

20<sup>th</sup> September 2013

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Principal Planning Officer (New  
Neighbourhoods)  
Planning Services  
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Market Square, Cambridge, CB2 3QJ

Melissa Reynolds  
Planning & Sustainable Communities  
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Cambridge, CB23 6EA

Dear Mark, Melissa

### **Section 73 of the NW Cambridge Scheme**

This covering letter accompanies a Section 73 application made on behalf of our client (The University of Cambridge) in relation to the outline consent for North West Cambridge scheme (11/1114/OUT and S/1886/11).

Section 73 of the Town and Country Planning Act 1990 allows applications to be made for permission to develop without complying with condition(s) previously imposed on a planning permission. As part of this Section 73 application, we are seeking to vary one planning condition associated with the outline consent, *Condition 69 - Drawing Numbers*. All other conditions previously provided to the outline consent shall remain unaltered. Conditions that have been formally discharged and or submitted will not require resubmission as they are not influenced by the changes associated with this Section 73 application.

The wider North West Cambridge site was granted outline permission in February 2013 for:

*Up to 3,000 dwellings; Up to 2,000 student bedspaces; 100,000 sq.m. employment floorspace, of which: up to 40,000 sq.m. commercial floorspace (Class B1(b) and sui generis research uses) and at least 60,000 sq.m. academic floorspace (Class D1); up to 5,300 sq.m. gross retail floorspace (Use Classes A1 to A5) (of which the supermarket is 2,000 sq.m. net floorspace); Senior Living, up to 6,500sq.m. (Class C2); Community Centre; Indoor Sports Provision; Police; Primary Health Care; Primary School; Nurseries (Class D1); Hotel (130 rooms); Energy Centre; and associated infrastructure including roads (including adaptations to Madingley Rd and Huntingdon Rd), pedestrian, cycle and vehicle routes, parking, drainage, open spaces and earthworks.*

The following conditions to this outline permission have now been approved.

- Condition 5 – Site Wide Phasing Plan
- Condition 7 – Design Code
- Condition 9 – Strategy for Youth Facilities & Children’s Play
- Condition 21 – Superfast Broadband Strategy
- Condition 26 – Surface Water Drainage Strategy
- Condition 28 – Washpit Brook Flood Reduction Scheme
- Condition 29 – Potable Water Supply Strategy
- Condition 30 – Foul Water Drainage Strategy
- Condition 33 – Pollution Control Strategy
- Condition 34 – Site Wide Biodiversity Strategy



The Proposed Development involves updates to the following parameter plans:

- NWC/OPA/PAR/03/A (Open Land and Landscape Areas Parameter Plan: Zone B) Date stamped 3rd April 2012.
- NWC/OPA/PAR/04/A (Land Use (Built Development and Ancillary Space) Parameter Plan: Zone B) Date stamped 3rd April 2012.
- NWC/OPA/PAR/05/A (Development Building Zones Parameter Plan: Zone B) Date stamped 3rd April 2012
- NWC/OPA/PAR/06/A (Building Heights Parameter Plan: Zone B) Date stamped 3rd April 2012
- NWC/OPA/PAR/07/A (Topography Parameter Plan: Zone B) Date stamped 3rd April 2012.

The changes to the Parameter Plans are proposed to respond to the development within the Local Centre in Phase 1. The proposed changes to the approved parameter plans are set out below.

*NWC/OPA/PAR/03/A Open Land and Landscape Areas Parameter Plan: Zone B*

Design development for the community centre for North West Cambridge requires that the community centre building extends into a small area of primary open land immediately to the south of Lot 7. Therefore it is proposed to amend the parameter plan to reflect this. The extension of this building also requires a building height parameter that will be updated on the heights and zone parameter plans as described above.

*NWC/OPA/PAR/04/A (Land Use (Built Development and Ancillary Space) Parameter Plan: Zone B) Date stamped 3rd April 2012.*

Design development for the community centre for North West Cambridge requires that the community centre building extends into a small area of primary open land immediately to the south of Lot 7. Therefore it is proposed to amend the parameter plan to reflect this.

*NWC/OPA/PAR/05/A Building Zones Parameter Plan: Zone*

It is proposed that Zone K will need to extend westwards to take account of an increase in height of 2m to accommodate a proposed residential building immediately to the west of Zone K that otherwise crossed the zone boundary. Zone K is also increased to allow for the community centre.

*NWC/OPA/PAR/06/A Building Heights Parameter Plan*

There are 5 areas where it proposed that the AOD heights are increased, by between 2 and 4 metres to accommodate buildings that due to design development and technical requirements are required to be taller than originally envisaged during the development of the outline parameter plans. In addition, due to the detailed design of the Community Centre (Lot 7), its location now extends into the Primary open land set out in the open land and landscape areas parameter plan (NWC/OPA/PAR/3). The building heights parameter plan therefore includes a new discrete area of development with a maximum building height of 38.5m.

Due to technical requirements the energy centre flue size is required to be larger than previously anticipated. It is therefore proposed that the height for the energy centre flue on the parameter plan is increased by 2m, with an increased dimension of 5.0 x 5.8m, which reflects a square chimney rather than a circular chimney.

*NWC/OPA/PAR/07/A (Topography Parameter Plan: Zone B) Date stamped 3rd April 2012.*

Design development for the community centre for North West Cambridge requires that the community centre building extends into a small area of primary open land immediately to the south of Lot 7. Therefore it is proposed to amend this parameter plan to reflect an extended development area around Lot 7 to include the Community Centre building in its entirety.

There are no changes to the overall quantum of development through additional floorspace or number of units therefore the overall density of development approved through the outline consent remains unaltered. Detailed justifications for each of the breaches to the existing parameter plans is provided within the accompanying Design Statement. A full landscape & visual impact assessment also accompanies this Section 73 application.

### **Amendments to Conditions**

Our proposed amendments to the outline Condition 69 is therefore as follows, with emphasis in bold where changes have been made to the existing condition wording.

### **Condition 69 Drawing Numbers**

The development shall be carried out in accordance with the following approved plans:

- NWC/OPA/APP/01A (Application Site Boundary South Cambridgeshire District Council) Date stamped 21st September 2011)
- NWC/OPA/APP/01B (Application Site Boundary Cambridge City Council) Date stamped 21st September 2011)
- NWC/OPA/APP/02/A (Demolition Plan) Date Stamped 3rd April 2012
- NWC/OPA/APP/03/A (Huntingdon Road Junction West) Date stamped 3rd April 2012
- NWC/OPA/APP/04/A (Huntingdon Road Junction East) Date stamped 3rd April 2012
- NWC/OPA/APP/05/A (Madingley Road Junction West) Date stamped 3rd April 2012
- NWC/OPA/APP/06/A (Madingley Road Junction East) Date stamped 3rd April 2012
- NWC/OPA/PAR/01/B (Zone Parameter Plan) Date stamped 3rd April 2012
- NWC/OPA/PAR/02/A (Access Parameter Plan: Zone B) Date stamped 3rd April 2012
- **NWC/OPA/PAR/03/B (Open Land and Landscape Areas Parameter Plan: Zone B) Date stamped September 2013**
- **NWC/OPA/PAR/04/B (Land Use (Built Development and Ancillary Space) Parameter Plan: Zone B) Date stamped September 2013**
- **NWC/OPA/PAR/05/A (Development Building Zones Parameter Plan: Zone B) Date stamped September 2013**
- **NWC/OPA/PAR/06/B (Building Heights Parameter Plan: Zone B) Date stamped September 2013**
- **NWC/OPA/PAR/07/B (Topography Parameter Plan: Zone B) Date stamped September 2013**
- NWC/OPA/PAR/08 (Parameter Plan: Huntingdon Road Highway and Utility Works) Date stamped 21st September 2011
- NWC/OPA/PAR/09 (Parameter Plan: Madingley Road Highway and Utility Works) Date stamped 21st September 2011

**Reason for change:** To include revised Parameter Plans responding to height changes and the revised location of the community centre within Lot 7.

This Section 73 application is accompanied by the following supporting information.

- **Design Statement** - This provides further design justification supporting the changes made to the parameters plans
- **Updated Parameter Plans as referenced below**
- **Landscape & Visual Impact Assessment** - This provides an assessment of the revised parameter plans in terms of landscape & visual impact.
- **Environmental Information Report** – This provides a consideration as to whether the form of the development proposed in this section 73 application and the revised completion date of phase 1 would lead to any new material or materially different significant environmental effects that were not previously assessed at the outline stage.

<b>Title</b>	<b>Reference</b>	<b>Dated</b>
Open Land and Landscape Areas Parameter Plan: Zone B	NWC/OPA/PAR/03/B	September 2013
Land Use (Built Development and Ancillary Space)	NWC/OPA/PAR/04/B	September 2013
Development Building Zones Parameter Plan: Zone B	NWC/OPA/PAR/05/B	September 2013
Building Heights Parameter Plan: Zone B	NWC/OPA/PAR/06/B	September 2013
Topography Parameter Plan: Zone B	NWC/OPA/PAR/07/B	September 2013

We have enclosed the requisite forms, and the appropriate fee, of £292.50 which is provided to Cambridge City Council.

In the meantime, please do not hesitate to contact me using the contact details below should you have any queries.

Kind Regards,

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