

Our ref: Q230959
Your ref: 25/03753/OUT and 25/03746/OUT
Email: matthew.sherwood@quod.com
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Greater Cambridge Shared Planning Service
South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge, CB23 6EA

For the attention of Janine Richardson

Dear Janine

AMENDMENTS TO OUTLINE PLANNING APPLICATION FOR NORTHWEST CAMBRIDGE MASTERPLAN – FUTURE PHASES (LPA REFS. 25/03753/OUT AND 25/03746/OUT)

Introduction

I refer to the above planning application submitted on 26 September 2025 on behalf of The Chancellor, Masters and Scholars of the University of Cambridge (“the Applicant”). Since the submission of the application there have been discussions with Greater Cambridge Shared Planning Service (“GCSPS”) planning and design officers as well as statutory and non-statutory consultees.

In response to these discussions, the Applicant is proposing amendments to the planning application and these are reflected in the revised Application Drawings and Design Code enclosed with this letter. An update has also been made to the Development Specification to reflect a change to the description of certain highway works. Together these constitute a formal amendment to planning application LPA Refs. 25/03753/OUT and 25/03746/OUT (the “Proposed Amendments”).

The amendments to the Parameter Plans principally relate to those plans setting out Green Infrastructure, Play and Open Space; Access and Movement; and Maximum Heights. Updates to some of the existing Design Codes have also been made, alongside the addition of new Design Codes.

The planning application Description of Development, the overall quantum of development proposed and the planning application red line boundary remain unchanged.

The purpose of this letter is to describe the proposed changes to the planning application in the form an Explanatory Note. We have included below a schedule of the application submission documents that have been amended or updated.



Description of the Proposed Changes

Parameter Plans

Table 1 below sets out the amendments to the Parameter Plans. Where extracts of Parameter Plans appear in other planning application documents, the amended Parameter Plans accompanying this Proposed Amendments submission supersede any previous versions.

Parameter Plan	Summary of Changes
PP2 – Green Infrastructure, Play and Open Space	<p>Adjustment of green links to east of Brook Leys to align with Landscape Strategy.</p> <p>Adjustment of labelling in Key to align with Landscape Visual Impact Assessment as well as confirmation of approach to landscaping in Gravel Hill area.</p> <p>Addition of a Shared Garden to the south of 'Lot 2'.</p> <p>Depth of planting on northern western tip of masterplan increased.</p> <p>Additional existing planting reinforcement on site boundary with Huntingdon Road and Conduit Head.</p> <p>Indicative location of landscape bunds on Brook Leys added.</p> <p>Existing building context shown under red hatching.</p>
PP3 – Access and Movement	<p>Ridgeway shown as a continuous segregated cycle way.</p> <p>Existing building context shown under red hatching.</p>
PP4 – Land Use	<p>North western Development Zone reduced to reflect increase depth of planting.</p> <p>Development Zone moved away from Huntingdon Road.</p> <p>Existing building context shown under red hatching.</p>
PP5 – Existing Levels	<p>Existing building context shown under red hatching.</p>
PP6 – Maximum Heights	<p>Further AOD references added to plan.</p>



Parameter Plan	Summary of Changes
	<p>Clarification added to Key that Maximum building height AOD includes roof, rooftop plant, parapet and lift overruns.</p> <p>Building Height/Development Zone moved away from Huntingdon Road.</p> <p>Building Heights along Conduit Head boundary with Site reduced to reflect 2013 Outline Planning Permission.</p> <p>Existing building context shown under red hatching.</p>
PP7 – Urban Design	<p>Updates to reflect amendments to other Parameter Plans.</p> <p>Text in key relating to 'Frontages' updated.</p> <p>Frontage designation added to Girton Gap.</p> <p>Existing building context shown under red hatching.</p>

Table 1: Parameter Plan Changes

Design Code Amendments

All amendments to the Design Codes are indicated in **red** in the March 2026 Design Code.

Development Specification

Table 4 of the Development Specification has been updated to reflect revised Highway Plans as well as the description of certain highway works following discussions with the highway authorities.

Planning Application Documents accompanying the Amendments

Table 2 below describes those planning application documents which have had an Addendum produced or been updated in order to consider the impact of the proposed amendments on the assessment/analysis or conclusions set out. Where an Addendum has been produced, it should be read alongside the original September 2025 planning application document. Where an updated document has been produced it replaces the original September 2025 document and makes clear where changes have been made to the September 2025 document. Those documents greyed out in Table 2 below are not updated or resubmitted.



Reference	Document	Addendum / Update
NWC.01	Application Forms	N/A
NWC.02	Site Location Plan	N/A
NWC.03A	Parameter Plans and Application Drawings	Updated Plans – Replace corresponding September 2025 Plans
NWC.03B	Highways Plans	Updated Plans – Replace corresponding September 2025 Plans
NWC.03C	Drawing Schedule	Updated Schedule – Replaces September document.
NWC.04	Design Code	Updated Document – Replaces September 2025 Document
NWC.05	Development Specification	Updated Document – Replaces September 2025 Document
NWC.06	Planning Statement	N/A
NWC.07	Design and Access Statement	N/A
NWC.08	Environmental Statement	Addendum – to be read alongside original application document.
NWC.09	Environmental Statement - Non-Technical Summary	Updated Document – Replaces September 2025 Document
NWC.10	Transport Assessment	Addendum – to be read alongside original application document.
NWC.11	Framework Site-wide Travel Plan	N/A
NWC.12	Construction Traffic Management Plan	N/A
NWC.13	Outline Site Waste Management Plan	N/A
NWC.14	Construction Environmental Management Plan	N/A
NWC.15	Operational Waste Management Strategy	N/A



Reference	Document	Addendum / Update
NWC.16	Flood Risk Assessment and Surface Water Drainage Strategy	Updated Document – Replaces September 2025 Document
NWC.17	Strategic Utility Report	N/A
NWC.18	Heritage Statement	N/A
NWC.19	Affordable Housing Statement	N/A
NWC.20	Landscape Strategy	Updated Document – Replaces September 2025 Document
NWC.21	Lighting Design Concept Proposal	N/A
NWC.22	Statement of Community Engagement	N/A
NWC.23	Sustainability Statement	N/A
NWC.24	Energy Statement	N/A
NWC.25	Public Art and Culture Strategy	N/A
NWC.26	Health Impact Assessment	N/A
NWC.27A	Arboricultural Impact Assessment	N/A
NWC.27B	Tree Schedule	N/A
NWC.28A	Biodiversity Net Gain Report	Updated Document – Replaces September 2025 Document
NWC.28B	Biodiversity Metric Calculation	Updated Document – Replaces September 2025 Document
NWC.28C	BNG Strategy Landscape Proposals Plan	N/A
NWC.29	Ecological Enhancement Plan	N/A
NWC.30	Landscape Maintenance and Management Plan	N/A
NWC.31	Proposed Tree Planting Strategy	Updated Plans – Replaces September 2025 Plans

Table 2: Planning Application Documents accompanying the Proposed Amendments

Environmental Statement

An Environmental Statement (“ES”) Addendum has been prepared which outlines the Proposed Amendments and reviews them in the context of each environmental topic assessed within the ES submitted with the September 2025 OPA (the “September 2025 ES”) to determine whether the Proposed Amendments have a material effect on the Environmental Impact Assessment work and conclusions undertaken to date.



We look forward to receiving confirmation that the amended information has been received. Please let me know if you require anything further.

Yours sincerely

A handwritten signature in black ink, appearing to read 'MS', located below the 'Yours sincerely' text.

Matthew Sherwood
Director