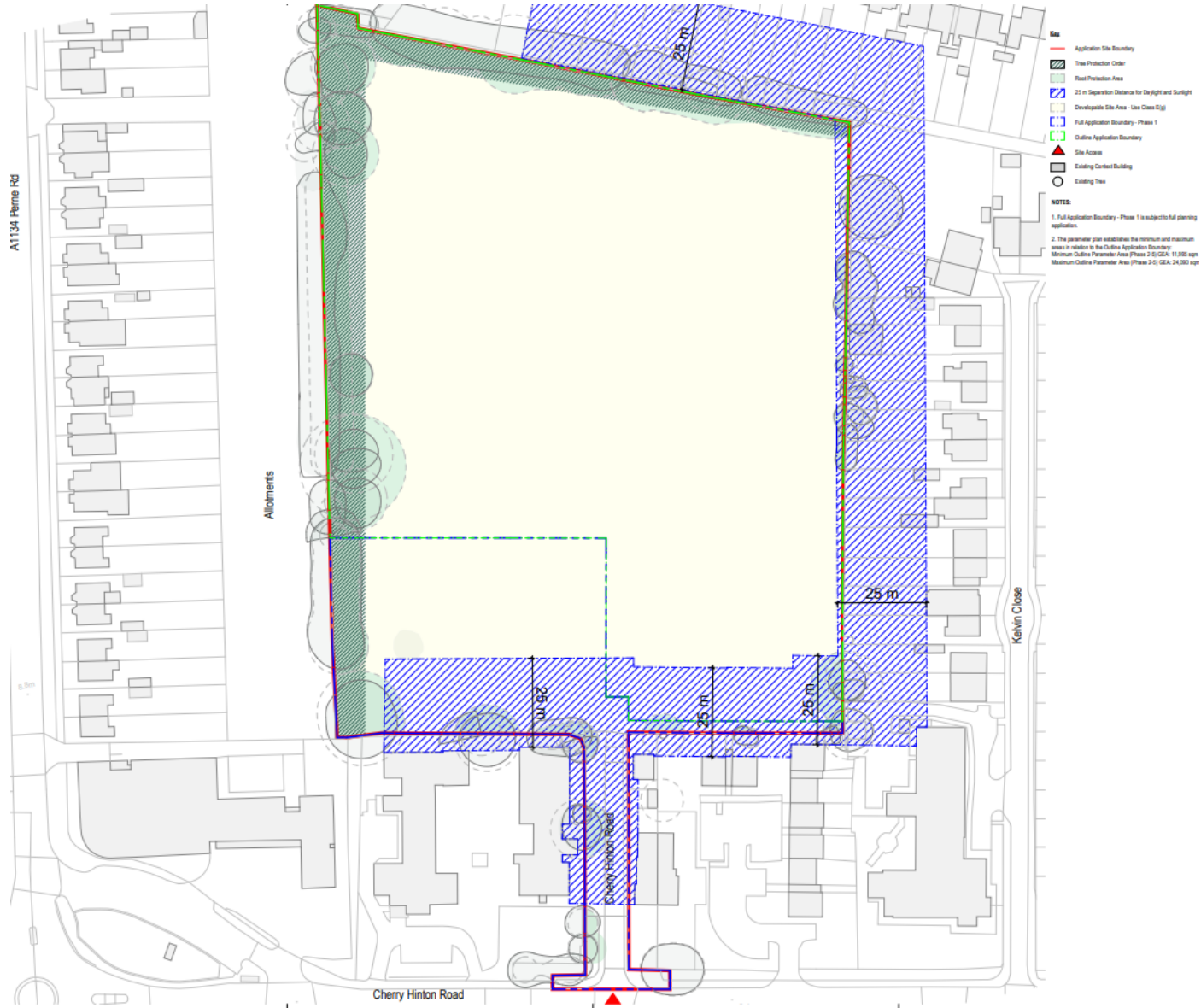
# Phase 1 Section (South)



1 Proposed Phase 1 Section AA  
1:100

# Phases 2 to 5

## Land Use Parameter Plan



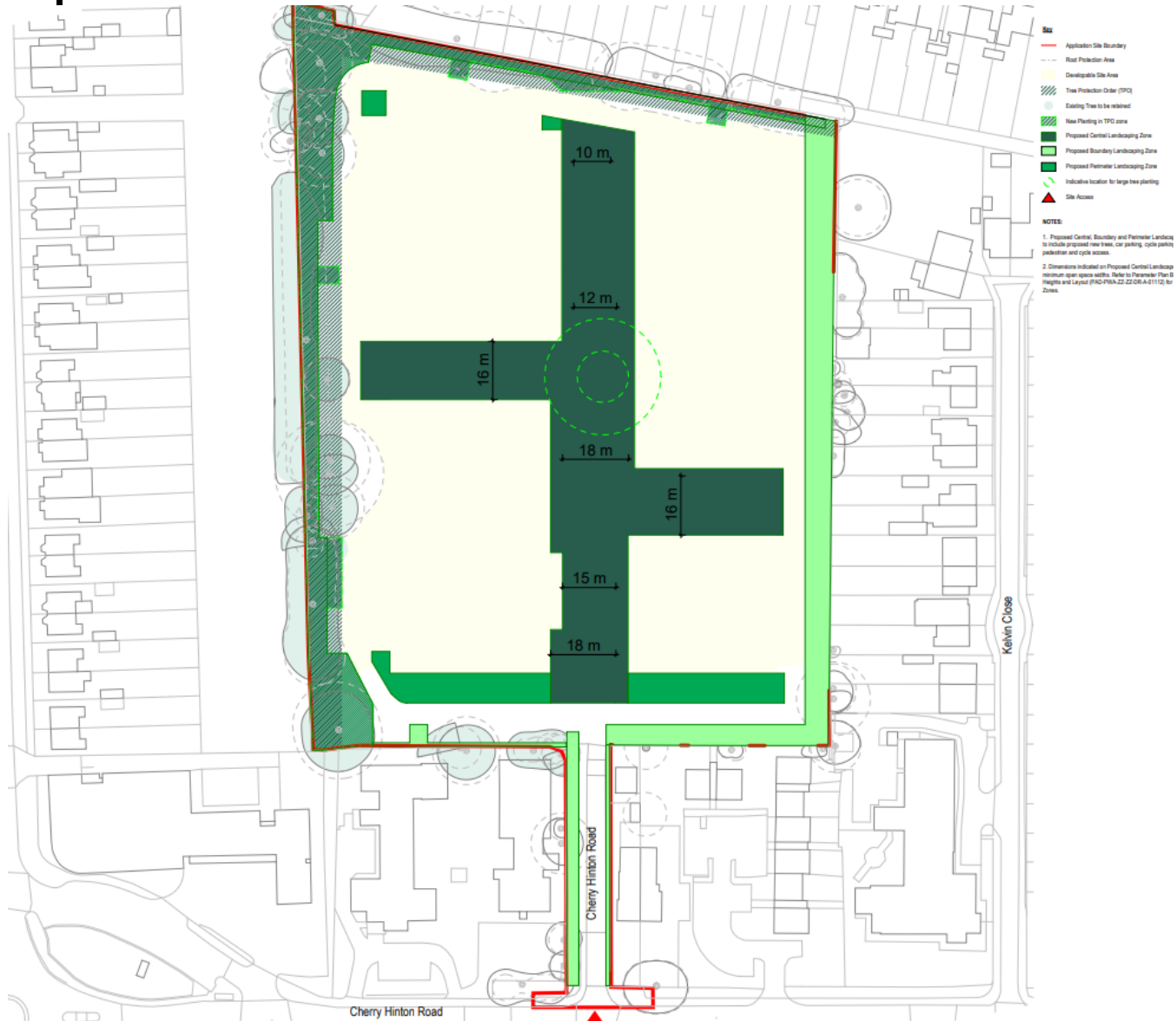
# Phases 2 to 5

## Building Heights and Layout Parameter Plan



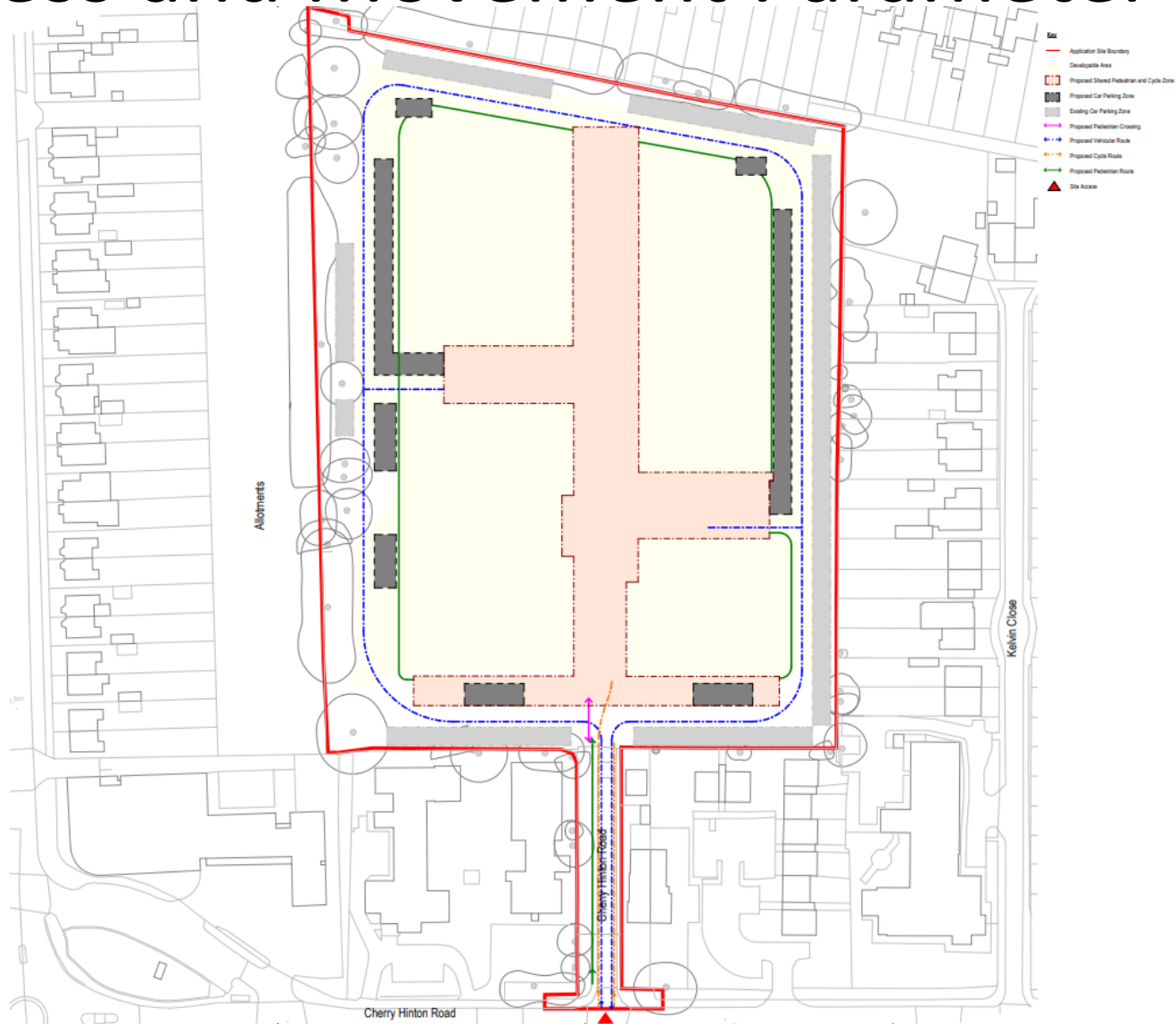
# Phases 2 to 5

## Landscape and Green Infrastructure Parameter Plan



# Phases 2 to 5

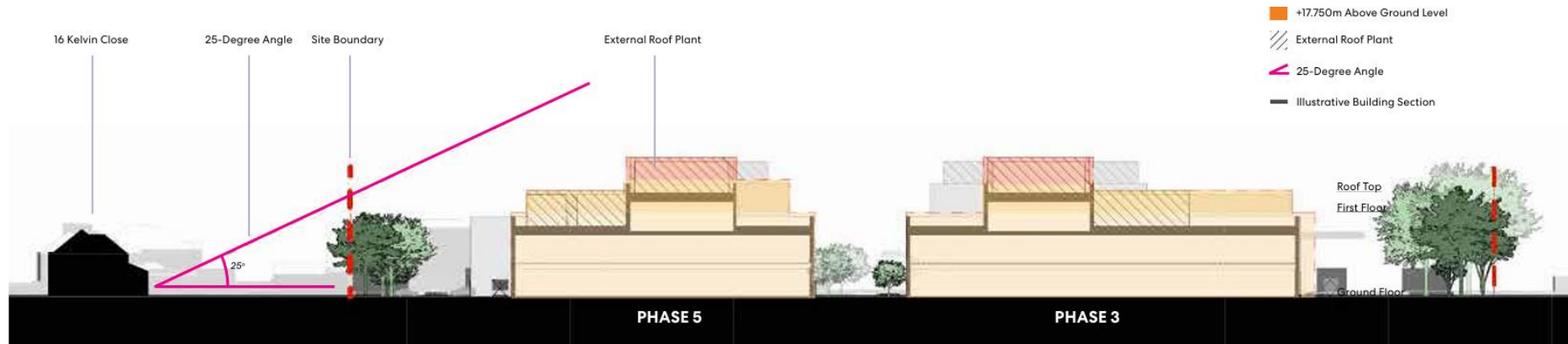
## Access and Movement Parameter Plan



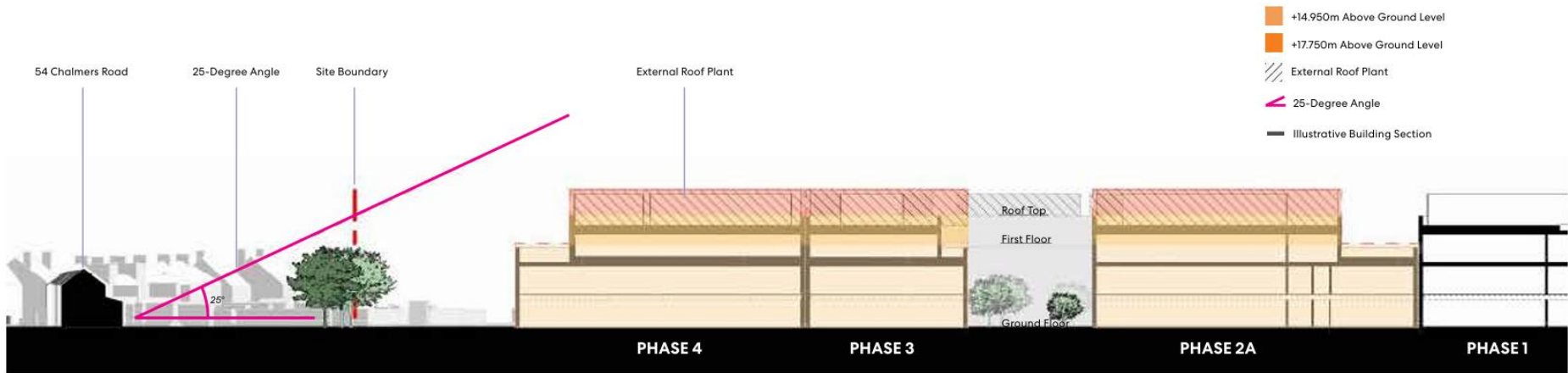
[illegible]



# Cross Sections



Above: The Paddocks Sitewide Section CC - Proposed Illustrative Buildings overlaid with Maximum Outline Masterplan



Above: The Paddocks Sitewide Section EE - Proposed Illustrative Buildings overlaid with Maximum Outline Masterplan





# Design Process: Green Spine

## 6.8 Central Green Spine

The central spine is inherently linear, commencing at the point of access to the Site. The public realm design has been developed to create an accessible and meandering route through, with planting and points of interest along the way. The width of the spine varies to create a series of places with differing characteristics. These are linked to the entrances and form an immersive experience. From the arrival off Cherry Hinton Road, the variety of outdoor spaces will support biodiversity through a rich planting strategy and landscape proposals that support both movement and resting through materials and furniture.

Refer to Section 09 for further detail.





# Visualisation: Entrance





# Visualisation: Phase 1





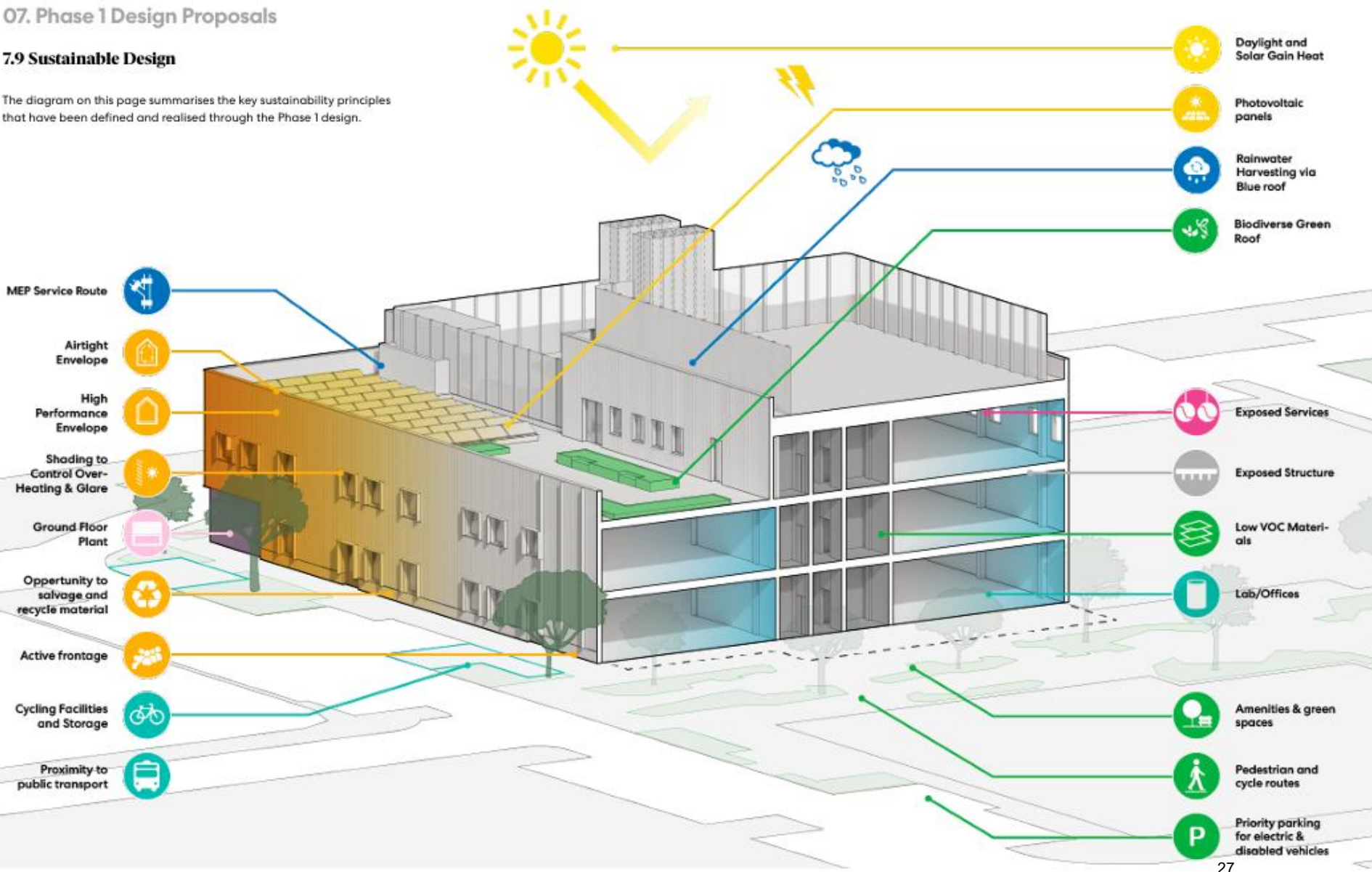
# Visualisation: Phase 1



07. Phase 1 Design Proposals

7.9 Sustainable Design

The diagram on this page summarises the key sustainability principles that have been defined and realised through the Phase 1 design.





# Planning Balance

## Approval

Key material considerations

- Retention of employment development on a brownfield site in a sustainable location
- Midtech employment uses where a need has been identified
- Flexible and adaptable buildings
- Provision of approximately 926 jobs
- Biodiversity net gain
- BREEAM Excellent



## Refusal

Key material considerations

- Loss of the residential allocation for approximately 123 dwellings on the site under Policy 27 of the Local Plan

**Officer Recommendation: Approve**

25/00107/S73

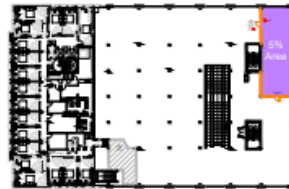
*Station Area Redevelopment Land To The North Of Station  
Road And To The West Of The Railway Line Station Road  
Cambridge*

Site Location Plan (from original application ref. 12/1622/FUL)



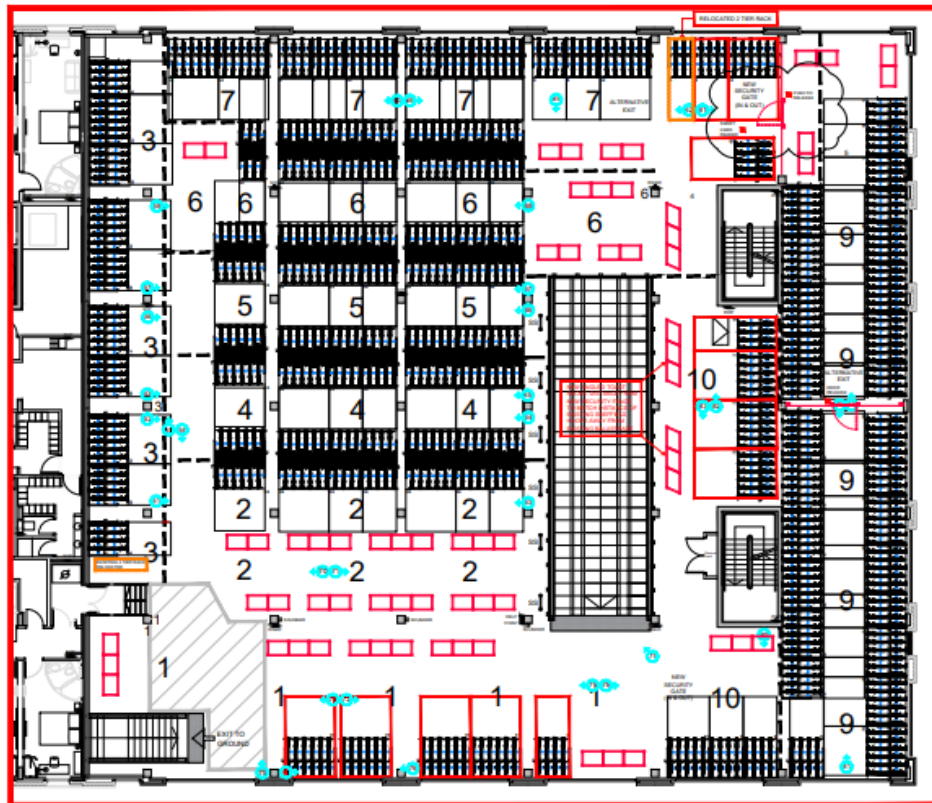


# Indicative Floor Plan (5% Option)



02 Zoning Key Plan  
Scale: 1/250

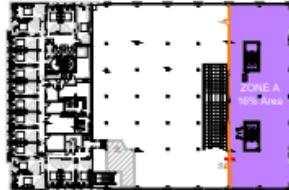
5% AREA	
TYPE	Number of cycles
BlueBand Hanger	0
2 Tier Stands	124
Fixed Rack Hanger	18
Cargo Win System	0
TOTAL	142



01 Second Floor Plan - Proposed  
Scale: 1/100

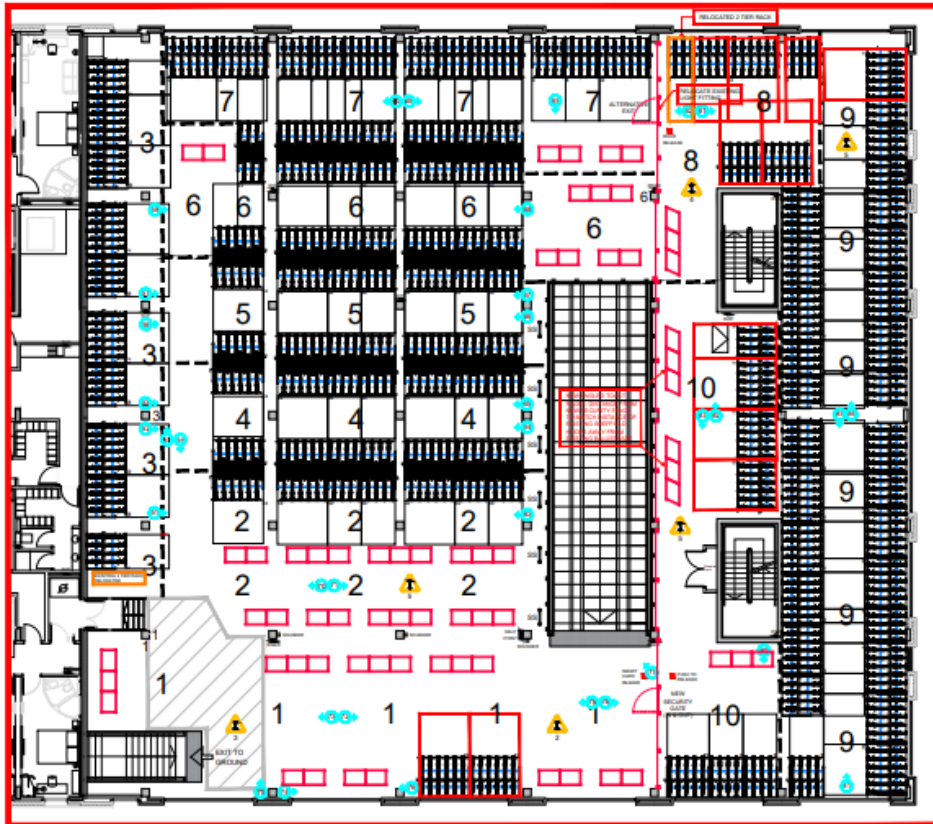
RED FLOOR

# Proposed Floor Plan (16% Option)



02 Zoning Key Plan  
Scale: NTS

ZONE A / 16% AREA		
TYPE		Number of cycles
Shelfload Hopper		0
2 Tier Stands		420
Toddler Rack Hopper		32
Cargo Bike Spaces		0
TOTAL		452



01 Second Floor Plan - Proposed  
Scale: 1/8" = 1'-0"

RED FLOOR

# Planning Balance

## Approval

Key material considerations

Support reduction of crime at the Railway Station

Re-use of underutilised cycle parking spaces

Minimal increase above 5% permitted



## Refusal

Key material considerations

Reduction of free cycle parking spaces

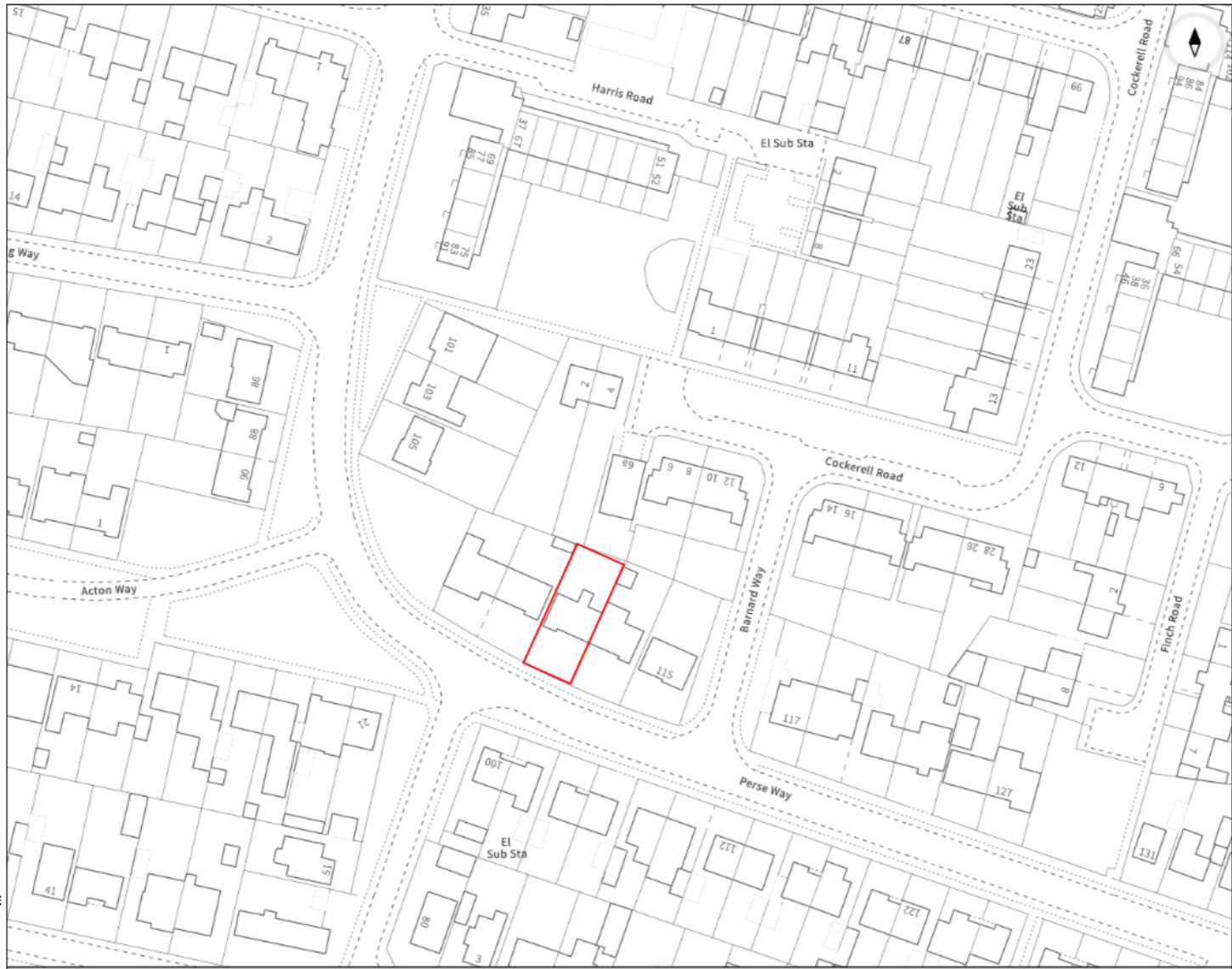
Officer Recommendation: Approve

# MINOR APPLICATIONS

**25/01062/HFUL**  
**111 Perse Way, Cambridge, CB4 3SB**

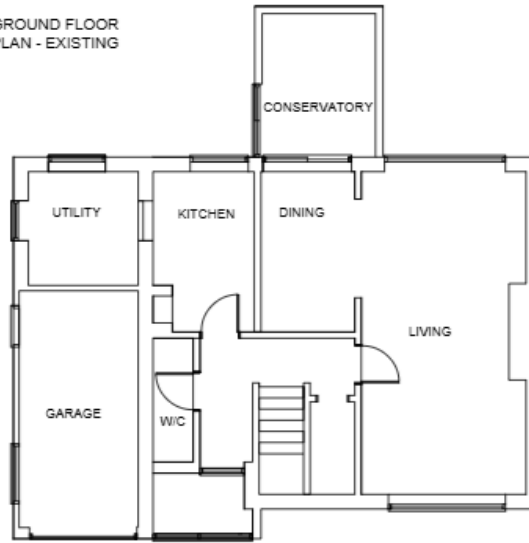
**Single storey front, side and rear extension  
following demolition of the attached garage  
and conservatory.**

# Site Location Plan

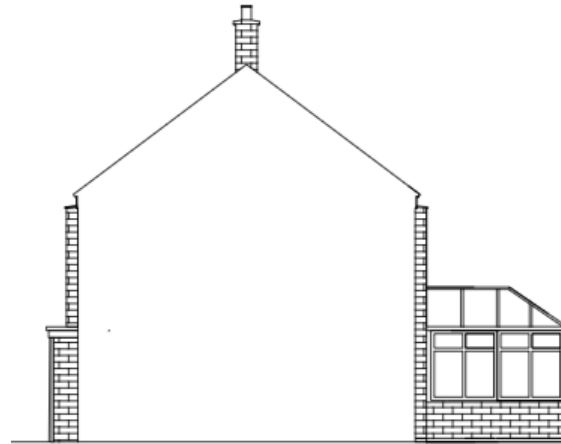


# Existing Elevations and Floor Plans

GROUND FLOOR  
PLAN - EXISTING



EAST SIDE -  
EXISTING



FRONT - EXISTING



WEST SIDE -  
EXISTING



REAR - EXISTING



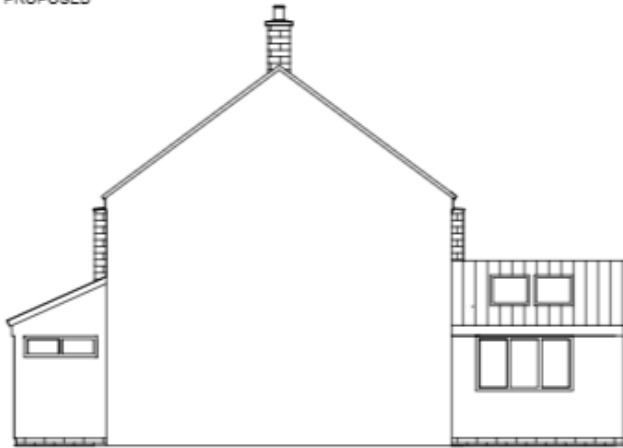


# Existing Site



# Proposed Elevations

EAST SIDE -  
PROPOSED



FRONT - PROPOSED



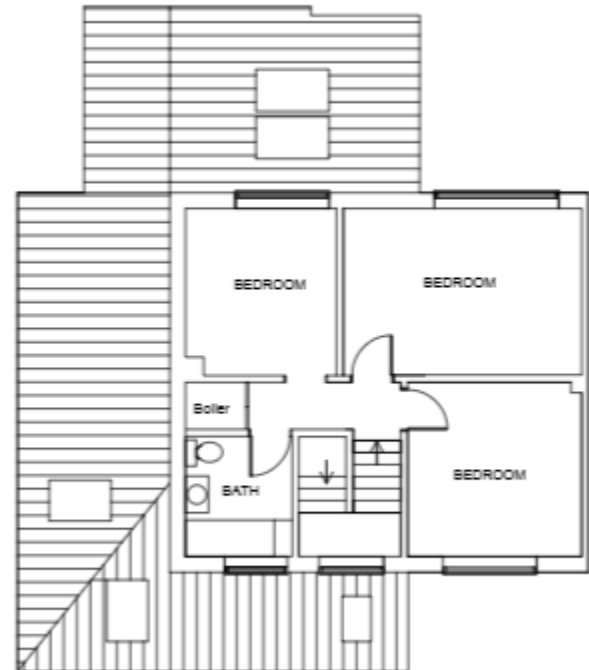
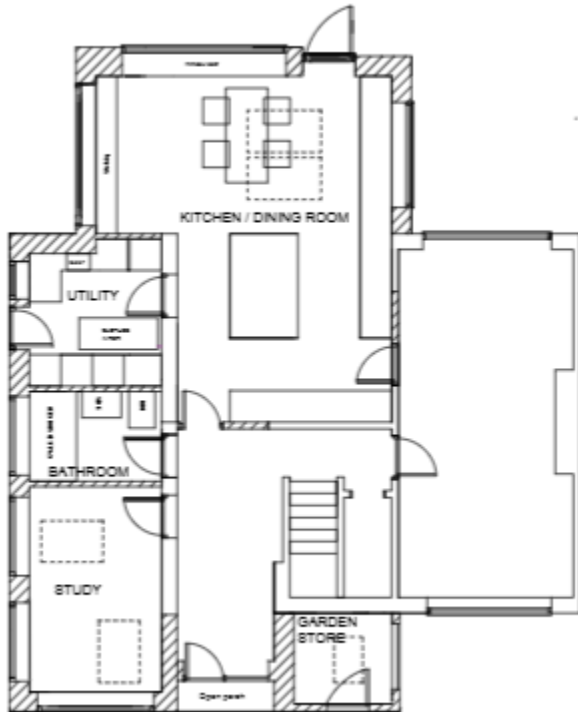
WEST SIDE -  
PROPOSED



REAR - PROPOSED



# Proposed Floor Plans



# Planning Balance

## Approval

Key material considerations

The design and scale of the proposed development is appropriate in relation to the host dwellinghouse as well as its surrounding context.

The proposed development would not cause any harm to the amenity of neighbouring properties and will improve the living conditions of occupiers.

The proposal would not alter the existing provision of car parking at the front boundary and visibility splays would be retained as existing.



## Refusal

Officer Recommendation: Approve, subject to planning conditions as outlined in the officer's report.