

**Our ref:** Q230959

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**Date:** 26 September 2025



Greater Cambridge Shared Planning Service  
South Cambridgeshire Hall  
Cambourne Business Park  
Cambourne  
Cambridge, CB23 6EA

For the attention of **Janine Richardson**

Dear Janine

## **TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) PLANNING APPLICATION FOR NORTH WEST CAMBRIDGE MASTERPLAN – FUTURE PHASES**

On behalf of The Chancellor, Masters and Scholars of the University of Cambridge, please find enclosed an application for outline planning permission for the North West Cambridge Masterplan at Land Between Huntingdon Road, Maddingley Road and M11, Eddington, North West Cambridge, Cambridgeshire ("the Site").

The application proposals and supporting documentation are described below.

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.”*

## Content of Application

The scope and content of the application has been discussed with the Greater Cambridge Shared Planning Service. In accordance with those discussions, please find enclosed electronic copies of the documentation set out in the table below.

| Reference | Document                                                  | Author            |
|-----------|-----------------------------------------------------------|-------------------|
| NWC.01    | Application Forms                                         | Quod              |
| NWC.02    | Site Location Plan                                        | Hawkins Brown     |
| NWC.03A   | Parameter Plans and Application Drawings                  | Hawkins Brown     |
| NWC.03B   | Highways Plans                                            | KMC               |
| NWC.03C   | Drawing Schedule                                          | Hawkins Brown     |
| NWC.04    | Design Code                                               | Hawkins Brown     |
| NWC.05    | Development Specification                                 | Quod              |
| NWC.06    | Planning Statement                                        | Quod              |
| NWC.07    | Design and Access Statement                               | Hawkins Brown     |
| NWC.08    | Environmental Statement                                   | Trium             |
| NWC.09    | Environmental Statement - Non-Technical Summary           | Trium             |
| NWC.10    | Transport Assessment                                      | KMC               |
| NWC.11    | Framework Site-wide Travel Plan                           | KMC               |
| NWC.12    | Construction Traffic Management Plan                      | Turner & Townsend |
| NWC.13    | Outline Site Waste Management Plan                        | Velocity          |
| NWC.14    | Construction Environmental Management Plan                | Turner & Townsend |
| NWC.15    | Operational Waste Management Strategy                     | Velocity          |
| NWC.16    | Flood Risk Assessment and Surface Water Drainage Strategy | AECOM             |
| NWC.17    | Strategic Utility Report                                  | AECOM             |
| NWC.18    | Heritage Statement                                        | Stantec           |
| NWC.19    | Affordable Housing Statement                              | Quod              |
| NWC.20    | Landscape Strategy                                        | Grant Associates  |
| NWC.21    | Lighting Design Concept Proposal                          | BDP               |
| NWC.22    | Statement of Community Engagement                         | Field             |
| NWC.23    | Sustainability Statement                                  | Max Fordham       |
| NWC.24    | Energy Statement                                          | AECOM             |
| NWC.25    | Public Art and Culture Strategy                           | Company, Place    |
| NWC.26    | Health Impact Assessment                                  | Quod              |
| NWC.27A   | Arboricultural Impact Assessment                          | Tree Frontiers    |
| NWC.27B   | Tree Schedule                                             | Tree Frontiers    |



| Reference | Document                                  | Author           |
|-----------|-------------------------------------------|------------------|
| NWC.28A   | Biodiversity Net Gain Report              | ME ecology       |
| NWC.28B   | Biodiversity Metric Calculation           | ME ecology       |
| NWC.28C   | BNG Strategy Landscape Proposals Plan     | Grant Associates |
| NWC.29    | Ecological Enhancement Plan               | ME ecology       |
| NWC.30    | Landscape Maintenance and Management Plan | Grant Associates |
| NWC.31    | Proposed Tree Planting Strategy           | Grant Associates |

The requisite planning application fee of **£233,691** (£233,606 + £70.83+VAT Planning Portal admin fee) was paid to the Planning Portal via bank transfer on 26<sup>th</sup> September 2025. This has been calculated in accordance with Planning Practice Guidance (“PPG”) for those schemes which fall within the boundary of more than one local planning authority:

The PPG states:

*“If an application site is on land that falls within the boundary of more than one local planning authority, then identical applications must be submitted to each local planning authority, identifying on the plans which part of the site is relevant to each. The planning fee is paid to the local planning authority whose area contains the largest part of the application site.*

*The fee, however, for this divided site would be either the sum of the fees payable for each part of the site calculated separately, or, if it comes to a smaller figure, 150% of the fee that would have been payable if there had been only one application to a single authority covering the entire site.”*

Working this through:

|                                                                                                                                                                                |                                                                                                                                      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| <i>The fee, however, for this divided site would be either the sum of the fees payable for each part of the site calculated separately</i>                                     | 67ha for South Cambridgeshire District Council = £135,403<br>47 ha for Cambridge City Council = £98,203<br><br>Sum = <b>£233,606</b> |
| <i>or, if it comes to a smaller figure, 150% of the fee that would have been payable if there had been only one application to a single authority covering the entire site</i> | 114ha for whole site = £202,500 + 50% (£101,250)<br><br>Sum = <b>£303,750</b>                                                        |

As such, the 150% figure is not a “smaller figure”, therefore **£233,606** is the correct amount to pay. This approach has been discussed and agreed with officers ahead of submission of the application. .

Details of the Applicant’s solicitor are as follows:



Town Legal LLP  
10 Throgmorton Avenue, London, EC2N 2DL  
0203 893 0370  
[town.centre@townlegal.com](mailto:town.centre@townlegal.com)

We look forward to receiving confirmation that the application has been registered and validated. Please let me know if you require any further information or wish to make arrangements to visit the Site.

Yours sincerely

Matthew Sherwood  
Director