



UNIVERSITY OF
CAMBRIDGE

North West Cambridge

Future Phases of Eddington

March 2026



Development Specification



Quod

Development Specification Rev 1

North West Cambridge
Masterplan

MARCH 2026

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1 Introduction

- 1.1 The University of Cambridge (“UoC” / “the Applicant”) is submitting an Outline Planning Application (“OPA” / “the Application”) for the development of the North West Cambridge Masterplan (“NWCM” / “the Proposed Development”). The NWCM site (“the Site”) is located at Eddington on the north-western edge of the City of Cambridge.
- 1.2 The OPA includes three Control Documents which describe the principal components of the Proposed Development, define the parameters for the Proposed Development and control how the Proposed Development will come forward in future. They provide the parameters, design principles and controls that will guide future reserved matters applications (“RMAs”). These Control Documents are – (1) the Development Specification (NWC.05); (2) the Parameter Plans (NWC.03A); and (3) the Design Code (NWC.04).
- 1.3 This document comprises the Development Specification and it has been prepared to define and describe the principal components of the Proposed Development, including the form and content of the OPA as well as the parameters for future detailed applications to be submitted under reserved matters.
- 1.4 The Development Specification also sets out the type and quantity of development that could be provided across the Site.
- 1.5 The remaining sections of the Development Specification are structured as follows:
 - Section 2 provides a Description of Development;
 - Section 3 outlines the scope of the OPA;
 - Section 4 describes the development proposals and the quantum of floorspace proposed; and
 - Section 5 describes the Parameter Plans and other plans.
- 1.6 This Revision 1 of the Development Specification has been prepared to reflect revised Highway Plans as well as the description of certain highway works. All updated text is set out in red and deleted text ~~struck through~~.

2 Description of development

2.1 The Applicant is seeking Outline Planning Permission (“OPP”) for the future phases of the North West Cambridge Masterplan (“NWCM”). The description of development is as follows:

“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.”*

3 The Outline Planning Application

- 3.1 Outline planning permission is sought for the Proposed Development including details of means of access to the public highway. All other matters of access, appearance, landscaping, layout and scale are reserved for future approval.
- 3.2 The OPA is submitted with matters reserved to provide the necessary flexibility for the detailed design of the scheme at a later date. However, this Development Specification document, the Parameter Plans and Design Code, collectively known as the Control Documents, will inform and control all future RMAs. The Design Code identifies where certain elements shown on the Parameter Plans must be delivered and where there is a flexibility with the details to be determined at RMA stage.
- 3.3 Article 5 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (“DMPO”) provides that outline planning applications may be granted subject to a condition specifying reserved matters for the local authority’s subsequent approval. The reserved matters for the OPP are listed below along with an explanation of the relevant parameters in the Control Documents.
1. **Access** – As defined in the DMPO: *“the accessibility to and within the site, for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network”*.

The Parameter Plans set the location of vehicle, cycle and pedestrian routes, accesses and egresses to and within the Site. They also show areas where access points to the Proposed Development and the existing network will be situated. The Design Code provides details of the treatment of the access and circulation routes.

2. **Appearance** – As defined in the DMPO: *“the aspects of a building or place within the development which determines the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture”*.

The Design Code establishes the design principles to be applied to the massing and appearance of the buildings and the public realm at reserved matters stage.

3. **Landscaping** – As defined in the DMPO: *“the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes—*
- (a) screening by fences, walls or other means;*
 - (b) the planting of trees, hedges, shrubs or grass;*
 - (c) the formation of banks, terraces or other earthworks;*
 - (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and*
 - (e) the provision of other amenity features.”*

The Parameter Plans identify the areas of public realm and Design Code describes the treatment of the different spaces within the Site.

4. **Layout** - As defined in the DMPO: *“the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development”*.

The Parameter Plans identify a series of Building Development Zones across the Site where building development can come forward. The Parameter Plans also identify the main routes and open spaces. The Design Code establishes a series of rules about how these different elements interact with each other.

5. **Scale** – As defined in the DMPO: *“height, width and length of each building proposed within the development in relation to its surroundings”*.

The Parameter Plans describe the maximum building and structure heights and site levels within Building Development Zones. The Design Code sets further rules to control the relationship between different buildings (e.g. height differences or breaks between blocks).

4 Development Content

Land Use

- 4.1 The OPA seeks planning permission for the mixed-use development of the Site. The predominant land use proposed comprises residential (Use Class C3/C4) floorspace.
- 4.2 At the time of making the OPA, the Applicant is unable to determine exactly how much of the Proposed Development is likely to come forward in which land use. For this reason, the description of development provides the Applicant with flexibility as to the uses that could be undertaken on the Site.
- 4.3 Parameter Plan PP4 – ‘Land Use’ indicates which Building Development Zones may be suitable for which uses and therefore manages where the various proposed uses could be positioned on the OPA Site.
- 4.4 Outline planning permission is sought in relation to the maximum floor areas (GEA) set out in **Table 1** below.

Table 1 – Proposed Maximum Development Quantum

Use	Use Class	Amount (GEA sqm)
Residential	C3/C4	Up to 365,000*
Co-Living	Sui Generis	Up to 52,000*
Student Accommodation	Sui Generis	Up to 52,000*
Senior Living	C2	Up to 6,500
Employment	E(g) / Sui Generis Research Uses	Up to 40,000
Academic	F1(a)	Up to 60,000
Supporting retail, nursery, health, indoor sports and recreation	E(a) – E(f)	Up to 3,500
Ancillary floorspace comprising Back of House, Enclosed Plant, Storage, Servicing, Car and Cycle Parking Areas, development infrastructure required to support the development etc	N/A	No maximum

*Total maximum floorspace of Residential (C3/C4) + Co-living (Sui Generis) + Student Accommodation (Sui Generis) – Up to 417,000 sqm GEA

Open Space

- 4.5 Informal open space, sports provision, allotments, community growing space and play space shall be provided in accordance with the Open Space and Recreation standards set out in Appendix 3 of the North West Cambridge Area Action Plan (2009).

Residential development

4.6 Unless otherwise agreed, the C3/C4 residential units will be provided in accordance with the site wide unit mix ranges shown in **Table 2** below.

Table 2 – Site wide unit mix ranges

Market Unit minimum / maximum ranges:

	Minimum	Maximum
Single Person Unit	n/a	7.5%
1 Bed	10%	30%
2 Bed	25%	45%
3 Bed	10%	35%
4 Bed+	20%	45%

Key Worker Unit minimum / maximum ranges:

	Minimum	Maximum
Single Person Unit*	30%	55%
1 Bed	15%	35%
2 Bed	10%	35%
3 Bed+	2%	5%

The key worker single person units comprises either:*

- *Studio Self Contained Unit*
- *Studio Community Unit – a combination of self contained private and shared amenity spaces to respond to the specific requirements of University Staff*

4.7 The precise unit mix will be confirmed through the submission of RMAs. For the purposes of this Outline Planning Application, it is anticipated that up to 3,800 homes would be delivered on the Site. The unit mix of specific phases of development may fall outside of the site wide unit mix range so long as it does not prejudice the site wide unit mix from complying with the ranges set out in **Table 2** or the delivery of mixed and balanced communities within the Site.

4.8 50% of the units are proposed as Key Worker Homes for University and College Staff.

4.9 In relation to phasing of the Proposed Development, it is proposed that a phasing plan be submitted pursuant to a planning condition, post-determination of the OPA.

5 Parameter Plans and Other Plans

Introduction

5.1 The Parameter Plans set the parameters associated with the scale, layout, access and circulation and distribution of use classes and public space for the Proposed Development. They also establish the Building Development Zones across the Site. The Parameter Plans identify features such as maximum building heights; areas of green infrastructure; and access and circulation routes. The Parameter Plans are set up to provide a level of flexibility for the detailed design of the scheme at a later date which will need to be approved by the local planning authority through subsequent RMAs.

Written Description of the Parameter Plans

5.2 A set of 7 Parameter Plans have been prepared which explain how the Proposed Development should come forward. These are described in **Table 3** below. All of the Parameter Plans need to be read together in order to establish all of the relevant parameters for the Proposed Development and for a particular Building Development Zone.

Table 3 – Description of the Parameter Plans

Parameter Plan	Description
Parameter Plan 1 – Demolition Plan	The Plan identifies the areas within the Site where buildings and structures are proposed to be demolished. The Plan also identifies previously developed areas which may require partial demolition and/or removal of structures.
Parameter Plan 2 – Green Infrastructure, Play and Open Space	The Plan identifies the location of open spaces, allotments, community growing spaces, sports facilities and play space within the Site. The Plan does not preclude these spaces coming forward additionally in other locations on the Site.
Parameter Plan 3 – Access and Movement	The Plan identifies the location of the principal vehicle, cycle and pedestrian circulation routes, accesses and egresses to and within the Site. It also shows areas where access points to the Proposed Development will be situated. The Plan includes Limits of Deviation for the routes to provide flexibility in the layout .
Parameter Plan 4 – Land Uses	The Plan identifies the permitted uses within the different Building Development Zones.
Parameter Plan 5 – Existing Levels	The Plan identifies existing levels across the Site. This Plan is not for approval.
Parameter Plan 6 – Proposed Maximum Heights	The Plan describes the maximum heights (both AODm and storey heights) to which buildings or structures could be built within each Building Development Zone. It also identifies proposed levels.

Parameter Plan	Description
	<p>Maximum Building Height includes roof plant, parapets and lift overruns.</p> <p>Maximum storey numbers are also shown on the plan (these storey numbers exclude roof plant, parapets and lift overruns).</p>
Parameter Plan 7 – Urban Design	This composite Plan draws together key features such as frontages, viewpoints, open spaces and clusters of activity. This Plan is not however for approval.

Highway Access Works

5.3 Proposed Highway Access Works are shown on the plans listed in **Table 4** below.

Table 4 – Proposed Highway Access Works

Highway Plans	Description
24067-KMC-HGN-XX-SK-CH- HR02 - Huntingdon Road Signalised Junction General Arrangement	<p>Two new priority-controlled accesses off Huntingdon Road.</p> <p>Uncontrolled crossing points over each priority access set back from main carriageway with drop kerbs, tactiles, appropriate visibility, and kerb radius.</p> <p>Signalised junction between Huntingdon Road and Cartwright Avenue.</p>
24067-KMC-HGN-XX-SK-CH- HR10 - Huntingdon Road Improvements	Signalised arrangement to include; one lane approach on each arm plus right turn lane into site from NW and retention of the bus lane across the site frontage , no right turn from Cartwright Avenue with physical restriction, staggered controlled crossing over Cartwright Avenue arm, no crossing facilities over Huntingdon Road to reduce impact on capacity and account for crossing facilities provided North and South.
24067-KMC-HGN-XX-SK-CH- HR21 - Huntingdon Road General Arrangement Sheet 1 of 2	Shared pedestrian and cycle infrastructure on Huntingdon Road.
24067-KMC-HGN-XX-SK-CH- HR22 - Huntingdon Road General Arrangement Sheet 2 of 2	<p>On road uni-directional cycle tracks on Huntingdon Road south of the junction.</p> <p>An upgrade of Eddington Avenue / Huntingdon Road junction to include a new right turn signal head and signal timings to allow for right turn movements to give way is proposed.</p>

Enabling works

5.4 Enabling works would include all works necessary to prepare the Site for construction of the Proposed Development. Such works could include (but would not be limited to): Site or ground clearance; construction of temporary accesses and/or highway works to facilitate the carrying out of the Development; archaeology; ecological surveys, investigations or assessments; site preparation; construction of boundary fencing or hoardings including for site security; erection

of temporary facilities for security personnel; the erection of security cameras; excavation; removal of topsoil and earthworks; interim landscaping works; construction of temporary internal roads; temporary car parks; or other works or operations to enable any of these works to take place.

Meanwhile uses

- 5.5 No specific meanwhile uses are proposed through this OPA. It is expected, however, that a condition will be attached to the OPP allowing details of any intended meanwhile uses within the Site (where these are not already subject to permitted development rights as set out in the GPDO) to be submitted to and approved by the Local Planning Authority.



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