



NORTH WEST **cambridge**

SITE WIDE PHASING PLAN

CONDITION 5

MARCH 2013

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00 / INTRODUCTION

Overview

This Site Wide Phasing Plan is submitted to discharge Condition 5 of the Outline planning consent for Proposed Development at North West Cambridge. This was approved against application references 11/1114/OUT and S/1886/11 for Cambridge City Council and South Cambridgeshire District Council respectively.

The Condition states as follows:

“Prior to or concurrently with the submission of the first of the reserved matters application(s), a Site Wide Phasing Plan which accords with the section 106 triggers shall be submitted to the local planning authority for approval. The Phasing Plan shall include the sequence of providing the following elements:

- a) development parcels
major distributor roads/routes within the site, including timing of provision and opening of access points into the site
- b) the local centre
- c) strategic foul surface water features and SUDS

- d) open space and allotments
- e) strategic electricity and telecommunications networks
- f) environmental mitigation measures

No development shall commence apart from enabling works agreed in writing by the Local Planning Authority until such time as the phasing plan has been approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved phasing contained within the phasing plan.”

Submission and approval of this Site Wide Phasing Plan will clarify how the site is to be phased and to assist with the determination of subsequent reserved matters applications. This will ensure that major infrastructure provision and environmental mitigation is provided in time to cater for the needs and impacts arising out of the development and provide specific response to North West Cambridge Area Action Plan Policies NW1, NW2 and NW30.

The Structure

This Site Wide Phasing Plan is structured such that each phase is explained through a drawing and accompanying explanatory narrative. The key interventions and structuring elements considered for each phase are as follows:

- Development Parcels
- Residential Units and/or Academic and Commercial Research Space
- Transport
- Infrastructure and Utilities
- Landscape and Open Space
- Community
- Education
- Environmental Measures

Where elements are not relevant they are omitted.

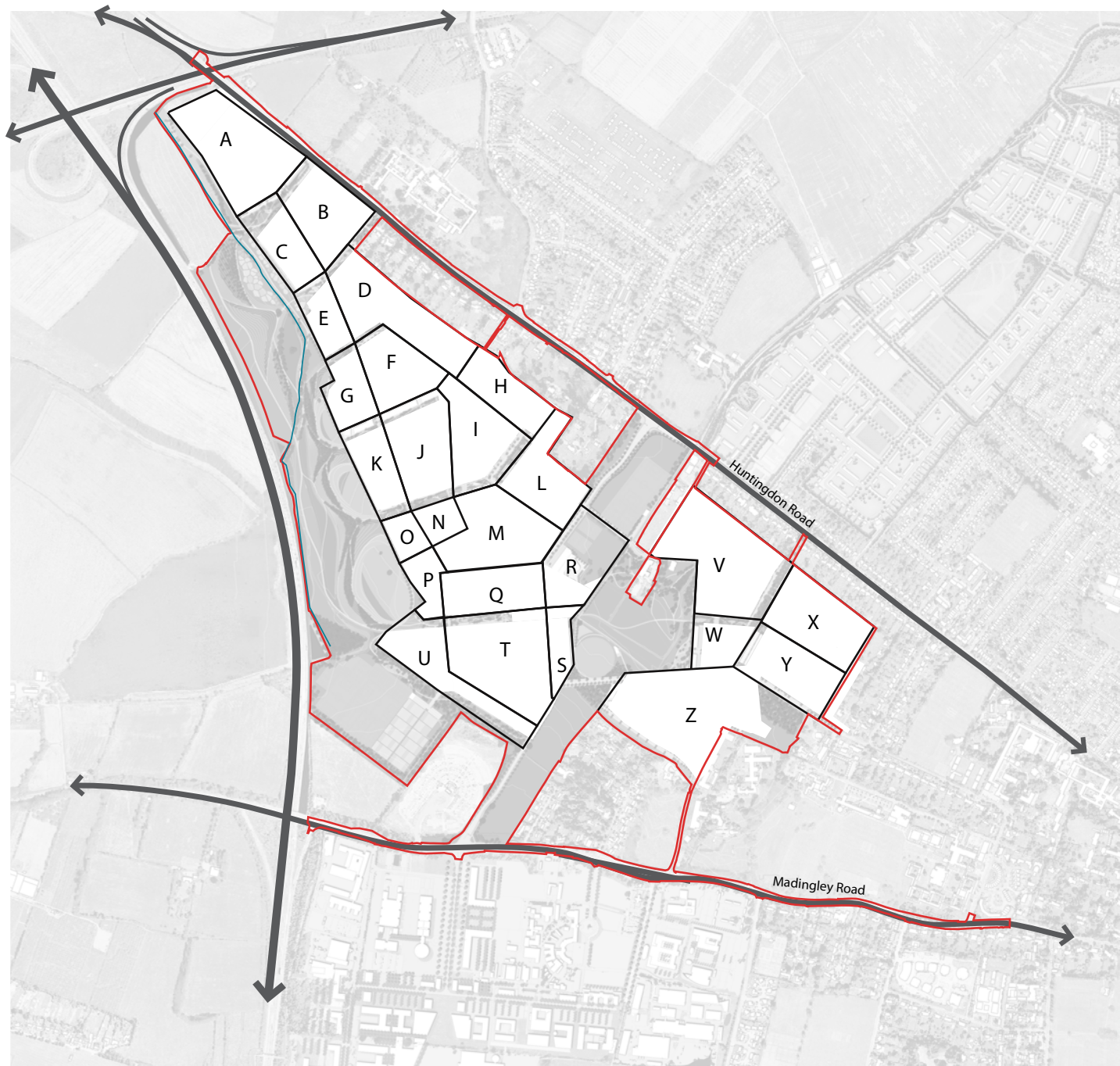


Figure 1.1 Document Parcels

Phasing Principles

In accordance with requirements of the Condition this Site Wide Phasing Plan is principally informed and accords with the Section 106 triggers. These are provided at Appendix 1 and referenced as appropriate throughout the Plan.

The Proposed Development has been divided into 26 Development Parcels. These comprise land within the built area of the Application Site, including roads and Secondary and Tertiary Open Spaces, but excludes the Primary Open Space.

The Plan details 8 separate phases of development under which the 26 parcels will be delivered. These range in both scale and quantum but reflect an indicative approach that is appropriate to phased delivery.

While Phases are generally expected to be developed sequentially it is accepted that there may be exceptions as development progresses. The cumulative phasing drawings reflect a likely sequence of construction and associated build up of units. Section 106 triggers / requirements will remain consistent and must be adhered to even if unit numbers or sequencing of phases changes.

The approach adopted articulates the full range of on site planning obligations and conditions related to the development, though due to the nature of the S106 triggers some of the obligations are grouped in the phases, and as the phases include ranges of units the obligations at times vary. This is consistent with the acknowledgement that there is potential for phases to run in parallel and the possibility for reserved matters applications to include land in more than one phase.

The mixed use nature of North West Cambridge also means that phases include different uses that will be delivered at different rates and over extended time periods. Figure 1.2 shows the relative delivery expectations for the three main uses across the site.

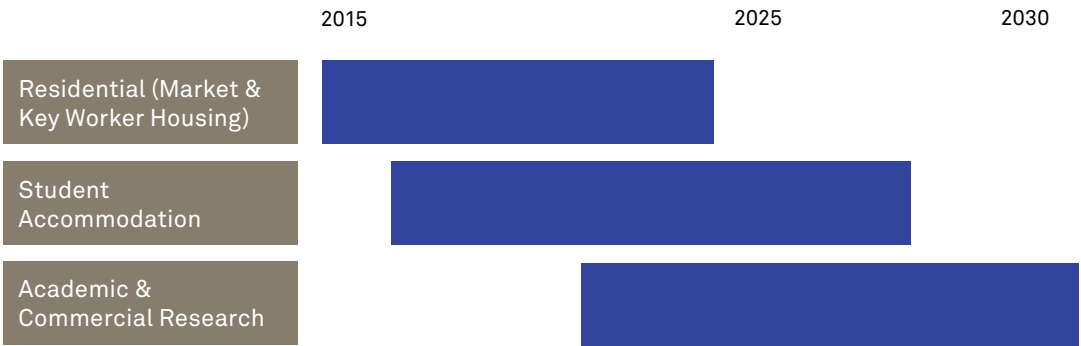


Figure 1.2 Indicative Phasing by Use



Figure 1.3 Document Context

Plot-specific Issues

In addition to the specific components set out in the following sections, a range of provisions will be made on a plot-specific basis and are consistent for all development. This includes:

- Utility provision: parcels will be provided with utility connections in advance of occupations on individual parcels.
- Drainage: as parcels come forward specific on-plot requirements will be met and site drainage will link into the wider network of swales, ditches and balancing ponds.
- Waste provision: adequate provision of underground waste infrastructure will be provided within the public realm to serve residential developments. Non-residential development, including student accommodation, will be resolved on a plot-specific basis.
- On-plot landscaping will be addressed at reserved matters stage at parcel level.
- Car and cycle parking: adequate and appropriately located car and cycle parking will be provided in accordance with the Design Codes on a parcel-specific basis.
- Noise mitigation will be addressed on a parcel-specific basis, to ensure adequate standards are achieved when taking into

account noise sources.

- Public Transport Strategy: where known this is indicated though the precise details of implementation will be determined in consultation with the bus operators.

Off-site Works

This strategy specifically addresses works undertaken on site to support the development over its implementation. In parallel a range of off-site measures are to be provided, particularly linked to highway works, utilities and drainage, and connections to the countryside. These works are set out in Appendices A and B and are included in specific phasing tables where relevant.

Construction Access

Construction phasing and haul roads will be identified through Construction Management Plans that will accompany each reserved matters planning application. The construction strategy is set out in further detail in the Construction Environment Management Plan.

Relationships with other Strategies

The Site Wide Phasing Plan links closely to obligations described across the following Site Wide Strategies shown in Figure 1.3. These are to be read in conjunction and as part of the suite of Strategies that satisfy details required for approval prior to or concurrent with the first reserved matters applications. In particular, the following strategies interrelate with this Phasing Strategy:

- Youth Facilities and Children's Play
- Superfast Broadband
- Surface Water Strategy
- Flood Reduction Scheme
- Water Supply Strategy
- Foul Water Strategy
- Pollution Control
- Biodiversity Strategy
- Construction Environment Management Plan
- Framework Travel Plan (part of the S106 agreement)

Each of the phasing topics is also linked to a number of other planning conditions that should be considered as elements of the development are delivered.



NWC PHASING STRATEGY

- Existing Perimeter Roads
- Red Line Boundary
- Existing Route

PHASE 1

- Phase 1 boundary
- Primary street
- Bus Gate street
- Footpath/ Secondary street
- Ridgeway (temporary connections)
- Ridgeway (permanent connections)
- Strategic cycle route
- Residential
- Temporary community facility
- Community centre
- Health facility
- Local retail
- Student accommodation
- Primary School
- Children's play area
- Bring site
- Energy centre
- Informal open land
- Sports pitches
- Sports pavilion / changing facilities
- Existing open land (Ridge and Furrow, SSSI)
- Primary school playing fields
- Madingley Road west junction
- Huntingdon Road east junction
- Washpit Brook (2 stage channel)

01 / PHASE 1

Overview

Phase 1 represents the commencement of the NWC development with a focus on the Local Centre providing a mixed use socially inclusive community. This will allow for uses such as a foodstore, retail units, a school and other community facilities. Substantial quantities of key worker and market housing and supporting infrastructure will be provided to ensure a cohesive and early structure is developed for the first occupants. The focus should be on encouraging occupation and visiting of the site, establishing its existence and embedding it into the surrounding context. This will be aided through the delivery of the primary pedestrian and cycle routes that will connect Girton Village, via Huntingdon Road, through the Application Site to Storey's Way and the city centre.

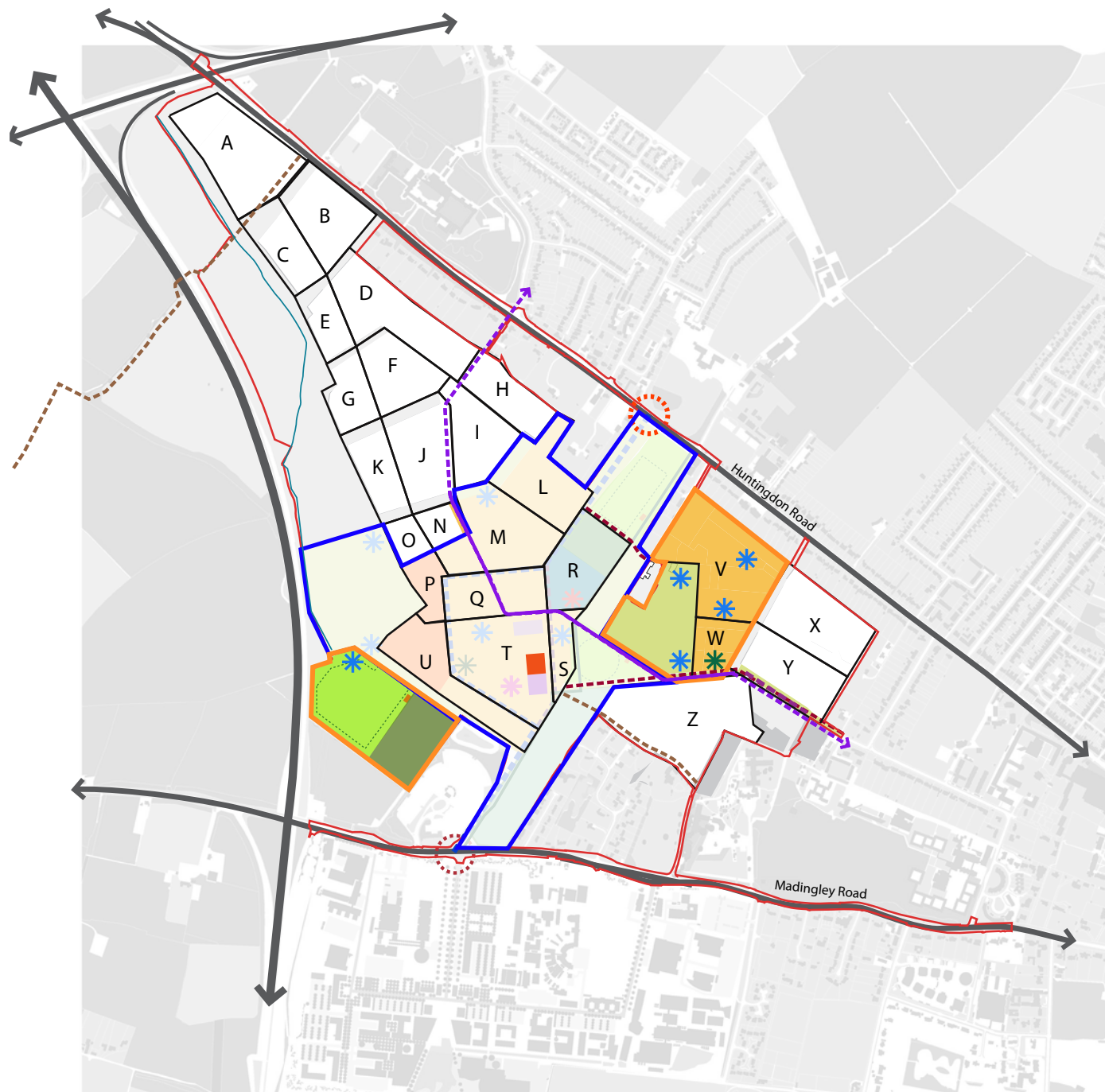
¹ Indicative approximation

² Note that this strategy sets out major strategic transport, infrastructure and utilities works. It is assumed that for each individual parcel appropriate and required infrastructure connections will be made in advance of any occupations.

Element	Details
Development Parcels	L, M, Q, R, S, T, U
Residential Units and/or Academic and Commercial Research Space	
Residential Units (1,000-1,300 dwellings) ¹	Delivery of Market Housing should occur at a ratio of maximum 60% Market to 40% Key Worker. Indicative residential timing: 2015-2017
Student Bedspaces (800-1000 bedspaces) ¹	The first cluster of two student housing clusters is provided in Phase 1. The first cluster adjoins the Local Centre, benefiting from the informal open land to the south as well as close proximity to West Cambridge and the Ridgeway. Indicative student bedspace timing: 2015-2019
Faith worker Provision	3 Dwellings Indicative timing: 2015-2017
Transport ²	
	<p>Madingley Road West Junction and Huntingdon Road East Junction will be provided to establish the first element of the Primary Street and key vehicular access through the site.</p> <p>Huntingdon Road East Junction will comprise the construction of a new three arm signal controlled at grade junction, including pedestrian and cycle crossings whilst junction improvement works at Madingley Road West Junction will alter it from a three arm priority junction to a four arm signal controlled at grade junction, also including pedestrian and cycle crossings.</p> <p>The Huntingdon Road East junction is the main public transport link into the Application Site and also forms the link between the Application Site and the NIAB development to the north of Huntingdon Road.</p> <p>Madingley Road West Junction, located adjacent to the Park and Ride and bordering the Ridge and Furrow field will be the main route into the Application Site from the south side and is nearest to the local centre.</p> <p>Bus Gate Street represents a vehicular access route prioritised for public transport and approved access vehicles. This provides a key access route to establish the Local Centre. Delivery of this route will enable bus services to be provided at the earliest opportunity.</p> <p>Primary pedestrian and cycle routes will be provided establishing a new route, the Ridgeway that will connect Girton Village, via Huntingdon Road, through the Application Site to Storey's Way and the city centre. The Ridgeway will also facilitate access to the other main cycle access points to the south at Madingley Road West Junction and to the east at Madingley Road East junction delivered under Phase 6. In its earliest stage the Ridgeway route may have temporary surfacing treatment until development parcels on either side are built out.</p> <p>A temporary construction access will exist leading from Madingley Road to the west of the Park and Ride.</p>

Element	Details
Links to surrounding neighbourhoods and the countryside	
	This phase establishes the main link from the site to both the north (at Huntingdon Road) and south (at Madingley Road). In addition to the vehicle connections the first implementation of the Ridgeway will allow connections from Storey's Way through to Bunker's Hill, through both permanent features and an interim condition. As the open space immediately south of Huntingdon Road is provided the Strategic Cycle Route connecting north/south through the site.
Infrastructure and Utilities	
Drainage	In accordance with the Surface Water Drainage Strategy and Washpit Brook Strategy, the two-stage channel along the alignment of the Washpit Brook will be established in Phase 1. Green corridors which also provide drainage functions will be provided as the development progresses.
Waste	A bring site will be provided.
Utilities	<p>Huntingdon Road and Madingley Road telecommunications infrastructure will be enhanced through the installation of ducts and fibre optic and copper cables. Utility diversion and protection works will also take place in Phase 1 to allow for the diversion and/or replacement and/or protection of existing utilities affected by the proposed highway works on Huntingdon Road and Madingley Road, including drainage, electricity cables, low pressure gas mains, telecommunications apparatus, potable water mains and street lighting equipment.</p> <p>A new Pumped Foul Water Rising Main will be delivered in Phase 1 on Madingley Road as well as installation of high voltage electrical connections to electricity substations within the Proposed development. A new gas supply for the Proposed Development in the form of a pressured main will also be delivered and be situated beneath Madingley Road.</p> <p>The District Heating Infrastructure will also be established at this stage, including provision of the Energy Centre which will be operational from the occupation of the first key worker dwelling.</p>
Landscape and Open Space	
Informal Open Land (3.3Ha) ¹	Informal Open Land will be provided in the Western Edge and constitute the first phase of this major aspect of Primary Open Land representing a major piece of new parkland to the west of the Proposed Development. This will include the creation of Washpit Brook establishing a two stage drainage channel. The landform of the Western edge will begin to be established using material excavated across this phase. The Western Edge will continue to be developed as the arisings from the site are used in future phases to establish landform between the M11 and the development edge. This working "front" may include interim landscapes as appropriate in order to provide for suitable recreational space until such a point that final hard and soft landscape works can be delivered.

Element	Details
Sports Pitches (4.2 Ha) ¹	<p>The Sports Pitches situated in the north of the Girton Gap and in Story's Field are anticipated to be delivered to provide amenity access to the early residents.</p> <p>Associated Sports Pavilion / Changing Facilities will also be delivered in conjunction with the Sports Facilities.</p>
Youth Facilities and Children's Play (0.78 Ha) ¹	The first facilities for Youth and Children's Play provision will be delivered to ensure development requirements of the rising population are appropriately mitigated. A range of playspace typologies, as described in the Strategy for Youth Facilities and Children's Play should be considered and provided as appropriate.
Existing Open Land	The Ridge and Furrow field will be incorporated as integral part of the Phase 1 development as prescribed in Parameter Plan 3 providing for a unique open space typology and amenity options.
Community	
	<p>An interim Community Centre will be provided to serve the early residents and is to remain open until a permanent Community Centre is delivered upon delivery of the first key worker dwelling.</p> <p>Phase 1 will also deliver the Health Facility and Local Retail provision.</p> <p>Collectively the community facilities delivered in Phase 1 represent the establishment of the local centre. As well as a focal point of local facilities serving the community, the local centre will encourage social interaction and ensure that surrounding communities are encouraged to use facilities provided. The Local Centre is located at the convergence of the main routes, the orbital public transport route and the Ridgeway forming the movement spine of the scheme. The location, as close as possible to the Park and Ride to the south will facilitate interconnection with West Cambridge and the main vehicular access route to the city centre.</p>
Education	
	The first phase (1FE) of the primary school will be delivered in this phase. The remainder of the school will be delivered prior to the occupation of 1300 dwellings. Safe and secure pedestrian and cycle connections will be provided for school opening
Environmental Measures	
	<p>The first pair of kingfisher nest sites will be provided prior to occupation of the 800th residential unit; Four kingfisher nest sites will be constructed in the banks of the Washpit Brook. These will be located as two sets of two closely associated nest sites, within locally steepened sections of bank, The first two will be provided prior to occupation of the 800th residential unit.</p> <p>Two bat lofts are to be provided prior to occupation of the 800th residential unit.</p> <p>At the end of each phase at least 25% of all buildings will incorporate a bird nesting feature in accordance with details set out in the Biodiversity Strategy.</p>



NWC PHASING STRATEGY

- Existing Perimeter Roads
- Red Line Boundary
- Existing Route

- PHASE 1
- Phase 1 boundary
 - Primary street
 - Bus Gate street
 - Footpath/ Secondary street
 - Ridgeway (temporary connections)
 - Ridgeway (permanent connections)
 - Strategic cycle route
 - Residential
 - Temporary community facility
 - Community centre
 - Health facility
 - Local retail
 - Student accommodation
 - Primary School
 - Children's play area
 - Bring site
 - Energy centre
 - Informal open land
 - Sports pitches
 - Sports pavilion / changing facilities
 - Existing open land (Ridge and Furrow, SSSI)
 - Primary school playing fields
 - Madingley Road west junction
 - Huntingdon Road east junction
 - Washpit Brook (2 stage channel)

- PHASE 2
- Phase 2 boundary
 - Ridgeway (temporary connections)
 - Ridgeway (permanent connections)
 - Secondary street
 - Residential
 - Children's play area
 - Informal open land
 - Police office
 - Allotments area
 - Bring site
 - Sports Pitch
 - Sports pavilion / changing facilities

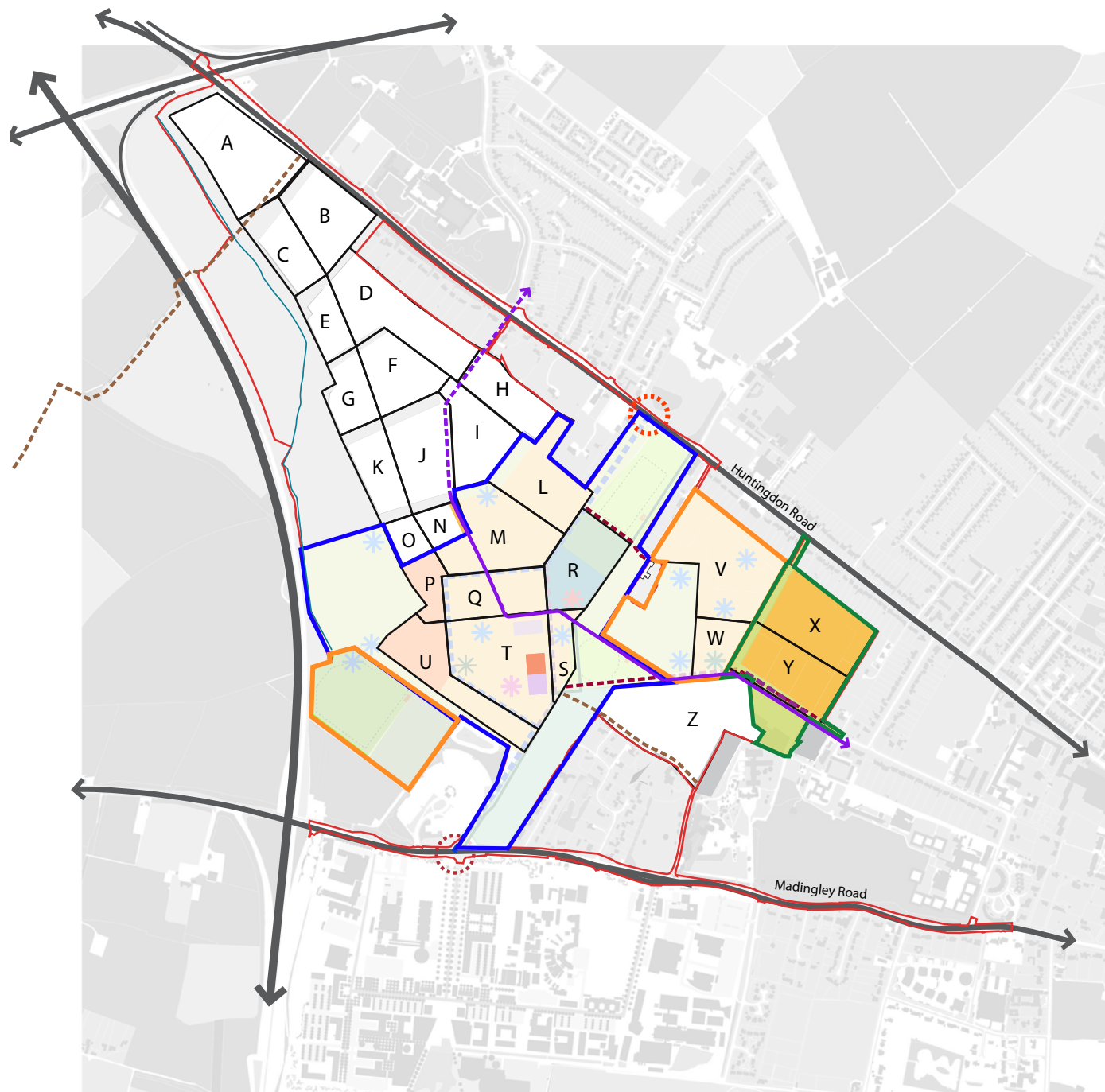
02 / PHASE 2

Overview

Phase 2 represents the development of the first residential units to the east of the central open space and provides completion of the open space that was established in Phase 1. Located to the east of the central open space and connected through Madingley Rise and Storey's Way to the south east it will be a neighbourhood characterised by family residential units and an academic cluster.

¹ Indicative approximation

Element	Details
Development Parcels	V,W
Residential Units and/or Academic and Commercial Research Space	
Residential Units (400 dwellings) ¹	Delivery of Market Housing should occur at a ratio of maximum 60% Market to 40% Key Worker Indicative residential timing: 2016-2017
Transport	
	To access Phase 2, two connections will be made across the Primary Open Land (one to the north of the Primary School site and one to the north of the Ridge & Furrow Field).
Links to surrounding neighbourhoods and the countryside	
	This neighbourhood will link via the Ridgeway to Storey's Way.
Infrastructure and Utilities	
Drainage	Green corridors and/or swales which also provide drainage functions will be provided as the development progresses.
Waste	A second bring site will be delivered in Phase 2.
Landscape and Open Space	
Informal Open Land	Storeys Field will be completed representing the first area of consolidated open space serving the Proposed Development. The Western Edge will continue to develop with landform further established.
Youth Facilities and Children's Play (0.26 Ha) ¹	Additional facilities for Youth and Children's Play provision will be delivered to ensure development requirements of the rising population are appropriately mitigated. A range of playspace typologies, as described in the Strategy for Youth Facilities and Children's Play should be considered and provided as appropriate.
Existing Open Land	Any works agreed with Natural England for the SSSI would be completed as the main open space is implemented.
Sports Pitches (2.1 Ha)	The final element of Sports Pitch provision will be provided in the field to the West of the Park and Ride.
Allotments (1.75Ha)	Allotments will be delivered in the southern part of the Western Edge and provide for a critical element of the productive landscape envisaged for the Proposed Development.
Community	
	Phase 2 will provide for the 200m ² Police office to be situated in the Local Centre.
Education	
	If not provided in Phase 1, the remainder of the school will be delivered prior to the occupation of 1300 dwellings.
Environmental Measures	
	At the end of each phase at least 25% of all buildings will incorporate a bird nesting feature in accordance with details set out in the accompanying Biodiversity Strategy.



NWC PHASING STRATEGY

- Existing Perimeter Roads
- Red Line Boundary
- Existing Route

- PHASE 1
- Phase 1 boundary
 - Primary street
 - Bus Gate street
 - Footpath/ Secondary street
 - Ridgeway (temporary connections)
 - Ridgeway (permanent connections)
 - Strategic cycle route
 - Residential
 - Temporary community facility
 - Community centre
 - Health facility
 - Local retail
 - Student accommodation
 - Primary School
 - Children's play area
 - Bring site
 - Energy centre
 - Informal open land
 - Sports pitches
 - Sports pavilion / changing facilities
 - Existing open land (Ridge and Furrow, SSSI)
 - Primary school playing fields
 - Madingley Road west junction
 - Huntingdon Road east junction
 - Washpit Brook (2 stage channel)

- PHASE 2
- Phase 2 boundary
 - Ridgeway (temporary connections)
 - Ridgeway (permanent connections)
 - Secondary street
 - Residential
 - Children's play area
 - Informal open land
 - Police office
 - Allotments area
 - Bring site
 - Sports Pitch
 - Sports pavilion / changing facilities

- PHASE 3
- Phase 5 boundary
 - Ridgeway (permanent connections)
 - Residential
 - Informal open land

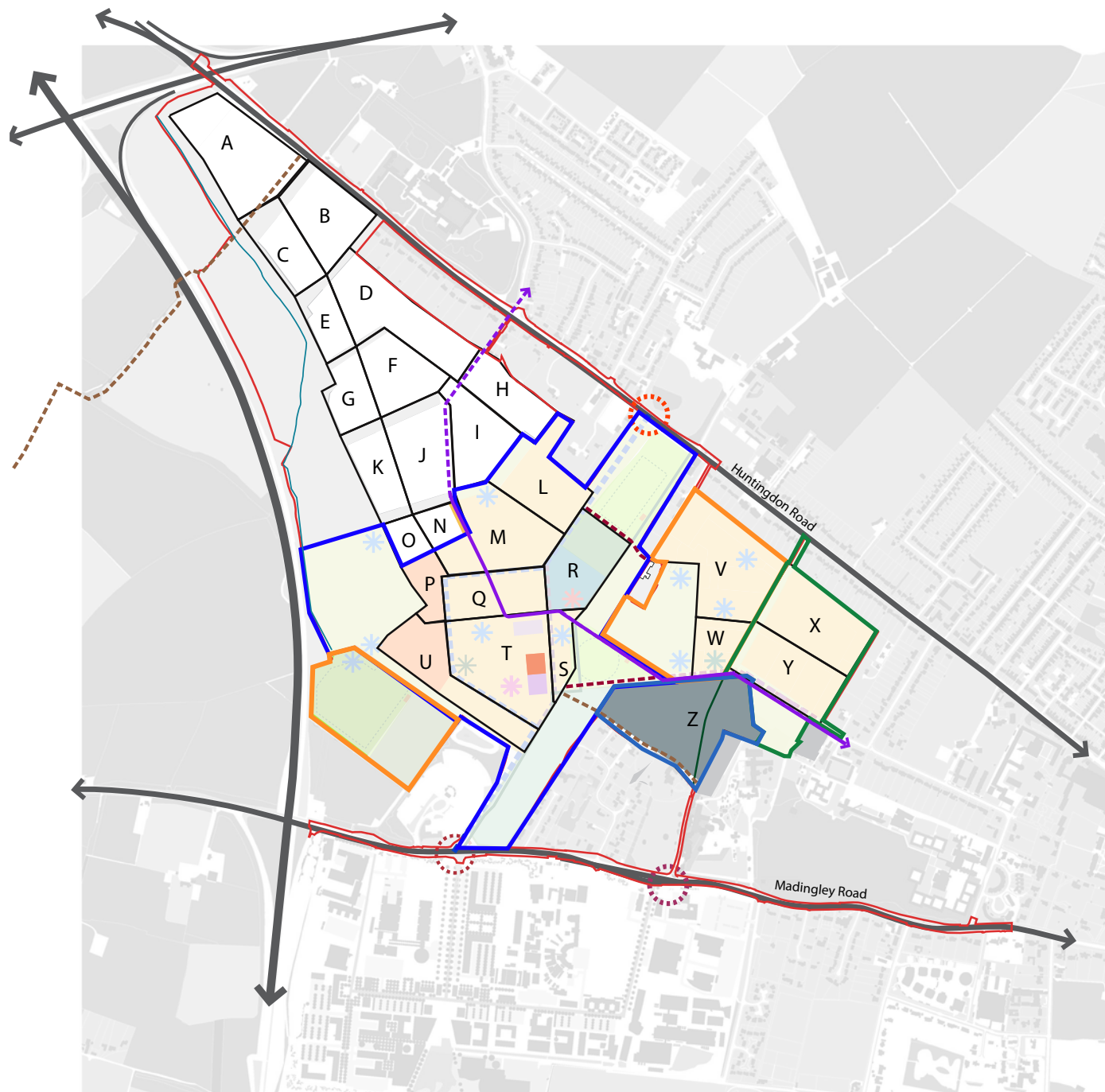
03 / PHASE 3

Overview

Phase 3 will deliver additional residential units within the Nineteen Acre Field area and further enhance the informal open space provision across the site. In particular the biodiversity and heritage elements of the Horse Chestnut Avenue will be maintained and enhanced with links back through to the open space established.

Element	Details
Development Parcels	X,Y
Residential Units and/or Academic and Commercial Research Space	
Residential Units (420 dwellings) ¹	Delivery of Market Housing should occur at a ratio of maximum 60% Market to 40% Key Worker Indicative residential timing: 2017-2018
Transport	
	Completion of the Ridgeway pedestrian and cycle route to Storey's Way.
Links to surrounding neighbourhoods and the countryside	
	The existing avenue of horse chestnut trees will function as a green pedestrian and cycle link from the new neighbourhood to Huntingdon Road.
Landscape and Open Space	
Informal Open Land (1.8ha) ¹	Additional informal open land and a Green Corridor along the existing avenue of Horse Chestnuts will be established.
Youth Facilities and Children's Play (0.26 ha) ¹	Additional facilities for Youth and Children's Play provision will be delivered to ensure development requirements of the rising population are appropriately mitigated. A range of playspace typologies, as described in the Strategy for Youth Facilities and Children's Play should be considered and provided as appropriate.
Infrastructure and Utilities	
Drainage	Green corridors and/or swales which also provide drainage functions will be provided as the development progresses.
Environmental Measures	
	At the end of each phase at least 25% of all buildings will incorporate a bird nesting feature in accordance with details set out in the accompanying Biodiversity Strategy. The first otter will be provided prior to occupation of the 1600th residential unit At the end of each phase at least 25% of all buildings will incorporate a bird nesting feature in accordance with details set out in the accompanying Biodiversity Strategy.

¹ Indicative approximation



NWC PHASING STRATEGY

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 - Sports pitches
 - Sports pavilion / changing facilities
 - Existing open land (Ridge and Furrow, SSSI)
 - Primary school playing fields
 - Madingley Road west junction
 - Huntingdon Road east junction
 - Washpit Brook (2 stage channel)

- PHASE 2**
- Phase 2 boundary
 - Ridgeway (temporary connections)
 - Ridgeway (permanent connections)
 - Secondary street
 - Residential
 - Children's play area
 - Informal open land
 - Police office
 - Allotments area
 - Bring site
 - Sports Pitch
 - Sports pavilion / changing facilities

- PHASE 3**
- Phase 3 boundary
 - Ridgeway (permanent connections)
 - Residential
 - Informal open land

- PHASE 4**
- Phase 4 boundary
 - Academic and commercial research space
 - Madingley Road east junction
 - Cycle and pedestrian route

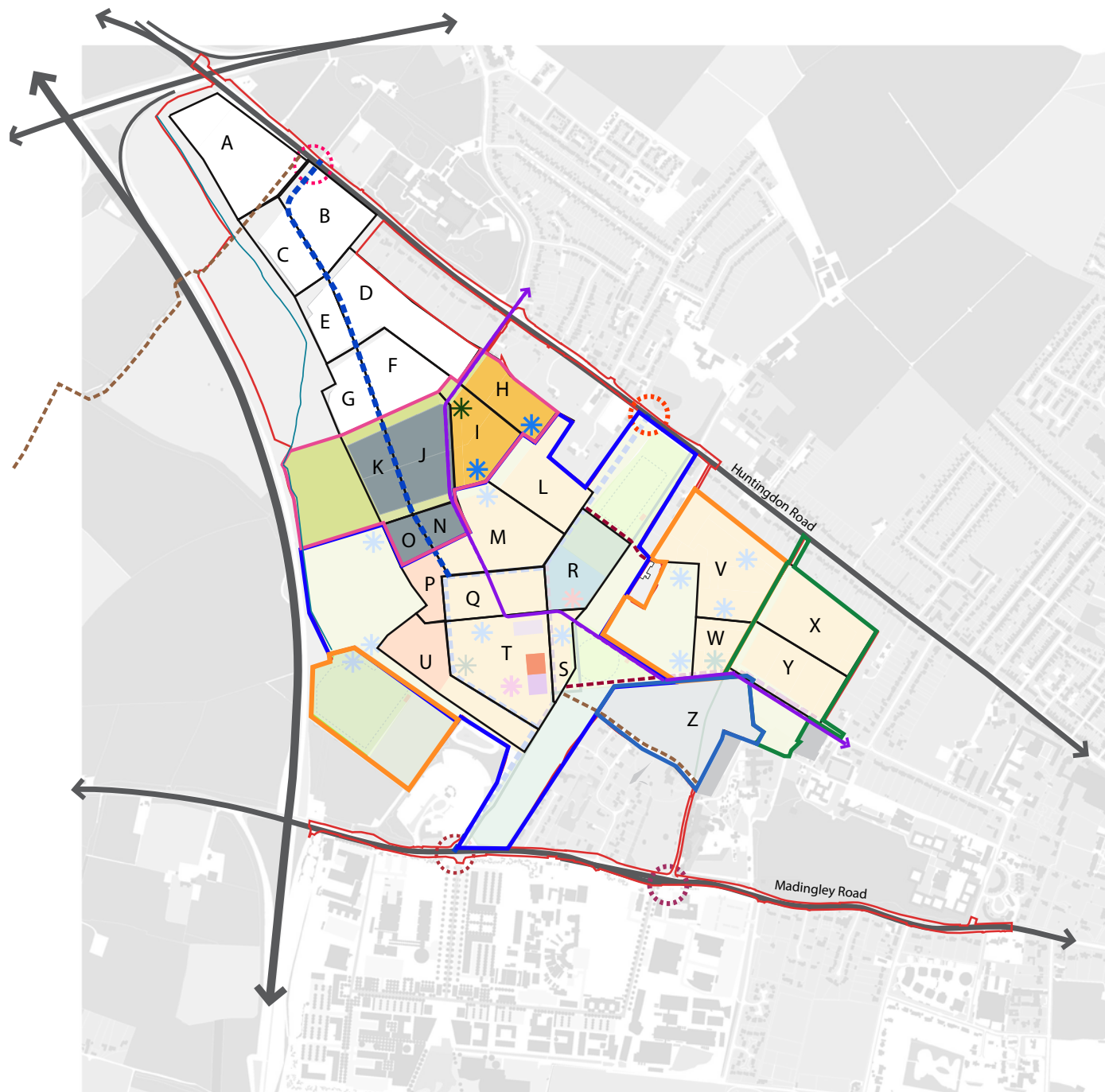
04 / PHASE 4

Overview

Phase 4 provides for additional Academic and Commercial Research Space in the at the northern end of Madingley Rise. Its location on the southern edge of the Application Site extends and reinforces existing University uses at Madingley Rise. Phase 4 is relatively independent of other phases and will come forward at such a time as the University identifies the need for academic facilities in this location.

Element	Details
Development Parcels	Z
Residential Units and/or Academic and Commercial Research Space	
Academic and commercial Research Space (35,000 sqm) ¹	Academic Research Space is delivered to reinforce the existing cluster of environmental Sciences, Astronomy and the BP Institute. Indicative research space timing: As need arises.
Transport	
	<p>Madingley Road East Junction will be delivered and comprise the installation of a toucan crossing across Madingley Road on the eastern side of Madingley Road / JJ Thomson Avenue junction as shown on Application Plan 06. This junction will enable linkages between the University departments and the Academic Research neighbourhood delivered as part of this phase though enhanced pedestrian and cycle access from the Application Site to Charles Babbage Road in West Cambridge to the south of Madingley Road. Note that it is possible that these junction works are delivered earlier in line with works proposed for West Cambridge at the Madingley Road/JJ Thomson Avenue junction.</p> <p>A pedestrian / cycle route will be established through the Academic Research Space to establish a link with Madingley Rise.</p>
Infrastructure and Utilities	
Drainage	Drainage functions will be provided as the development progresses.
Links to surrounding neighbourhoods and the countryside	
	By introducing academic uses at the top of Madingley Rise, the connection from the site to the south at Madingley Rise across to JJ Thomson Avenue will be established.
Environmental Measures	
	At the end of each phase at least 25% of all buildings will incorporate a bird nesting feature in accordance with details set out in the accompanying Biodiversity Strategy.

¹ Indicative approximation



NWC PHASING STRATEGY

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 - Community centre
 - Health facility
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 - Bring site
 - Energy centre
 - Informal open land
 - Sports pitches
 - Sports pavilion / changing facilities
 - Existing open land (Ridge and Furrow, SSSI)
 - Primary school playing fields
 - Madingley Road west junction
 - Huntingdon Road east junction
 - Washpit Brook (2 stage channel)

- PHASE 2**
- Phase 2 boundary
 - Ridgeway (temporary connections)
 - Ridgeway (permanent connections)
 - Secondary street
 - Residential
 - Children's play area
 - Informal open land
 - Police office
 - Allotments area
 - Bring site
 - Sports Pitch
 - Sports pavilion / changing facilities

- PHASE 3**
- Phase 3 boundary
 - Ridgeway (permanent connections)
 - Residential
 - Informal open land

- PHASE 4**
- Phase 4 boundary
 - Academic and commercial research space
 - Madingley Road east junction
 - Cycle and pedestrian route

- PHASE 5**
- Phase 5 boundary
 - Ridgeway (temporary connections)
 - Ridgeway (permanent connections)
 - Primary street
 - Residential
 - Academic and commercial research space
 - Bring site
 - Children's play area
 - Informal open land
 - Huntingdon Road west junction

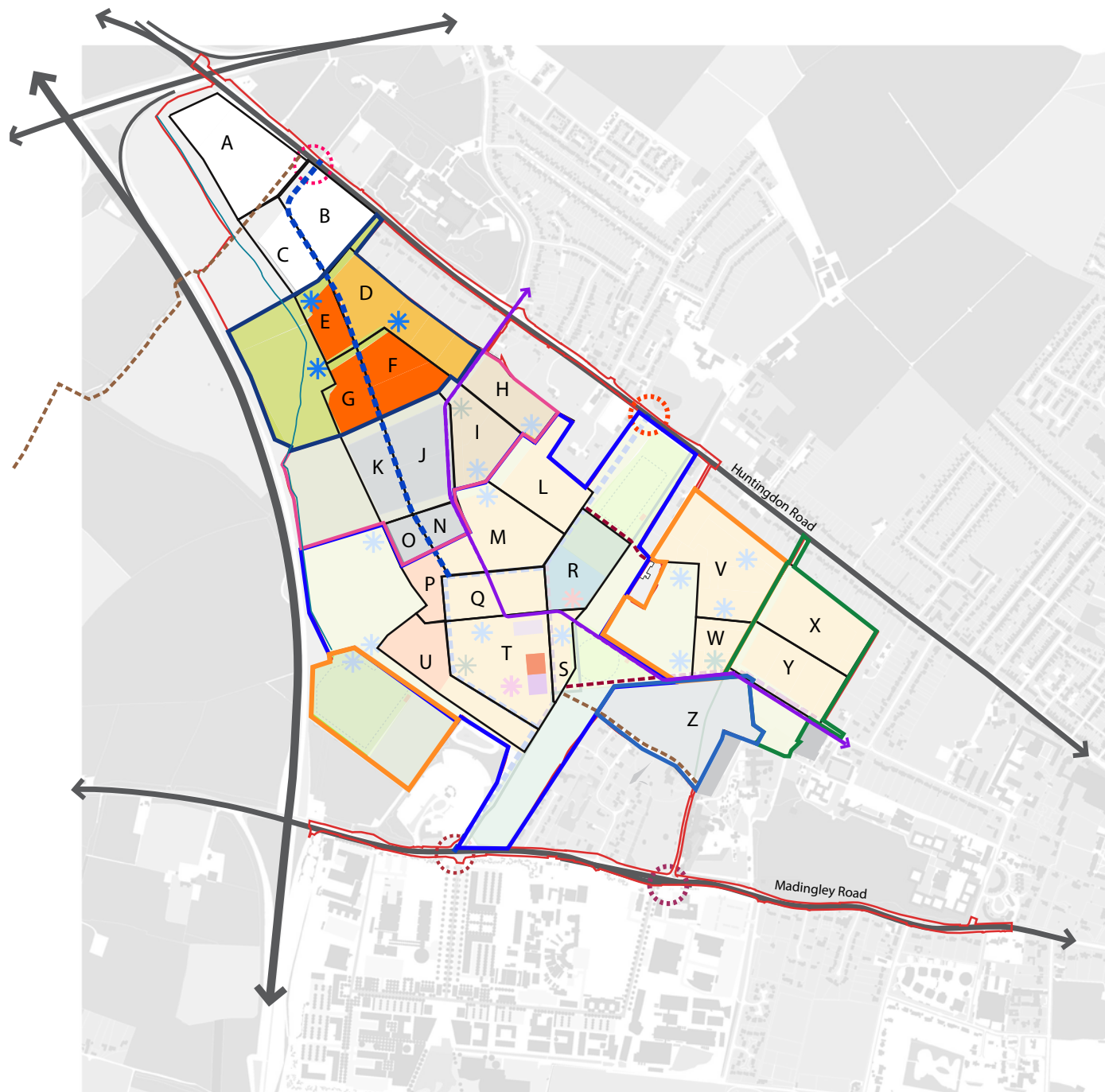
05 / PHASE 5

Overview

Phase 5 will further establish the Western Edge Landscape consolidating that provided in Phase 1 with the introduction of additional sports pitches and allotments. Additional residential units will be delivered within the Ridgeway neighbourhood alongside the first Academic and Commercial Research space. This will provide essential amenities for the University as well as local employment.

Element	Details
Development Parcels	H,I,J,K, N, O
Residential Units and/or Academic and Commercial Research Space	
Residential Units (330 dwellings) ¹	Delivery of Market Housing should occur at a ratio of maximum 60% Market to 40% Key Worker Indicative residential timing: 2018-2019
Faith worker Provision	1 unit, indicative timing 2018-2019
Academic and Commercial Research Space (35,000sqm) ¹	The Ridgeway neighbourhood includes additional Academic and Commercial Research space to be delivered as part of the Proposed Development. Indicative research space timing: As need arises.
Transport	
	The delivery of academic and research uses in Phase 5 triggers the requirement for opening the third main vehicle access point at Huntingdon Road West. The Huntingdon Road West Junction will provide the main vehicle route into the Application Site from Huntingdon Road, for car trips from outside Cambridge. The access will provide links from the north west corner of the Application Site and through to the local centre. It will also provide the primary access for Academic and Commercial Research Space provided in Phase 5. Completion of the Ridgeway in its final form to Huntingdon Road.
Infrastructure and Utilities	
Drainage	Green corridors and/or swales which also provide drainage functions will be provided as the development progresses.
Waste	A third bring site will be provided in Phase 5.
Landscape and Open Space	
Informal Open Land (3.11 Ha) ¹	This will comprise expansion of the Western Edge landscape as well as Green corridors / Fingers that will be constructed as an intrinsic element of the built areas and provide for an attractive access route to the Western Edge. Additionally the Green Corridors / Fingers will provide for natural cooling as well as Sustainable Urban Drainage Systems. An interim and temporary landscape may be established within the land bordering the primary route. This will be until such a point that this is developed in accordance with the designated land uses.
Youth Facilities and Children's Play (0.29 Ha) ¹	Additional facilities for Youth and Children's Play provision will be delivered to ensure development requirements of the rising population are appropriately mitigated. A range of playspace typologies, as described in the Strategy for Youth Facilities and Children's Play should be considered and provided as appropriate.
Environmental Measures	
	A further two Kingfisher nest sites as well as two further bat lofts will be provided prior to occupation of the 2200th residential unit.

¹ Indicative approximation



NWC PHASING STRATEGY

- Existing Perimeter Roads
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- Phase 1 boundary
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 - Bus Gate street
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 - Ridgeway (permanent connections)
 - Strategic cycle route
 - Residential
 - Temporary community facility
 - Community centre
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 - Sports pitches
 - Sports pavilion / changing facilities
 - Existing open land (Ridge and Furrow, SSSI)
 - Primary school playing fields
 - Madingley Road west junction
 - Huntingdon Road east junction
 - Washpit Brook (2 stage channel)

- PHASE 2**
- Phase 2 boundary
 - Ridgeway (temporary connections)
 - Ridgeway (permanent connections)
 - Secondary street
 - Residential
 - Children's play area
 - Informal open land
 - Police office
 - Allotments area
 - Bring site
 - Sports Pitch
 - Sports pavilion / changing facilities

- PHASE 3**
- Phase 3 boundary
 - Ridgeway (permanent connections)
 - Residential
 - Informal open land

- PHASE 4**
- Phase 4 boundary
 - Academic and commercial research space
 - Madingley Road east junction
 - Cycle and pedestrian route

- PHASE 5**
- Phase 5 boundary
 - Ridgeway (temporary connections)
 - Ridgeway (permanent connections)
 - Primary street
 - Residential
 - Academic and commercial research space
 - Bring site
 - Children's play area
 - Informal open land
 - Huntingdon Road west junction

- PHASE 6**
- Phase 6 boundary
 - Residential
 - Children's play area
 - Student accommodation
 - Informal open land

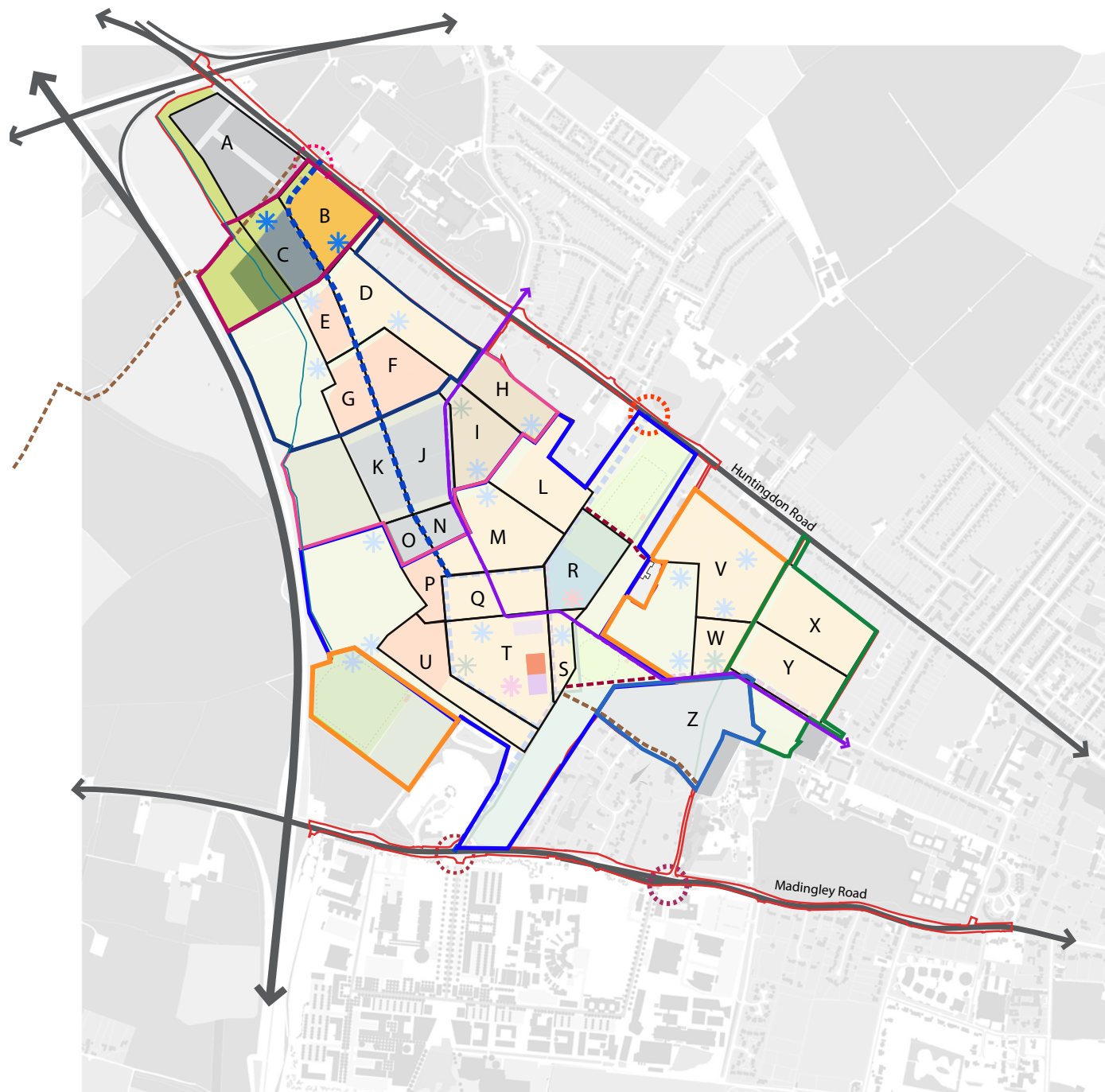
06 / PHASE 6

Overview

Phase 6 will deliver the final elements of the Ridgeway neighbourhood providing for additional residential units and represents the completion of student accommodation.

Element	Details
Development Parcels	D,E,F,G
Residential Units and/or Academic and Commercial Research Space	
Residential Units (350 dwellings) ¹	Delivery of Market Housing should occur at a ratio of maximum 60% Market to 40% Key Worker Indicative residential timing: 2019-2020
Student Bedspaces (1100) ¹	The second and final cluster of student bedspaces are delivered. Located on the Ridgeway with good connections to Girton college and the Western edge, this accommodation will have a close relationship with the Academic and Commercial research space delivered in Phase 5 to the south. Indicative student bedspace timing: 2019-2023
Infrastructure and Utilities	
Drainage	Green corridors and/or swales which also provide drainage functions will be provided as the development progresses.
Landscape and Open Space	
Informal Open Land (3.11 Ha) ¹	Further informal open land will be provided providing additional establishment of the Western Edge with Green Corridors linking the built areas to the landscaped edge.
Environmental Measures	
	At the end of each phase at least 25% of all buildings will incorporate a bird nesting feature in accordance with details set out in the accompanying Biodiversity Strategy.

¹ Indicative approximation



NWC PHASING STRATEGY

- Existing Perimeter Roads
- Red Line Boundary
- Existing Route

PHASE 1

- Phase 1 boundary
- Primary street
- Bus Gate street
- Footpath/ Secondary street
- Ridgeway (temporary connections)
- Ridgeway (permanent connections)
- Strategic cycle route
- Residential
- Temporary community facility
- Community centre
- Health facility
- Local retail
- Student accommodation
- Primary School
- Children's play area
- Bring site
- Energy centre
- Informal open land
- Sports pitches
- Sports pavilion / changing facilities
- Existing open land (Ridge and Furrow, SSSI)
- Primary school playing fields
- Madingley Road west junction
- Huntingdon Road east junction
- Washpit Brook (2 stage channel)

PHASE 2

- Phase 2 boundary
- Ridgeway (temporary connections)
- Ridgeway (permanent connections)
- Secondary street
- Residential
- Children's play area
- Informal open land
- Police office
- Allotments area
- Bring site
- Sports Pitch
- Sports pavilion / changing facilities

PHASE 3

- Phase 5 boundary
- Ridgeway (permanent connections)
- Residential
- Informal open land

PHASE 4

- Phase 6 boundary
- Academic and commercial research space
- Madingley Road east junction
- Cycle and pedestrian route

PHASE 5

- Phase 3 boundary
- Ridgeway (temporary connections)
- Ridgeway (permanent connections)
- Primary street
- Residential
- Academic and commercial research space
- Bring site
- Children's play area
- Informal open land
- Huntingdon Road west junction

PHASE 6

- Phase 4 boundary
- Residential
- Children's play area
- Student accommodation
- Informal open land

PHASE 7

- Phase 7 boundary
- Residential
- Academic and commercial research space
- Children's play area
- Informal open land
- Allotments

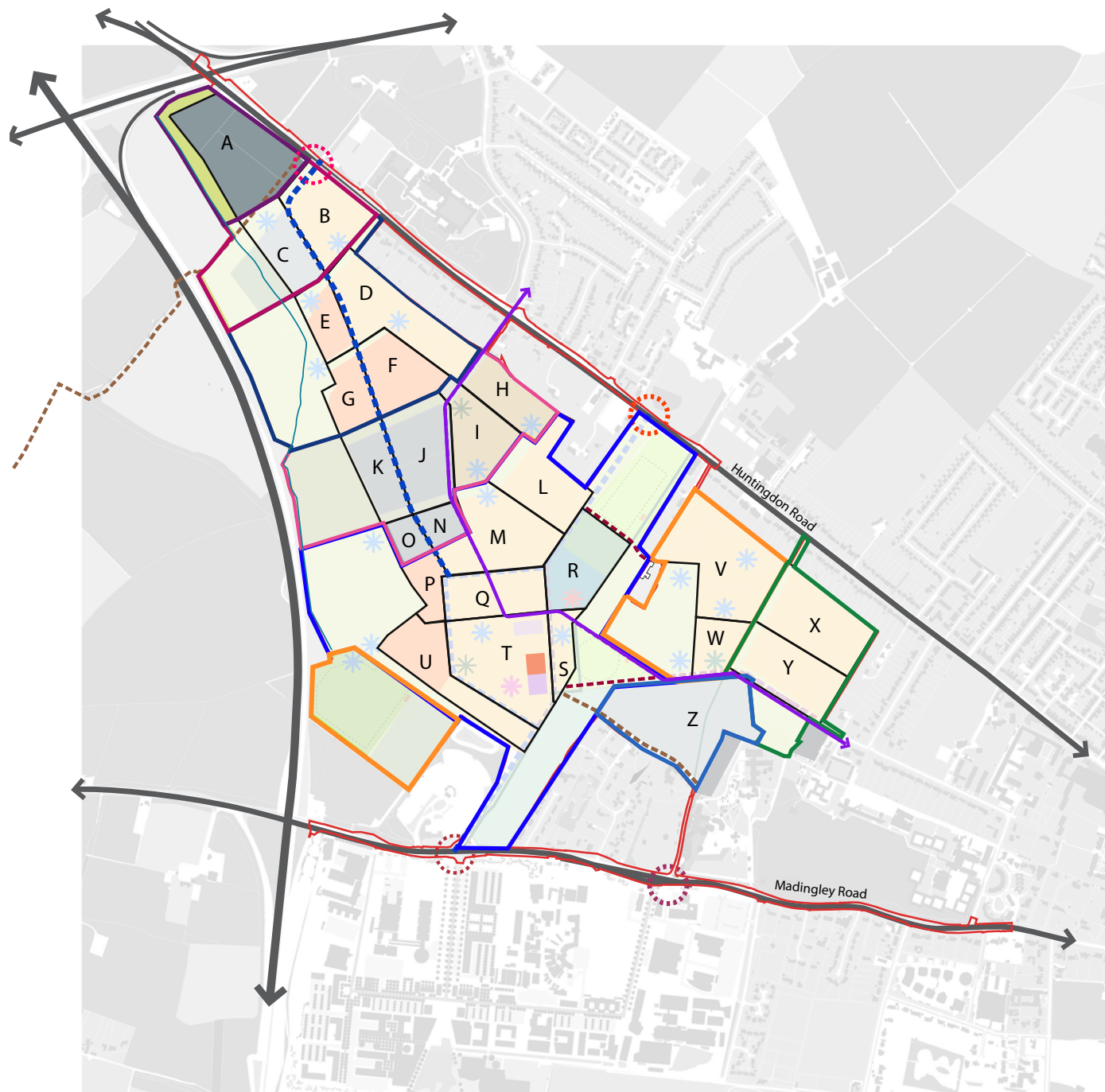
07 / PHASE 7

Overview

Phase 7 provides for the first built development associated to the NW corner / Huntingdon Road West neighbourhood, defining the northern limits of the development. The landscape and open space requirements are also completed across this phase delivering a multi functional and integrated landscape.

Element	Details
Development Parcels	B,C
Residential Units and/or Academic and Commercial Research Space	
Residential Units (425 dwellings) ¹	Delivery of Market Housing should occur at a ratio of maximum 60% Market to 40% Key Worker Indicative residential timing: 2020-2021
Academic and commercial Research Space (15,000 sqm) ¹	Indicative research space timing: As need arises.
Infrastructure and Utilities	
Drainage	Green corridors and/or swales which also provide drainage functions will be provided as the development progresses.
Links to surrounding neighbourhoods and the countryside	
	The existing public right of way that runs through the north western part of the site will be retained and integrated within the development. The connection across the Western Edge and under the M11 will be established.
Landscape and Open Space	
Informal Open Land (2.33 ha) ¹	Additional informal open land will be provided and represents the consolidation and completion of the Western Edge Landscape.
Sports Pitches	
Youth Facilities and Children's Play (0.13 ha) ¹	The final facilities for Youth and Children's Play provision will be delivered to ensure development requirements of the rising population are appropriately mitigated. A range of playspace typologies, as described in the Strategy for Youth Facilities and Children's Play should be considered and provided as appropriate.
Allotments (completion of 2.59ha)	Adjacent to the Western Edge Allotments will be delivered in the northern part of the Western Edge in accordance with delivery of the 2900th unit and complete the provision of productive landscapes. This will total 2.59 ha.
Environmental Measures	
	The second Otter holt and a further two bat lofts are to be provided prior to occupation of the 3000th residential unit. At the end of each phase at least 25% of all buildings will incorporate a bird nesting feature in accordance with details set out in the accompanying Biodiversity Strategy.

¹ Indicative approximation



NWC PHASING STRATEGY

- Existing Perimeter Roads
- Red Line Boundary
- Existing Route

- PHASE 1**
- Phase 1 boundary
 - Primary street
 - Bus Gate street
 - Footpath/ Secondary street
 - Ridgeway (temporary connections)
 - Ridgeway (permanent connections)
 - Strategic cycle route
 - Residential
 - Temporary community facility
 - Community centre
 - Health facility
 - Local retail
 - Student accommodation
 - Primary School
 - Children's play area
 - Bring site
 - Energy centre
 - Informal open land
 - Sports pitches
 - Sports pavilion / changing facilities
 - Existing open land (Ridge and Furrow, SSSI)
 - Primary school playing fields
 - Madingley Road west junction
 - Huntingdon Road east junction
 - Washpit Brook (2 stage channel)

- PHASE 2**
- Phase 2 boundary
 - Ridgeway (temporary connections)
 - Ridgeway (permanent connections)
 - Secondary street
 - Residential
 - Children's play area
 - Informal open land
 - Police office
 - Allotments area
 - Bring site
 - Sports Pitch
 - Sports pavilion / changing facilities

- PHASE 3**
- Phase 5 boundary
 - Ridgeway (permanent connections)
 - Residential
 - Informal open land

- PHASE 4**
- Phase 6 boundary
 - Academic and commercial research space
 - Madingley Road east junction
 - Cycle and pedestrian route

- PHASE 5**
- Phase 3 boundary
 - Ridgeway (temporary connections)
 - Ridgeway (permanent connections)
 - Primary street
 - Residential
 - Academic and commercial research space
 - Bring site
 - Children's play area
 - Informal open land
 - Huntingdon Road west junction

- PHASE 6**
- Phase 4 boundary
 - Residential
 - Children's play area
 - Student accommodation
 - Informal open land

- PHASE 7**
- Phase 7 boundary
 - Residential
 - Academic and commercial research space
 - Children's play area
 - Informal open land
 - Allotments

- PHASE 8**
- Phase 8 boundary
 - Academic and commercial research space

08 / PHASE 8

Overview

Phase 8 represents completion and delivers the second phase of development in the NW corner / Huntingdon Road West neighbourhood. It provides for a landmark cluster of Academic and commercial Research Space forming a new city landmark for Cambridge and it responds to views from the M11 and A14 to the north.

Element	Details
Development Parcels	A
Residential Units and/or Academic and Commercial Research Space	
Academic and Commercial Research Space (15,000 sqm) ¹	The final element of the Academic and Commercial Research Space is delivered. Indicative research space timing: As need arises.
Other	Potential site reserved for future energy centre (subject to separate application).
Landscape and Open Space	
Informal Open Land	The landscape work will be completed at this stage as the final arisings from the development are excavated. This will be completed prior to final occupation of the Academic and Commercial Research Space.
Environmental Measures	
	At the end of each phase at least 25% of all buildings will incorporate a bird nesting feature in accordance with details set out in the accompanying Biodiversity Strategy.

¹ Indicative approximation



NWC PHASING STRATEGY

- Existing Perimeter Roads
- Red Line Boundary
- Existing Route

PHASE 1

- Phase 1 boundary
- Primary street
- Bus Gate street
- Footpath/ Secondary street
- Ridgeway (temporary connections)
- Ridgeway (permanent connections)
- Strategic cycle route
- Residential
- Temporary community facility
- Community centre
- Health facility
- Local retail
- Student accommodation
- Primary School
- Children's play area
- Bring site
- Energy centre
- Informal open land
- Sports pitches
- Sports pavilion / changing facilities
- Existing open land (Ridge and Furrow, SSSI)
- Primary school playing fields
- Madingley Road west junction
- Huntingdon Road east junction
- Washpit Brook (2 stage channel)

PHASE 2

- Phase 2 boundary
- Ridgeway (temporary connections)
- Ridgeway (permanent connections)
- Secondary street
- Residential
- Children's play area
- Informal open land
- Police office
- Allotments area
- Bring site
- Sports Pitch
- Sports pavilion / changing facilities

PHASE 3

- Phase 5 boundary
- Ridgeway (permanent connections)
- Residential
- Informal open land

PHASE 4

- Phase 6 boundary
- Academic and commercial research space
- Madingley Road east junction
- Cycle and pedestrian route

PHASE 5

- Phase 3 boundary
- Ridgeway (temporary connections)
- Ridgeway (permanent connections)
- Primary street
- Residential
- Academic and commercial research space
- Bring site
- Children's play area
- Informal open land
- Huntingdon Road west junction

PHASE 6

- Phase 4 boundary
- Residential
- Children's play area
- Student accommodation
- Informal open land

PHASE 7

- Phase 7 boundary
- Residential
- Academic and commercial research space
- Children's play area
- Informal open land
- Allotments

PHASE 8

- Phase 8 boundary
- Academic and commercial research space

09 / THE COMPLETED PROPOSED DEVELOPMENT

Overview

The completed Proposed Development represents a significant development and extension to the city, creating a new city edge. Together with NIAB and ongoing development in West Cambridge, a new north west quadrant to Cambridge is established.

APPENDICES

[A /](#) Section 106 On-site Triggers

Unit Number or other trigger	Topic	Obligation
Phased throughout the development	Public Art	Public Art delivery, based on detailed findings of the Public Arts Strategy (to value of £3,450,000)
Phased throughout the development	Transport	Framework Travel Plan
Implementation	Community Facilities	Temporary community facility. Facility to remain open until permanent community centre facility is open.
1st residential unit (+ 3 years)	Community Facilities	Access to Sports Centre on West Cambridge Site
1st key worker unit	Community Facilities	Community facility 500-600m2 floor area.
400th key worker unit, or 250th market unit, or maximum of 575 dwellings.	Community Facilities	Health facility 700m2 to be provided on a commercial basis in local centre.
1200th residential unit	Community Facilities	Police office of 200m2, including fit out.
First residential unit + 10 years	Countryside	West Cambridge Access Link connection to Bridleway 30/Footpath 31a
50th key worker unit	Housing	1 unit -Faith Worker Provision
400th key worker unit	Housing	1 unit -Faith Worker Provision
800th key worker unit	Housing	1 unit -Faith Worker Provision
1600th key worker unit	Housing	1 unit -Faith Worker Provision
400th residential unit	Housing	Provision of 50% key worker housing for University and College Staff. Delivery of market housing, at rate of no more than 60% market: 40% KWH (cumulative) By the 1425th market residential unit, all affordable housing will have been provided.
800th residential unit	Housing	Provision of 50% key worker housing for University and College Staff. Delivery of market housing, at rate of no more than 60% market: 40% KWH (cumulative) By the 1425th market residential unit, all affordable housing will have been provided.
1200th residential unit	Housing	Provision of 50% key worker housing for University and College Staff. Delivery of market housing, at rate of no more than 60% market: 40% KWH (cumulative) By the 1425th market residential unit, all affordable housing will have been provided.
1600th residential unit	Housing	Provision of 50% key worker housing for University and College Staff. Delivery of market housing, at rate of no more than 60% market: 40% KWH (cumulative) By the 1425th market residential unit, all affordable housing will have been provided.
2000th residential unit	Housing	Provision of 50% key worker housing for University and College Staff. Delivery of market housing, at rate of no more than 60% market: 40% KWH (cumulative) By the 1425th market residential unit, all affordable housing will have been provided.
2400th residential unit	Housing	Provision of 50% key worker housing for University and College Staff. Delivery of market housing, at rate of no more than 60% market: 40% KWH (cumulative) By the 1425th market residential unit, all affordable housing will have been provided.
800th residential unit	Open Space	Existing Open Land-Ridge and Furrow, SSSI
1600th residential unit	Open Space	1.75ha Allotments
2900th residential unit	Open Space	0.84ha Allotments

Unit Number or other trigger	Topic	Obligation
400th residential unit	Open Space	0.26ha Childrens Play Area
800th residential unit	Open Space	0.26ha Childrens Play Area
1200th residential unit	Open Space	0.26ha Children's Play Area
1600th residential unit	Open Space	0.26ha Childrens Play Area
2000th residential unit	Open Space	0.26ha Childrens Play Area
2400th residential unit	Open Space	0.26ha Childrens Play Area
2800th residential unit	Open Space	0.26ha Childrens Play Area
2900th residential unit	Open Space	0.13ha Childrens Play Area
200th residential unit	Open Space	0.78ha Informal Open Land Provision
400th residential unit	Open Space	0.78ha Informal Open Land Provision
800th residential unit	Open Space	1.56ha Informal Open Land Provision
1600th residential unit	Open Space	3.11ha Informal Open Land Provision
2400th residential unit	Open Space	3.11ha Informal Open Land Provision
2900th residential unit	Open Space	2.33ha Informal Open Land Provision
1000th student bedspace	Open Space	1.8 ha Informal Open Land Provision
1900th student bedspace	Open Space	1.8 ha Informal Open Land Provision
Senior living facility	Open Space	0.18 Informal Open Land Provision
2900th residential unit + 1900 student bedspaces + 95,000 sq.m. Employment floorspace	Open Space	Additional Informal Open Space
400th residential unit	Open Space	1.0ha sports pitches or All Weather Equivalent
800th residential unit	Open Space	1.1ha sports pitches or All Weather Equivalent
1600th residential unit	Open Space	2.1ha sports pitches or All Weather Equivalent
2400th residential unit	Open Space	2.1ha sports pitches or All Weather Equivalent
2900th residential unit	Open Space	1.5ha sports pitches or All Weather Equivalent
1st pitch in Parameter Plan 3 Open Land Area 2 is delivered.	Open Space	4 team changing facility
1st pitch in Parameter Plan 3 Open Land Area 1 is delivered.	Open Space	2 team changing facility
1st pitch in Parameter Plan 3 Open Land Area 4 is delivered.	Open Space	6 team changing facility

APPENDICES

[B /](#) Section 106 Contributions

Unit Number or Other Trigger	Topic	Obligation (delivery)	Obligation (Contribution) £
Implementation/ Commencement of residential development	Air Quality	Air quality monitoring	£24,845 (11 instalments)
Commencement of residential development/1st key worker unit/ 1st key worker unit (+ 1 year)/ 1st key worker unit (+ 2 years)	Community	Community Development Worker (s)	£245,000 (4 instalments)
1st residential unit	Community	Community Chest	£5,000
1st key worker unit / 1st key worker unit (+ 1 year)/ 1st key worker unit (+ 2 years)	Community	Sports Development Officer	£23,625 (3 instalments)
1300th residential unit	Community	Library fit out costs contribution	£76,880
400th residential unit	Countryside	M11 Underpass upgrade	£75,000
400th residential unit	Countryside	Madingley Footpath 3 Improvements	£30,000
Implementation / 1600th residential unit	Ecology	Off-site Biodiversity Mitigation Measures	£24,500 (2 instalments)
300th residential unit, or commencement of NIAB primary school, whichever is later.	Education	Children's Centre, located on Primary school site of NIAB site.	£337,583
Implementation	Education	Primary School (if not provided by University)	£9,210,878 (3 instalments)
6 months prior to opening	Education	Primary School Start-up costs	£40,000
First 4 years of school opening	Education	Primary school revenue support	to be determined by formula
800th residential unit	Education	Secondary school (Located on NIAB 2 or expansion of existing schools)	£5,751,943 (4 instalments)
6 months prior to opening	Education	Secondary School Start-up costs	£100,000
First 4 years of school opening	Education	Secondary school revenue support	to be determined by formula
If KWH Allocations Policy changes	Education	Enhanced education payments if KWH allocations policy changes	to be determined by formula
Commencement of development	Other	S106 monitoring	£75,000 (10 instalments)
1st residential unit (+ 7 years)	Swimming Pool	Contribution to expansion of existing swimming pool provision (fallback provision)	£343,000

Unit Number or Other Trigger	Topic	Obligation (delivery)	Obligation (Contribution) £
Traffic signals installation	Transport	Traffic signals maintenance	£175,000 (3 instalments)
1st residential unit	Transport	Oxford Road / Windsor Road Works	£150,000
1st residential unit	Transport	WCATP Contribution	£235,000
400th residential unit	Transport	Huntingdon Road Cycle Enhancements	£50,000
400th residential unit	Transport	Murketts Corner Junction Enhancements	£60,000
400th residential unit	Transport	Madingley Road Corridor Works	£5,000
400th residential unit and upon completion of the NIAB through road	Transport	Orbital Route Bus Transport Subsidy	£592,000 (10 instalments)
Commencement of residential development	Transport	Public Bus Transport Subsidy	£600,000 (2 instalments)
Occupation of the Employment Uses	Transport	CPZ scheme	£10,000 monitoring £90,000 implementation
Completion of Huntingdon Road West Junction	Transport	Huntingdon Road Speed Management	£10,000
Occupation of the Employment Uses	Transport	Guided Busway Promotional campaign	£300,000 (4 instalments)
Occupation of the Employment Uses	Transport	Travel Plan implementation and Monitoring	£500,000
Occupation of the Employment Uses	Transport	M11 J13 Southbound slip road ramp metering and possible improvement works	£130,000 Ramp Metering, £975,000 for Slip Road improvements
On opening of Bus Stop	Transport	Bus Stop commuted sum	£2,990 per stop
1st residential unit, provided County has entered into contract for provision and has secured full planning permission	Waste	County Council Household Waste Recycling Centre	£706,125 (4 instalments)
6 months prior to first residential occupation	Waste	Vehicle upgrade for underground bin vehicle	to be determined by formula
Throughout the development	Waste	On site waste provision and waste collection infrastructure (underground bin system)	to be determined by formula
Throughout the development	Waste	Wheely /Eurobins Fallback Payment	£75/house + £150/apartment

