

JDMC
16
September
2026



GREATER CAMBRIDGE
SHARED PLANNING

Planning Application Reference:

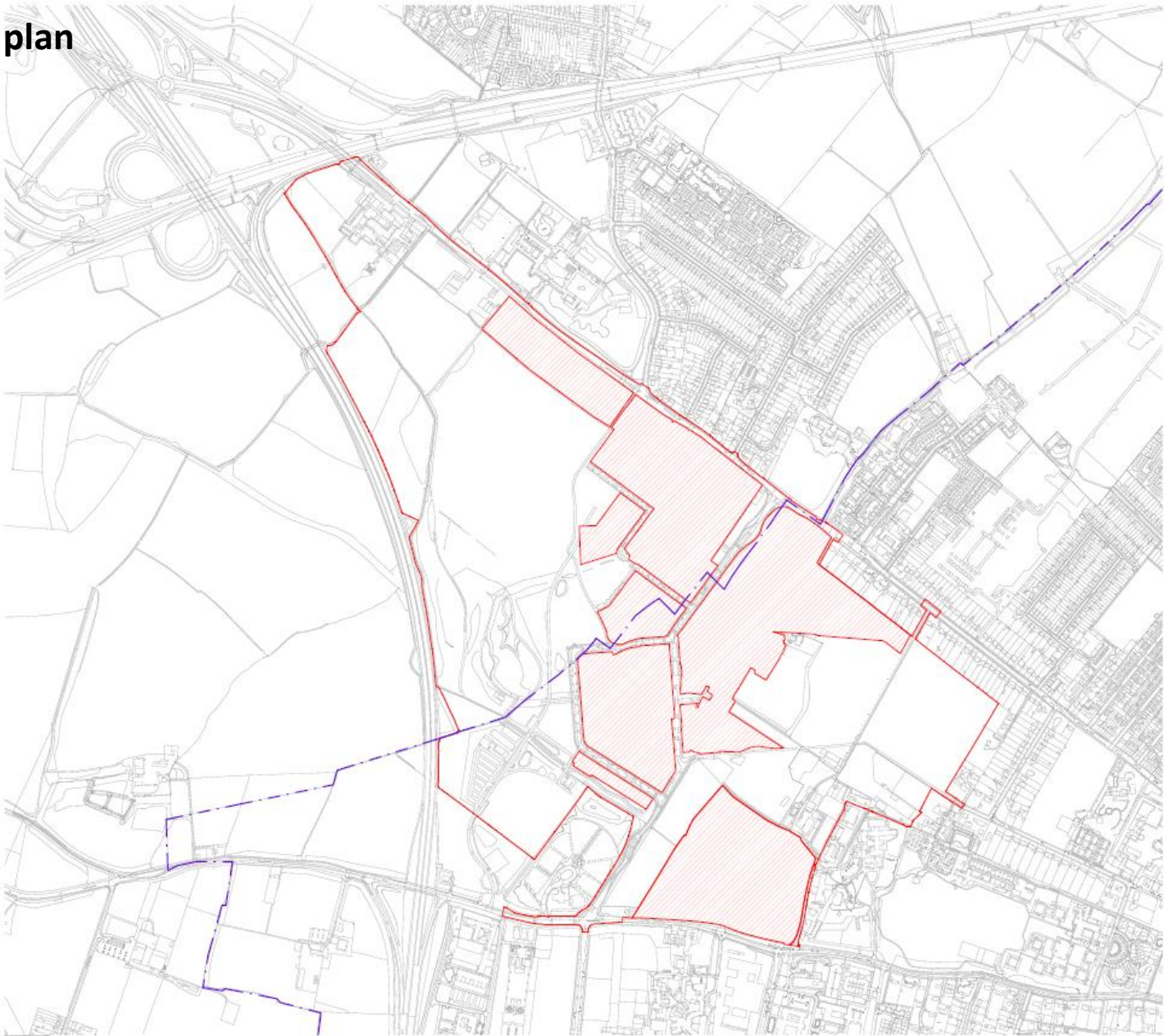
25/03746/OUT (Cambridge City Council)

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



- Key**
- Site application boundary
 - Excluded from application
 - Local Planning Authority Boundary

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Issue code:
S1 - Suitable for Coordination
S2 - Suitable for Information
S3 - Suitable for Review & Comment
S4 - Suitable for Review & Authorization
S5 - Suitable for Review & Acceptance
A - Approved & Accepted as Stage complete

Rev	Description	Date
P00	Issued for planning	21.09.25

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Project
North West Cambridge
Masterplan
Eddington, North West
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Drawing
Site Location Plan

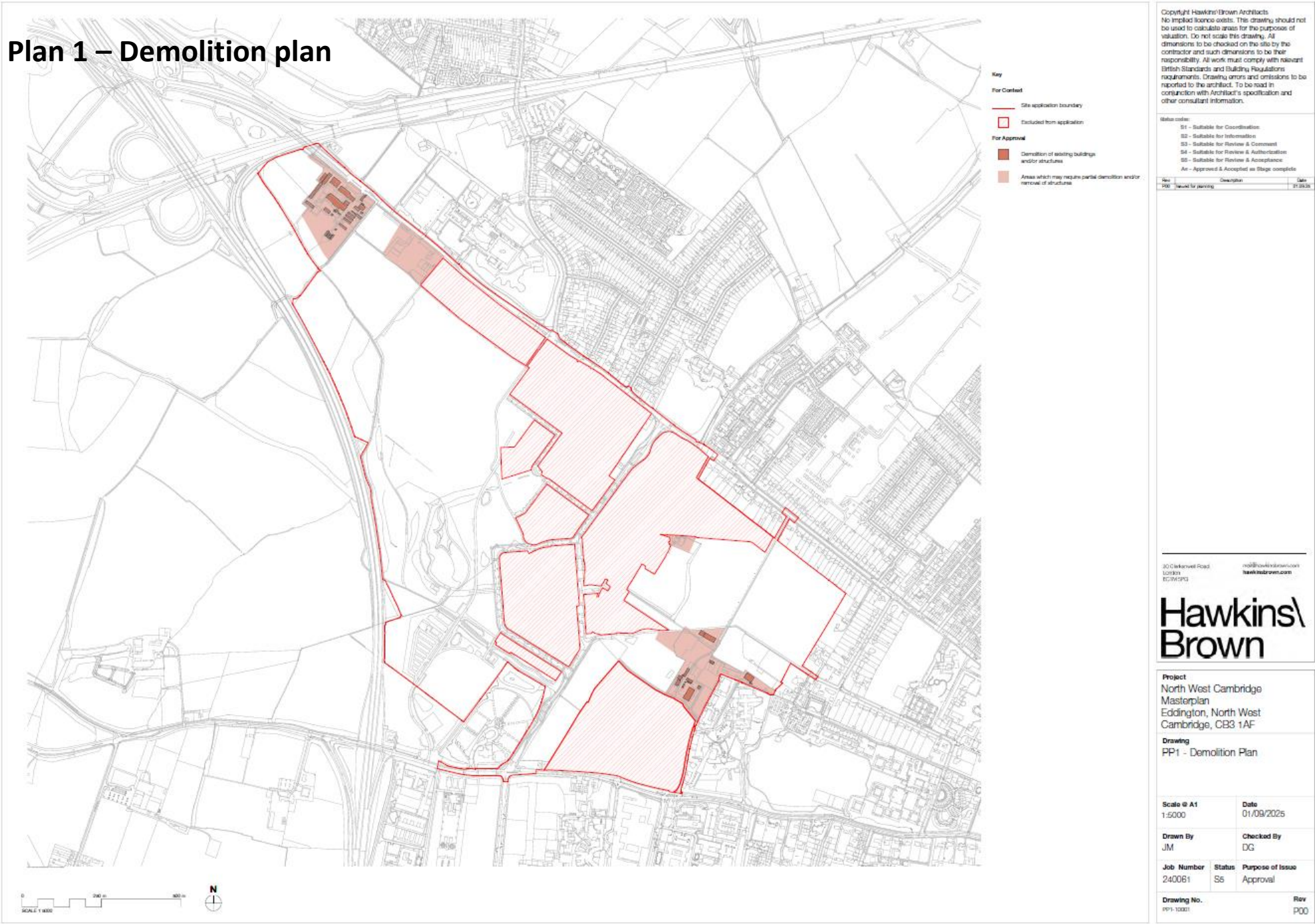
Scale @ A1 1:5000	Date 01/09/2025
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Drawn By JM	Checked By DG
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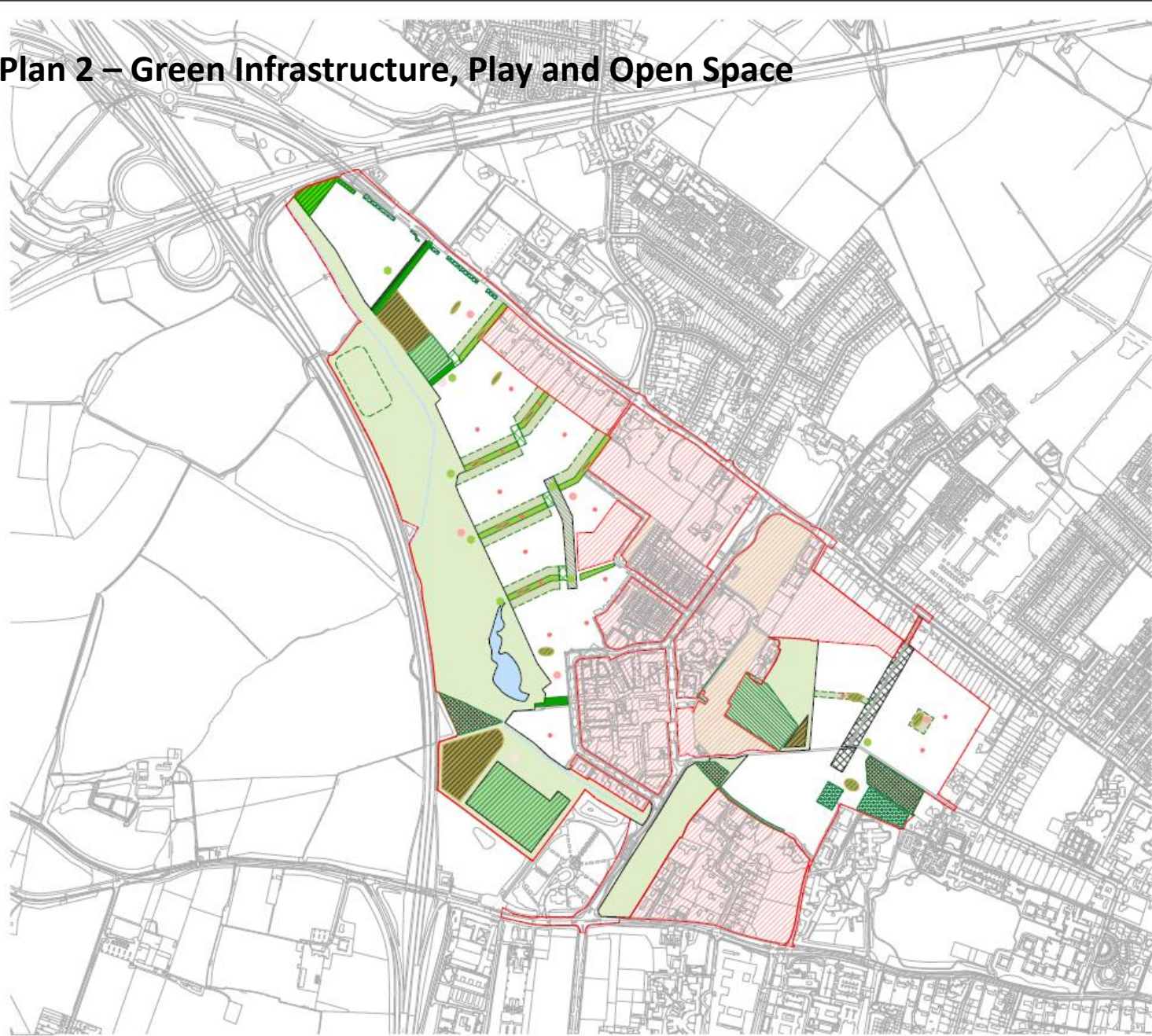
Job Number 240081	Status S5	Purpose of Issue Information
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Drawing No. EP1-10001	Rev P00
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Parameter Plan 1 – Demolition plan



Parameter Plan 2 – Green Infrastructure, Play and Open Space



- Key**
- Site application boundary
 - Excluded from application
- For Context**
- Existing retained Hedge-row
 - Existing Chestnut Avenue (TPO tree line)
 - Existing Traveler's Rest Pt SSSI
 - Existing woodland
 - Existing Watercourse
 - Informal open space on Greenbelt (primary infrastructure)
 - Existing Phase 1 open space
- For Approval**
- Fixed location of public open space
 - Public open space and landscape with structural planting to mitigate visual impact
 - Public open space
 - Fixed location for public open space within building development zones (Shared Gardens)
 - Variable location for public open space within building development zones. The width of open space within development must range between 10 and 20 metres. Please refer to The Shared Gardens section of the Policies chapter of the Design Code for details on layout.
 - Zone for pedestrian crossing
 - Community growing space
 - Alleviators
 - Indicative location of LAP (in some instances more than one LAP will be required. Refer to Design Code for further information)
 - Indicative location of LEAP
 - Indicative location of NEAP
 - Formal sports
 - Location of proposed, indicative landscape significance in the form of landscape
 - Existing landscape features to be retained, enhanced and extended. Development is permitted in this land within the gaps of the retained woodlands. Call A trees must be retained and protected.
 - Indicative location of landscape bunds. Details to be confirmed at RMA stages.

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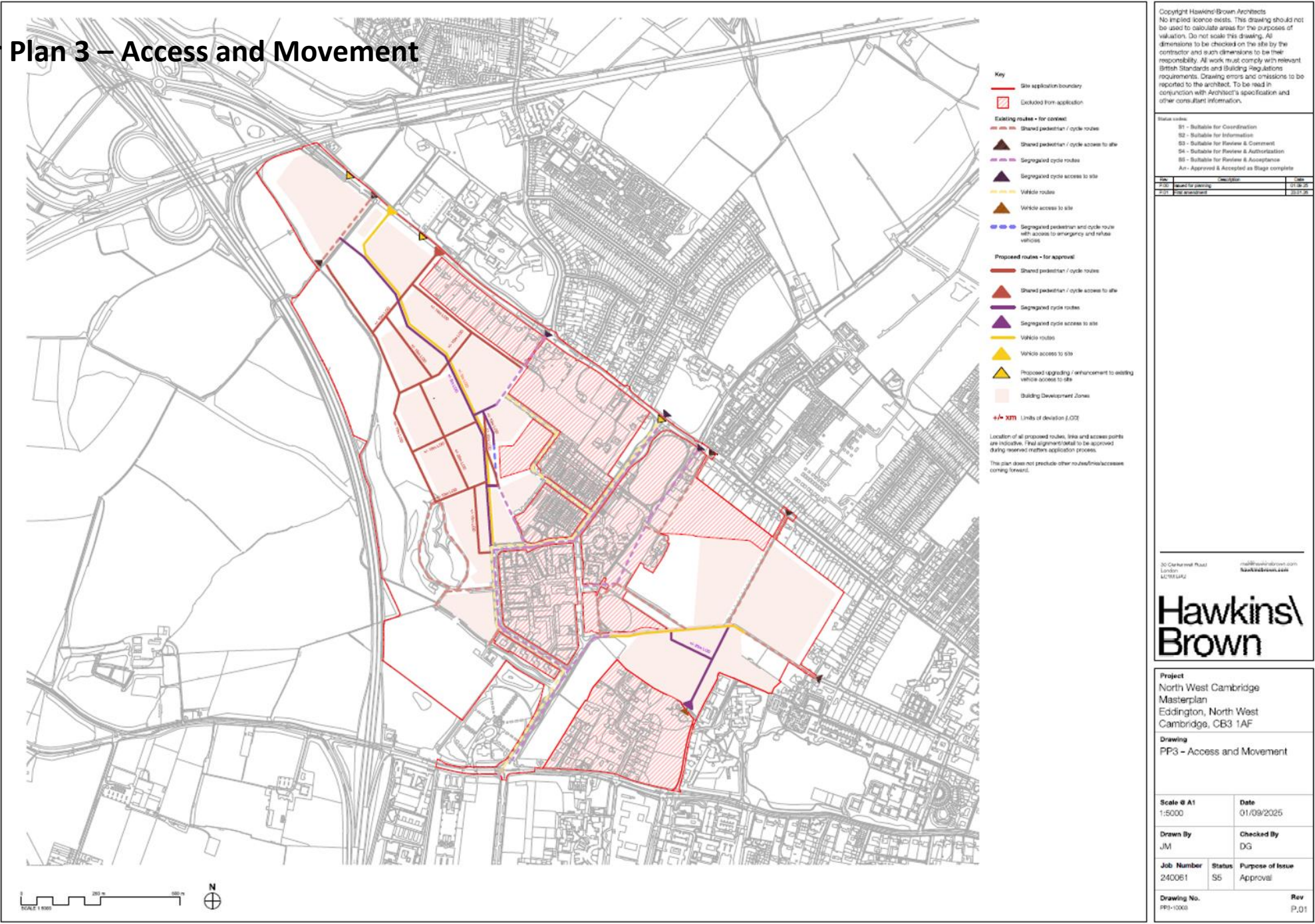
Date	Description	Date
01/09/2025	Drawn for planning	01/09/25
01/09/2025	Drawn for planning	01/09/25
01/09/2025	Drawn for planning	01/09/25

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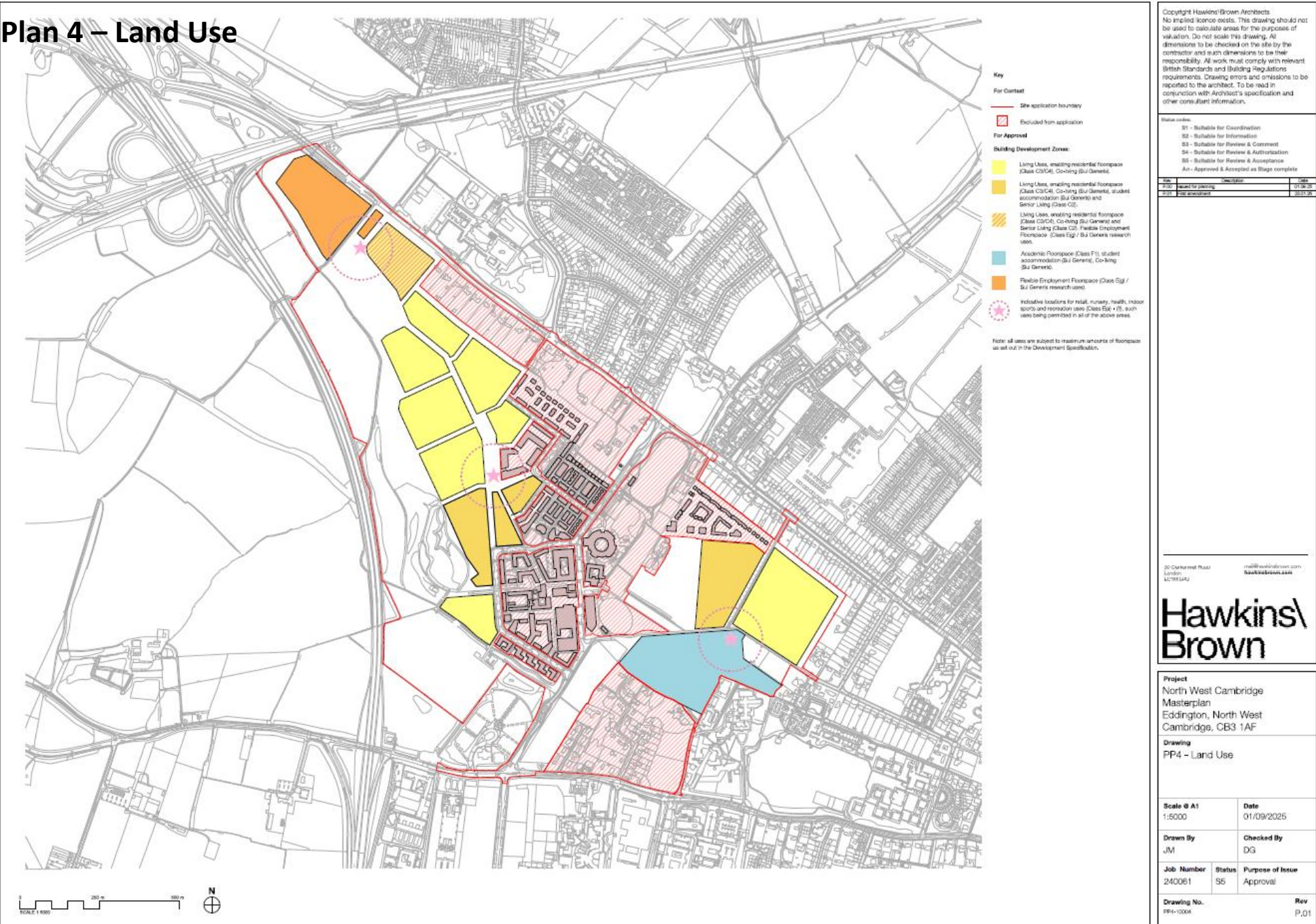
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Project North West Cambridge Masterplan Eddington, North West Cambridge, CB3 1AF			
Drawing PP2 - Green Infrastructure, Play and Open Space			
Scale @ A1 1:5000		Date 01/09/2025	
Drawn By JM		Checked By DG	
Job Number 240081	Status S5	Purpose of Issue Approval	
Drawing No. PP2-1002			

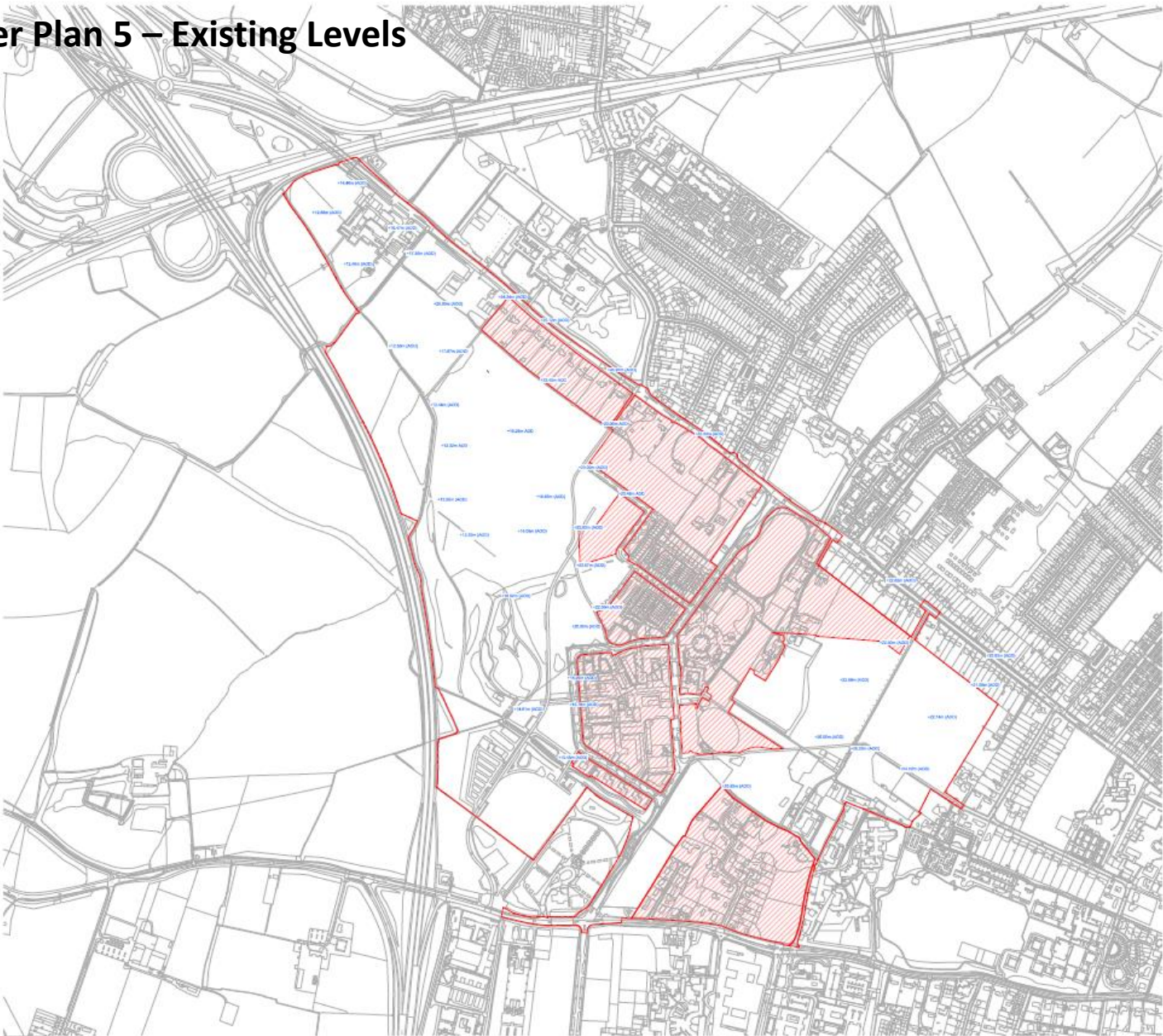
Parameter Plan 3 – Access and Movement



Parameter Plan 4 – Land Use



Parameter Plan 5 – Existing Levels



- Key
- Site application boundary
 - Excluded from application
 - Existing Levels

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An - Approved & Accepted as Stage complete

Date	Description	Date
01/09/25	Issued for planning	01/09/25
01/09/25	Final submitted	01/09/25

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Drawing
PP5 - Existing Levels

Scale @ A1
1:5000

Date
01/09/2025

Drawn By
JM

Checked By
DG

Job Number
240061

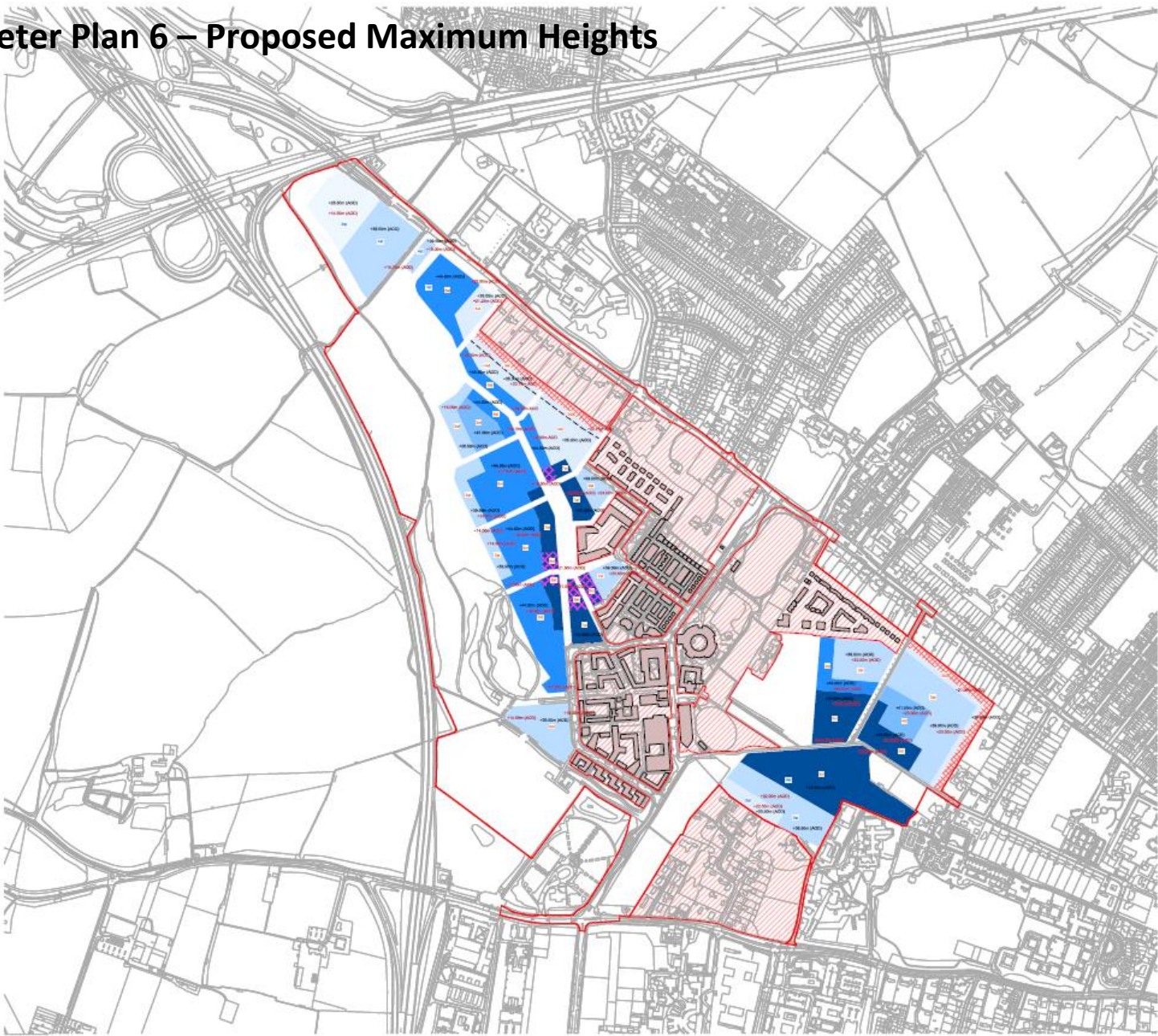
Status
S5

Purpose of Issue
Information

Drawing No.
PP5-1006

Rev
P.01

Parameter Plan 6 – Proposed Maximum Heights



- Key**
- For Context**
- Site application boundary
 - Excluded from application
- For Approval**
- Maximum Building Height up to +28.5m AOD
 - Maximum Building Height up to +30m AOD
 - Maximum Building Height up to +35.5m AOD
 - Maximum Building Height up to +41.5m AOD
 - Maximum Building Height up to +45.5m AOD
 - Maximum Building Height up to +49m AOD
 - Maximum Building Height up to +52m AOD
 - Zone of taller built form limited to +52m AOD
- Legend**
- Maximum Building Heights AOD
 - Proposed ground levels + seal of deviation allowance of +1.5m
 - Maximum number of building storeys
 - Maximum number of other use storeys
 - Denotes a change in maximum storey height within a consistent AOD
 - No build zone to backs of existing properties along Huntingdon Road and Storey's Way / All Souls Lane

Maximum Building Height AOD includes roofs, roof plant, parapets and lit awnings.

Maximum Building Height excludes flag or antennas.

Flues and antennas not to exceed a maximum of 8m above the Maximum number of storeys.

Notes: - assumed floor to floor built up

Typical residential storeys are assumed to be 3150mm.

An additional tolerance of up to 1500mm has been given to ground floors to allow for unknown design responses to the site at this stage. These could include level changes across plots, clear height allowances for podium blue badge car parking, stacked cycle storage, unknown internal plant provision and increased ground floors to accommodate entrances of scale.

Other uses - assumed floor to floor built up

Typical other use class storeys are assumed to be 4000mm.

An additional tolerance of up to 1000mm has been given to ground floors to allow for unknown design responses to the site at this stage. These could include level changes across plots, unknown internal plant provision and increased ground floors to accommodate entrances of scale.

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Revision table:

Rev	Description	Date
P01	Issue for planning	01/09/2025
P02	Final amendment	25/11/25
P03	Final update	26/03/26

Rev	Description	Date
P01	Issue for planning	01/09/2025
P02	Final amendment	25/11/25
P03	Final update	26/03/26

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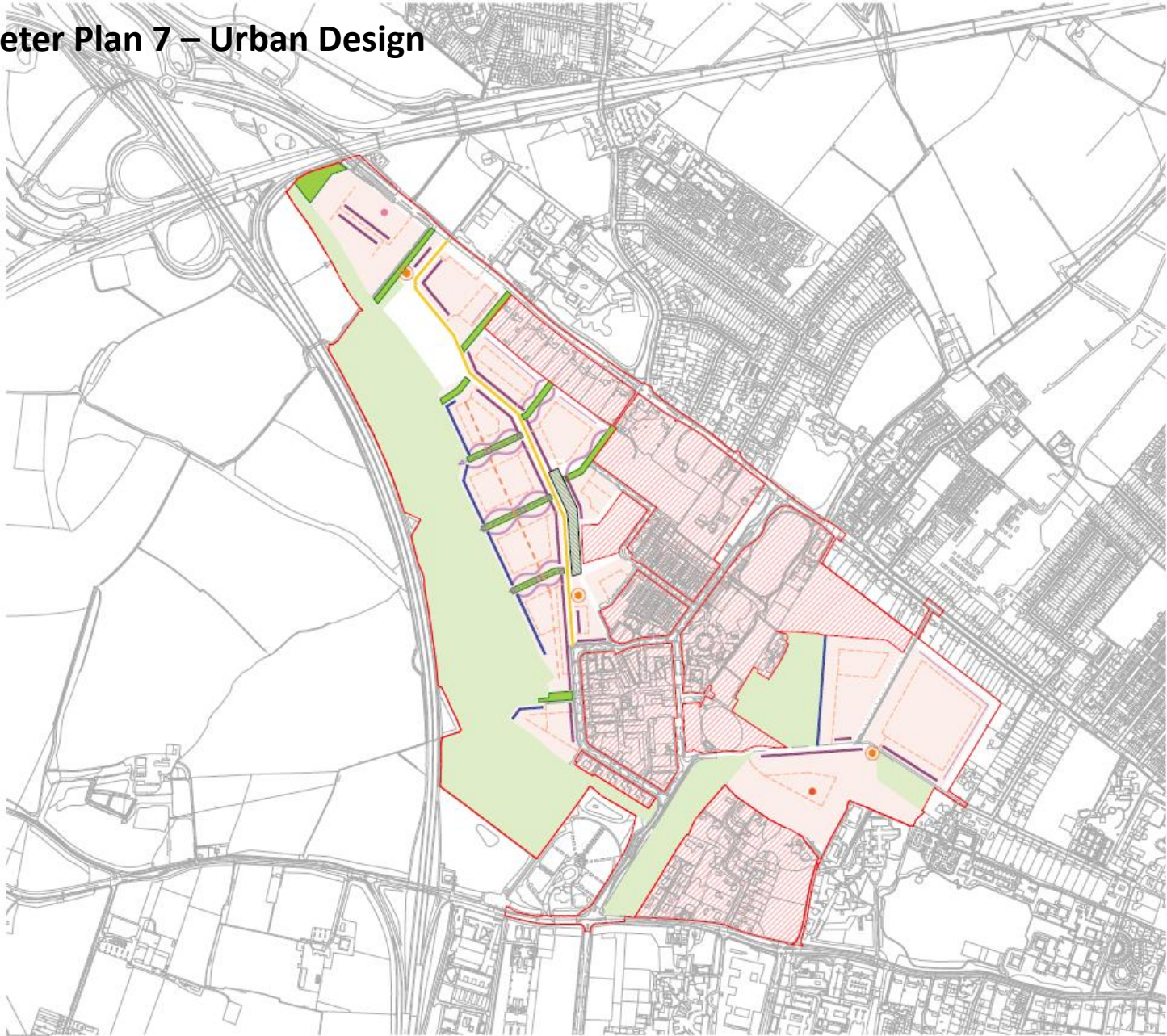


Project
North West Cambridge
Masterplan
Eddington, North West
Cambridge, CB3 1AF

Drawing
PP6 - Proposed Maximum
Heights

Scale @ A1 1:5000		Date 01/09/2025
Drawn By JM		Checked By DG
Job Number 240061	Status S2	Purpose of Issue For info only
Drawing No. PP6-10006		Rev P.02

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

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S5	- Suitable for Review & Approval
Am	- Approved & Accepted as Stage complete

Rev	Description	Date
P01	Issue for planning	01/09/25
P02	Issue for approval	03/11/25

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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



