

A stylized, light gray map of the North West Cambridge area is positioned on the left side of the page. It shows the irregular coastline and internal land parcels of the region.

NORTH WEST **cambridge**

Environmental Statement Volume 2: Figures
March 2012

PROJECT DIRECTORY
for the Environmental Statement prepared on behalf of:-

University of Cambridge



The following consultants were involved in the preparation of this Environmental Statement:-

Pegasus Planning Group

Pegasus House
Querns Business Centre
Whitworth Road
Cirencester
Gloucestershire
GL7 1RT



Contribution: EIA Co-ordination
Non - Technical Summary
Contact: Mervyn Dobson

AECOM

The Johnson Building
77 Hatton Garden
London
EC1N 8JS



Contribution: Socio-Economic Assessment
Landscape and Visual Assessment
Sustainability Considerations
Contact: Heather Topel

URS Scott Wilson

Scott House
Alencon Link
Basingstoke
RG21 7PP



Contribution: Soils and Geology
Noise Assessment
Air Quality
Hydrology, Drainage and Flood Risk
Utilities and Services
Contact: David Smith

Peter Brett Associates

4th Floor
75 Wells Street
London
W1T 3QH



Contribution: Traffic and Transport
Contact: Greg Callaghan

Cambridge Archaeology Unit

Dept of Archaeology
University of Cambridge
Downing Street
Cambridge
CB2 3DZ



Contribution: Archaeology
Contact: Chris Evans

Reading Agricultural Consultants

Beechwood Court
Long Toll
Woodcote
Reading
RG8 0RR



Contribution: Agriculture
Contact: Peter Williams

CgMs

Burlington House
Lypiatt Road
Cheltenham
Gloucestershire
GL50 2SY



Contribution: Cultural Heritage
Contact: Sarah Watt

Hyder Consulting UK Limited

The Mill,
Brimscombe Port,
Stroud,
GL5 2QG



Contribution: Ecology & Nature Conservation
Contact: Mike Dean

VOLUME 2 - FIGURES**1. Introduction and Assessment Approach**

Figure 1.1 Application Site Context

Figure 1.2 Application Site Boundary

Figure 1.3 Cumulative Impact Scenario Sites

2. Application Site Description and Proposed Development

Figure 2.1 Zones

Figure 2.2 Land Use (Built Development and Ancillary Space) Zone B -

Figure 2.3 Building Heights; Zone B

Figure 2.4 Development Building Zones; Zone B

Figure 2.5 Floor Space Schedule

Figure 2.6 Access; Zone B

Figure 2.7 Open Land and Landscaped Areas; Zone B

Figure 2.8 Highway and Utility Works on Huntingdon Road; Zone A

Figure 2.9 Huntingdon Road Junction East

Figure 2.10 Huntingdon Road Junction West

Figure 2.11 Highway and Utility Works on Madingley Road

Figure 2.12 Madingley Road Junction West

Figure 2.13 Topography; Zone B

Figure 2.14 2005 Masterplan

Figure 2.15 2008 Masterplan Framework Options

Figure 2.16 NW Cambridge Area Action Plan – Proposed Revised Site Boundary

Figure 2.17 Option 10.1

Figure 2.18	Option 10.2
Figure 2.19	Option 10.3
Figure 2.20	Option 10.4
Figure 2.21	Option 10.5
Figure 2.22	Analysis of the Assessment of Site Options A-C; Option A
Figure 2.23	Analysis of the Assessment of Site Options A-C; Option B
Figure 2.24	Analysis of the Assessment of Site Options A-C; Option C
Figure 2.25	Analysis of the Assessment of Site Options A-C; Option D
Figure 2.26	Analysis of the Assessment of Site Options A-C; Option E

3. Phasing and Implementation

Figure 3.1	Phasing Plan 01
Figure 3.2	Phasing Plan 02
Figure 3.3	Phasing Plan 03
Figure 3.4	Phasing Plan 04

4. Planning Policy Context

No Figures

5. Socio-Economic Assessment

Figure 5.1	Impact Area of North West Cambridge
------------	-------------------------------------

6. Landscape and Visual Assessment

Figure 6.1	Study Area Boundary and Site Location – Aerial Photograph
------------	---

Figure 6.2	Study Area Boundary and Site Location
Figure 6.3	Landform Contours
Figure 6.4	Joint Character Areas
Figure 6.5	Landscape Types
Figure 6.6	Townscape
Figure 6.7	Local Landscape Character
Figure 6.8	Landscape, Townscape and Open Space Designations
Figure 6.9	Existing Features and Land Use
Figure 6.10	Context – Site Photographs 1
Figure 6.11	Context – Site Photographs 2
Figure 6.12	Landscape Framework
Figure 6.13	Visual Receptors
Figure 6.14	Viewpoint Location
Figure 6.15	Theoretical Surface Visibility from Viewpoint 1 – Pre-Proposed Development
Figure 6.16	Theoretical Surface Visibility from Viewpoint 2 – Pre-Proposed Development
Figure 6.17	Theoretical Surface Visibility from Viewpoint 3 – Pre-Proposed Development
Figure 6.18	Theoretical Surface Visibility from Viewpoint 4 – Pre-Proposed Development
Figure 6.19	Theoretical Surface Visibility from Viewpoint 5 – Pre-Proposed Development
Figure 6.20	Theoretical Surface Visibility from Viewpoint 6 & 7 – Pre-Proposed Development
Figure 6.21	Theoretical Surface Visibility from Viewpoint 8 – Pre-Proposed Development
Figure 6.22	Theoretical Surface Visibility from Viewpoint 9 – Pre-Proposed Development
Figure 6.23	Theoretical Surface Visibility from Viewpoint 10 – Pre-Proposed Development
Figure 6.24	Theoretical Surface Visibility from Viewpoint 11 – Pre-Proposed Development
Figure 6.25	Theoretical Surface Visibility from Viewpoint 12 – Pre-Proposed Development

Figure 6.26	Theoretical Building Block Visibility from Viewpoint 1 – 2014
Figure 6.27	Theoretical Building Block Visibility from Viewpoint 2 – 2014
Figure 6.28	Theoretical Building Block Visibility from Viewpoint 3 – 2014
Figure 6.29	Theoretical Building Block Visibility from Viewpoint 4 – 2014
Figure 6.30	Theoretical Building Block Visibility from Viewpoint 5 – 2014
Figure 6.31	Theoretical Building Block Visibility from Viewpoint 6 & 7 – 2014
Figure 6.32	Theoretical Building Block Visibility from Viewpoint 8 – 2014
Figure 6.33	Theoretical Building Block Visibility from Viewpoint 9 – 2014
Figure 6.34	Theoretical Building Block Visibility from Viewpoint 10 – 2014
Figure 6.35	Theoretical Building Block Visibility from Viewpoint 11 – 2014
Figure 6.36	Theoretical Building Block Visibility from Viewpoint 12 – 2014
Figure 6.37	Theoretical Building Block Visibility from Viewpoint 1 – 2026
Figure 6.38	Theoretical Building Block Visibility from Viewpoint 2 – 2026
Figure 6.39	Theoretical Building Block Visibility from Viewpoint 3 – 2026
Figure 6.40	Theoretical Building Block Visibility from Viewpoint 4 – 2026
Figure 6.41	Theoretical Building Block Visibility from Viewpoint 5 – 2026
Figure 6.42	Theoretical Building Block Visibility from Viewpoint 6 & 7 – 2026
Figure 6.43	Theoretical Building Block Visibility from Viewpoint 8 – 2026
Figure 6.44	Theoretical Building Block Visibility from Viewpoint 9 – 2026
Figure 6.45	Theoretical Building Block Visibility from Viewpoint 10 – 2026
Figure 6.46	Theoretical Building Block Visibility from Viewpoint 11 – 2026
Figure 6.47	Theoretical Building Block Visibility from Viewpoint 12 – 2026
Figure 6.48	Viewpoint 1: Montages
Figure 6.49	Viewpoint 2: Montages

Figure 6.50	Viewpoint 3: Montages
Figure 6.51	Viewpoint 6: Montages
Figure 6.52	Viewpoint 7: Montages
Figure 6.53	Viewpoint 8: Montages
Figure 6.54	Viewpoint 10: Montages
Figure 6.55	Viewpoint 11: Montages
Figure 6.56	Night-time views and survey key
Figure 6.57	Night-time Landscape and Visual Photograph: Viewpoint 1
Figure 6.58	Night-time Landscape and Visual Photograph: Viewpoint 2
Figure 6.59	Night-time Landscape and Visual Photograph: Viewpoint 3
Figure 6.60	Night-time Landscape and Visual Photograph: Viewpoint 4
Figure 6.61	Night-time Landscape and Visual Photograph: Viewpoint 5
Figure 6.62	Night-time Landscape and Visual Photograph: Viewpoint 6
Figure 6.63	Night-time Landscape and Visual Photograph: Viewpoint 7
Figure 6.64	Night-time Landscape and Visual Photograph: Viewpoint 8
Figure 6.65	Night-time Landscape and Visual Photograph: Viewpoint 9
Figure 6.66	Night-time Landscape and Visual Photograph: Viewpoint 10
Figure 6.67	Night-time Landscape and Visual Photograph: Viewpoint 11
Figure 6.68	Night-time Landscape and Visual Photograph: Viewpoint 12
Figure 6.69	Night-time Landscape and Visual Photograph: Viewpoint 13
Figure 6.70	Night-time Landscape and Visual Photograph: Viewpoint 14
Figure 6.71	Night-time Landscape and Visual Photograph: Viewpoint 15
Figure 6.72	Night-time Landscape and Visual Photograph: Viewpoint 16
Figure 6.73	Night-time Landscape and Visual Photograph: Viewpoint 17

Figure 6.74 Night-time Landscape and Visual Photograph: Viewpoint 18

7. Ecology and Nature Conservation

Figure 7.1 Key Ecological Issues

Figure 7.2 Ponds and Great Crested Newt Terrestrial Buffers

Figure 7.3 Phase 1 Habitat Survey

Figure 7.4 Invertebrate Survey Details

8. Soils and Geology

Figure 8.1 Travellers Rest Pit SSSI Location Plan

Figure 8.2 Travellers Rest Pit SSSI with Land Use Parameter Plan

Figure 8.3 Extent of Coprolite Mining and Gravel Workings

Figure 8.4 North West Cambridge Geology

Figure 8.5 Mineral Safeguarding Area Ground Investigation

9. Archaeology

Figure 9.1 Location Map and Field Numbers

Figure 9.2 Previous Fieldwork Geophysical and Aerial Surveys

Figure 9.3 Archaeological Sites and Findspots in Gazetteer

Figure 9.4 Site Phase Plan

Figure 9.5 Assessment Phased Settlement Distribution

10. Cultural Heritage

Figure 10.1 Cultural Heritage Assets Assessed

11. Agricultural Circumstances

- Figure 11.1 Provisional Land Classification
- Figure 11.2 Observations
- Figure 11.3 Agricultural Land Classification

12. Traffic and Transport

- Figure 12.1 Application Site Location Plan
- Figure 12.2 Local Context Plan
- Figure 12.3 Link Number Reference Plan
- Figure 12.4 Existing Pedestrian Cyclist and Equestrian Facilities
- Figure 12.5 Existing Strategic Cycle Routes
- Figure 12.6 Existing Bus Services
- Figure 12.7 Route of Cambridge Guided Busway
- Figure 12.8 ES Sensitivity Receptors

13. Noise Environment

- Figure 13.1 Site and Surrounding Noise Monitoring Locations
- Figure 13.2 Daytime Noise Contours Across the Site – Baseline 2010 (Ground Floor)
- Figure 13.3 Night time Noise Contours Across the Site – Baseline 2010 (Ground Floor)
- Figure 13.4 Daytime Noise Contours Across Empty Site – DS2014 (Ground Floor)
- Figure 13.5 Daytime Noise Contours Across Empty Site – DS2014 (Fourth Floor)
- Figure 13.6 Daytime Noise Contours Across Site with Maximum Building Heights from Parameter Plans – DS2014 (Ground Floor)
- Figure 13.7 Daytime Noise Contours Across Site with Maximum Building Heights from Parameter Plans – DS2014 (Fourth Floor)

Figure 13.8	Daytime Noise Contours Across Site Maximum Building Heights from Parameter Plans – DS2014 (Ground Floor)
Figure 13.9	Daytime Noise Contours Across Site Maximum Building Heights from Parameter Plans – DS2014 (Fourth Floor)
Figure 13.10	Daytime Noise Contours Across Empty Site – DS2026 (Ground Floor)
Figure 13.11	Daytime Noise Contours Across Empty Site – DS2026 (Fourth Floor)
Figure 13.12	Daytime Noise Contours Across Site with Parameter Compliant Layout – DS2026 (Ground Floor)
Figure 13.13	Daytime Noise Contours Across Site with Parameter Compliant Layout – DS2026 (Fourth Floor)
Figure 13.14	Daytime Noise Contours Across Site with Parameter Compliant Layout – DS2026 (Ground Floor)
Figure 13.15	Daytime Noise Contours Across Site with Parameter Compliant Layout – DS2026 (Fourth Floor)
Figure 13.16	Daytime Noise Contours Across Empty Site – DS2026 (Ground Floor)
Figure 13.17	Daytime Noise Contours Across Empty Site – DS2026 (Fourth Floor)
Figure 13.18	Night time Noise Levels Across Empty Site – DS2026 (Ground Floor)
Figure 13.19	Night time Noise Levels Across Empty Site – DS2026 (Fourth Floor)
Figure 13.20	Daytime Noise Contours Across Site with Maximum Building Heights from Parameter Plans – DS2026 (Ground Floor)
Figure 13.21	Daytime Noise Contours Across Site with Maximum Building Heights from Parameter Plans – DS2026 (Fourth Floor)
Figure 13.22	Night time Noise Contours Across Site with Maximum Building Heights from Parameter Plans – DS2026 (Ground Floor)
Figure 13.23	Night time Noise Contours Across Site with Maximum Building Heights from Parameter Plans – DS2026 (Fourth Floor)
Figure 13.24	Daytime Noise Contours Across Site with Parameter Compliant Layout – DS2026 (Ground Floor)
Figure 13.25	Daytime Noise Contours Across Site with Parameter Compliant Layout – DS2026 (Fourth Floor)
Figure 13.26	Night time Noise Contours Across Site with Parameter Compliant Layout – DS2026 (Ground Floor)
Figure 13.27	Night time Noise Contours Across Site with Parameter Compliant Layout – DS2026 (Fourth Floor)

14. Air Quality

Figure 14.1	Air Quality Selected Receptors
Figure 14.2	Local Authority Diffusion Tube Monitoring Locations

Figure 14.3 CHP Plant (B15) and 3 Boilers Contribution to NO_x Concentrations

15. Hydrology, Drainage and Flood Risk

Figure 15.1 Geology

Figure 15.2 Existing Drainage Features

Figure 15.3 Flood Zone Map

Figure 15.4 Development Boundary with Modelled Flood Zones

Figure 15.5 Proposed Fluvial Flood Risk

Figure 15.6 Refined Fluvial Flood Extent

16. Utilities and Services

No Figures

17. Sustainability Considerations

No Figures

18. Cumulative and Interactive Effects

No Figures

19. Summary

No Figures



KEY

* Application site loc



1.1 FIGURE

Introduction and Assessment Approach
Application Site Context Plan TITLE

1:50,000 @ A3 SCALE

U.0104_02-3 DWG. NO.





KEY

— Application Site Boundary



1.2

FIGURE

Introduction & Assessment Approach
Application Site Boundary

TITLE

1:10,000@A3

SCALE

NWC-OPA-APP-01-V10

DWG. NO.



Information based on all known constraints
© Crown copyright. All rights reserved. Licence number 100042093

1	Introduction and Assessment Approach
2	Application Site Description and Proposed Development
3	Phasing and Implementation
4	Planning Policy Considerations
5	Socio-Economic Assessment
6	Landscape and Visual Issues
7	Ecology and Nature Conservation
8	Soils and Geology
9	Archaeology
10	Cultural Heritage
11	Agricultural Circumstances
12	Traffic and Transport
13	Noise Environment
14	Air Quality
15	Hydrology, Drainage and Flood Risk
16	Utilities and Services
17	Sustainability Considerations
18	Cumulative and Interactive Effects
19	Summary



KEY

For Approval:

— Application boundary

■ Zone A

■ Zone B

■ Zone C



2.1

FIGURE

Application Site Description & Proposed
Development
Parameter Plan 01: Zones

TITLE

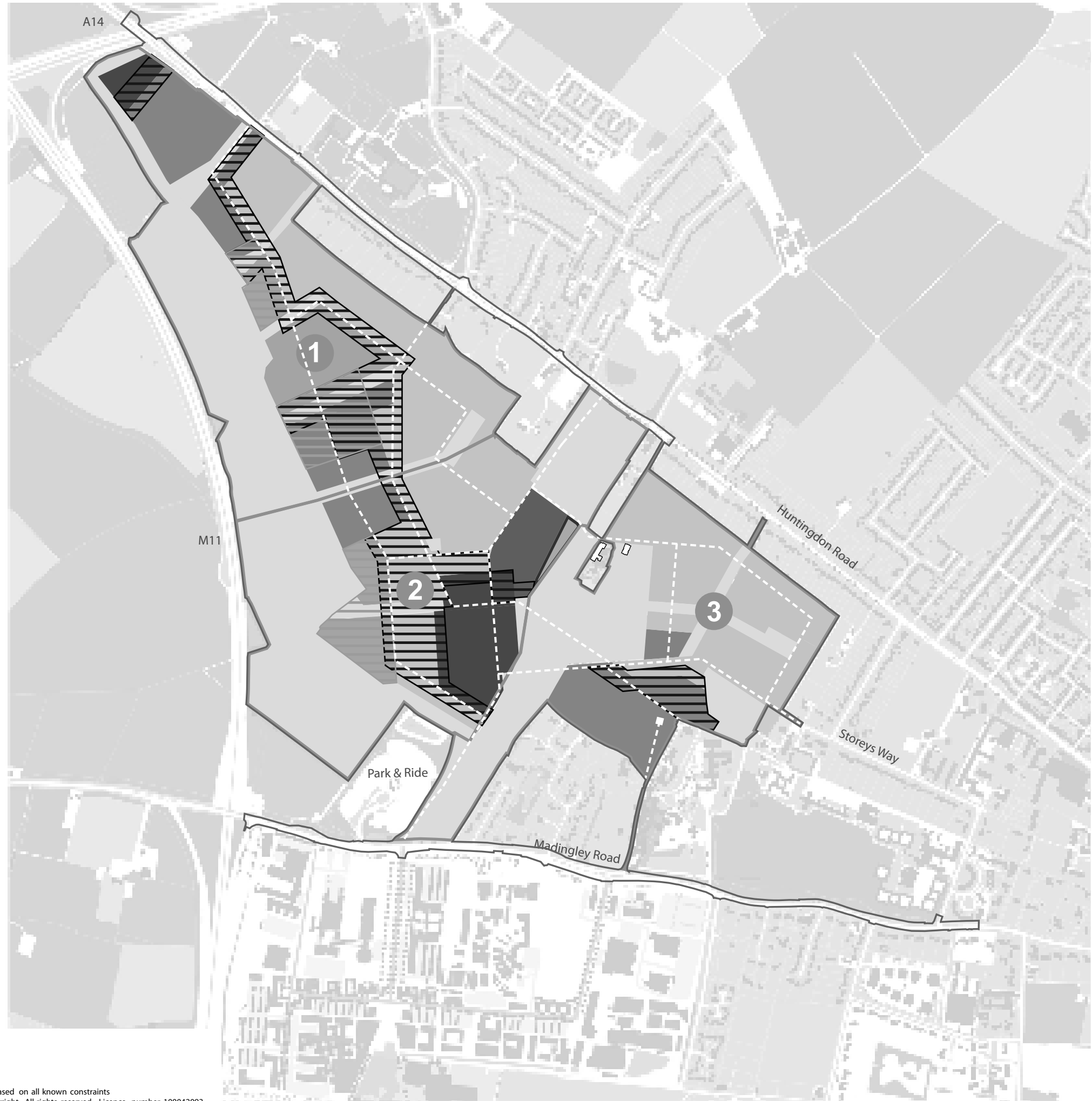
1:10,000@A3

SCALE

NWC-OPA-PAR-01-A

DWG. NO.





KEY

Contextual Information:

- Existing and retained buildings
- Indicative primary and secondary routes (reference NWC/OPA/PAR/02)
- Open land (reference NWC/OPA/PAR/03)
- Open land within school site (reference NWC/OPA/PAR/03)
- Potential reserved Energy Centre site: sui generis (B2)

For Approval:

- Application site boundary
- Development areas
- Residential: C3, C4
- Collegiate Housing: C2
- Academic/Research: D1, B1(b), sui generis
- Residential and complementary mixed uses: A1, A2, A3, A4, A5, C1, C2, C3, C4, D1, D2, sui generis (B2, Energy Centre)
- Residential and complementary mixed uses: C3, C4, D1, A1, A2, A3, A4, A5
- School
- Land use flexibility zone
- Western Edge land use flexibility zone



2.2

FIGURE

Application Site Description & Proposed Development
Parameter Plan 04: Land Use (Built Development & Ancillary Space); Zone B

TITLE

1:10,000@A3

SCALE

NWC-OPA-PAR-04-A

DWG. NO.





KEY

Contextual Information:

- Existing and retained buildings
- Indicative primary and secondary routes (reference Access Parameter Plan NWC/OPA/PAR/02)
- Open land (reference NWC/OPA/PAR/03)
- Open land within school site (reference NWC/OPA/PAR/03)
- Indicative location of Energy Centre flue
- Indicative potential reserved location of Energy Centre flue
- (x.x) Existing ground level metres AOD
- Reserved Zone for Potential Energy Centre flue of 1.5m diameter and 53.5m AOD

For Approval:

Application site boundary

Maximum building heights

25.0 metres AOD	35.5 metres AOD
26.5 metres AOD	36.0 metres AOD
29.0 metres AOD	36.5 metres AOD
29.5 metres AOD	37.0 metres AOD
30.0 metres AOD	37.5 metres AOD
31.0 metres AOD	38.5 metres AOD
31.5 metres AOD	39.0 metres AOD
32.0 metres AOD	39.5 metres AOD
32.5 metres AOD	40.0 metres AOD
33.0 metres AOD	40.5 metres AOD
33.5 metres AOD	41.0 metres AOD
34.0 metres AOD	43.0 metres AOD

Zone for Energy Centre flue of 0.6m diameter and 42.5m AOD



2.3

FIGURE

Application Site Description & Proposed Development
Parameter Plan 06: Building Heights; Zone B

TITLE

1:10,000@A3

SCALE

NWC-OPA-PAR-06-A

DWG. NO.





KEY

Contextual Information:

- Indicative primary and secondary routes (reference NWC/OPA/PAR/02)
- Open land (reference NWC/OPA/PAR/03)
- Open land within school site (reference NWC/OPA/PAR/03)

For Approval:

- Application site boundary
- Building zones



2.4

FIGURE

Application Site Description & Proposed Development
Parameter Plan 05: Develop. Building Zones; Zone B

TITLE

1:10,000@A3

SCALE

NWC-OPA-PAR-05-A

DWG. NO.



Building Zone	Minimum Building Frontage (m)	Maximum Building Frontage (m)	Minimum Building Depth (m)	Maximum Building Depth (m)	Minimum Building Height* (m)	Maximum Building Height* (m)
A	4	200	4	65	3	20
B	4	200	4	25	3	15
C	4	150	4	25	3	10
D	4	200	4	40	3	15
E	4	150	4	25	3	18
F	4	200	4	40	3	15
G	4	150	4	25	3	18
H	4	150	4	25	3	10
I	4	200	4	25	3	15
J	4	180	4	25	3	15
K	4	180	4	60	3	18
L	4	180	4	65	3	10
M	4	18	4	18	3**	8**
N	4	18	4	18	3	8
O	4	18	4	18	3	8
P	4	180	4	25	3	15
Q	4	115	4	25	3	15
R	4	200	4	40	3	15
S	4	20	4	25	3	10
T	4	200	4	40	3	10

*Measured from top of ground floor slab (at the principal entrance) to the apex of the roof (excluding any lightning conductors, weather vanes, rooftop plant (or parapet used to screen rooftop plant), equipment telecommunications equipment, floodlighting and aerials)
** Excluding floodlighting



2.5	FIGURE
Application Site Description & Proposed Development Parameter Plan 05: Develop. Building Zones Schedule; Zone B	TITLE
NTS	SCALE
NWC-OPA-STMT-05	DWG. NO.



KEY

Contextual Information:

- Existing and retained buildings
- Open land (reference NWC/OPA/PAR/03)
- Open land within school site (reference NWC/OPA/PAR/03)
- Primary street
- Secondary street
- Primary pedestrian/cycle route
- Secondary pedestrian/cycle route

For Approval:

- Application site boundary
- Primary street zone*
- Secondary street zone *
- Primary pedestrian/cycle route zone *
- Secondary pedestrian/cycle route zone *
- Restricted Access Zone
- Market Square pedestrianised Zone

* Zones may overlap



2.6

FIGURE

Application Site Description & Proposed
Development
Parameter Plan 02: Access; Zone B

TITLE

1:10,000@A3

SCALE

NWC-OPA-PAR-02-A

DWG. NO.





KEY

Contextual Information:

- AAP Development Footprint / Green Belt Boundary
- Existing and retained buildings
- Indicative primary and secondary routes (reference NWC/OPA/PAR/02)
- SSSI boundary
- SSSI 10m buffer
- Washpit Brook
- Areas of existing open land, woodland & treecover to be retained
- Secondary open land

For Approval:

- Application site boundary
- Primary open land (1-5)
- Primary open land boundary
- Open land within school site
- Secondary open land zone
- Zone for works to Washpit Brook
- Zone for location of flow control structure



2.7

FIGURE

Application Site Description & Proposed Development
Parameter Plan 03: Open Land & Landscape; Zone B

TITLE

1:10,000@A3

SCALE

NWC-OPA-PAR-03-A

DWG. NO.





KEY

For Approval:

— Application site boundary

▨ Zone of highway works required to facilitate access to the Proposed Development and associated utility diversions

■ Zone for installation of utility apparatus to link existing apparatus and/or to supply telecommunication services to the Proposed Development; related landscaping, accommodation works, street furniture, drainage, telemetry and utilities



2.8

FIGURE

Application Site Description & Proposed Development
Parameter Plan 08: Highway & Utility Work on
Huntington Rd

TITLE

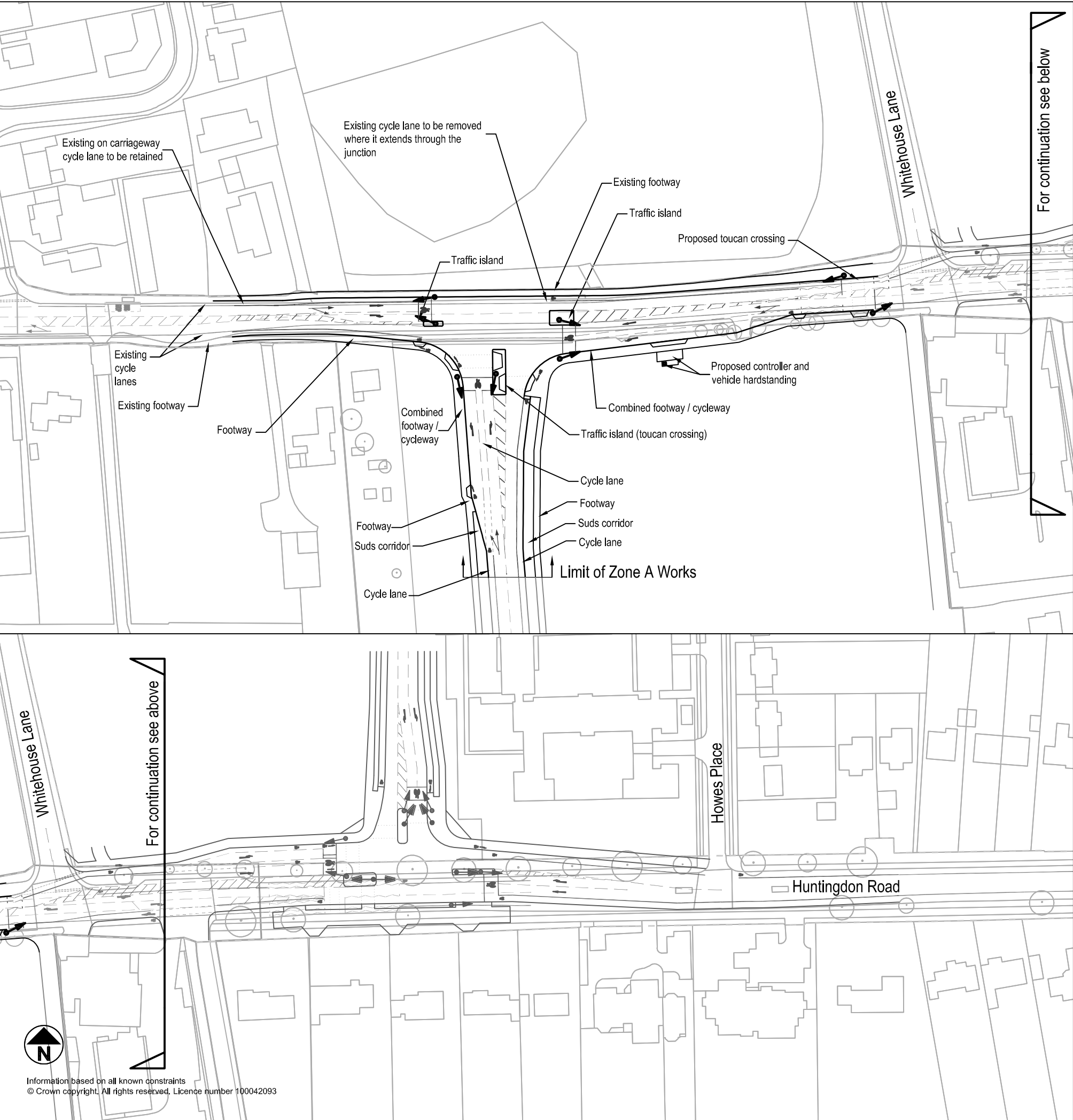
1:10,000@A3

SCALE

NWC-OPA-PAR-08

DWG. NO.



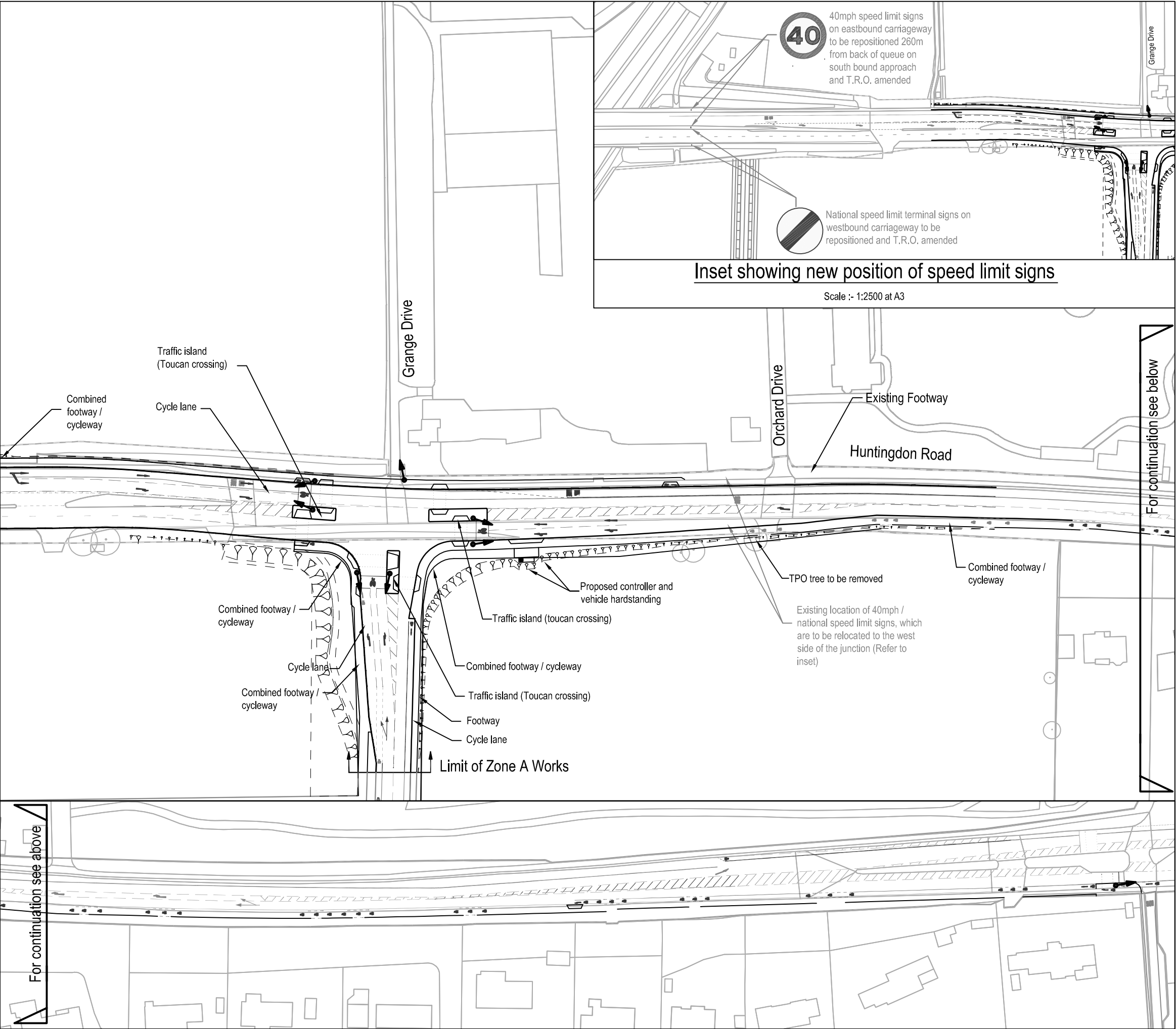


KEY

Contextual Information :	
	Roadmarkings
	Highway land boundary
	NIAB site access
	Signal Heads
	Flush Kerbs
Carriageway works would be undertaken within the application site boundary wherever junction works are proposed and extend beyond the markings for junction works. The exact extent of carriageway works to be the subject of a condition.	
For approval :	
	Application site boundary
	Junction works



2.9	FIGURE
Huntingdon Road Junction East	TITLE
1:1250	SCALE
-	DWG. NO.



KEY

Contextual Information :

- Roadmarkings
- Highway land boundary
- Signal Heads
- Flush Kerbs

Carriageway works would be undertaken within the application site boundary wherever junction works are proposed and extend beyond the markings for junction works. The exact extent of carriageway works to be the subject of a condition.

For approval :

- Application site boundary
- Junction works

Information based on all known constraints
© Crown copyright. All rights reserved. Licence number 100042093

2.10	FIGURE
Huntingdon Road Junction West	TITLE
1:1250	SCALE
-	DWG. NO.



KEY

For Approval:

— Application site boundary



Zone of highway works required to facilitate access to the Proposed Development and associated utility diversions



Zone for installation of utility apparatus to link to existing apparatus and/or to supply electricity, gas, potable water and telecommunications services to the Proposed Development, construction of pumped foul rising main and ancillary highway works; related landscaping, accommodation works, street furniture, drainage, telemetry and utilities



2.11

Application Site Description & Proposed Development
Parameter Plan 09: Highway & Utility Works on Madingley Rd.

1:10,000@A3

NWC-OPA-PAR-09

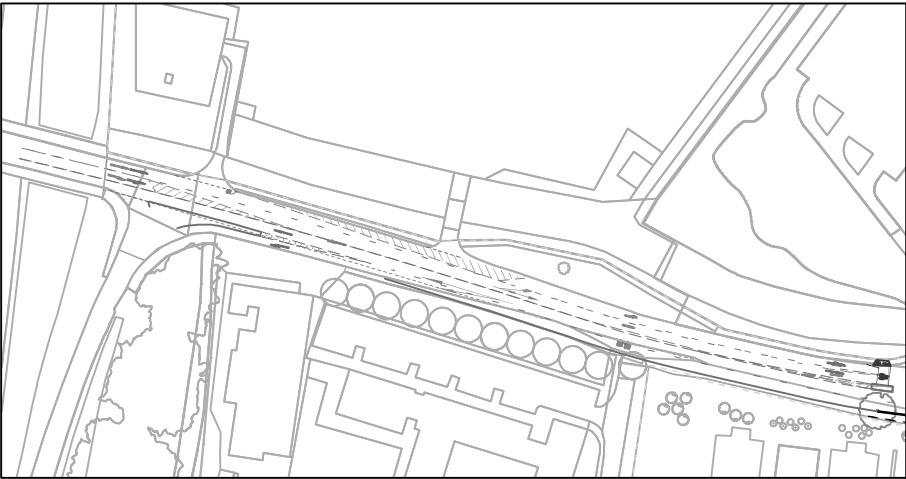
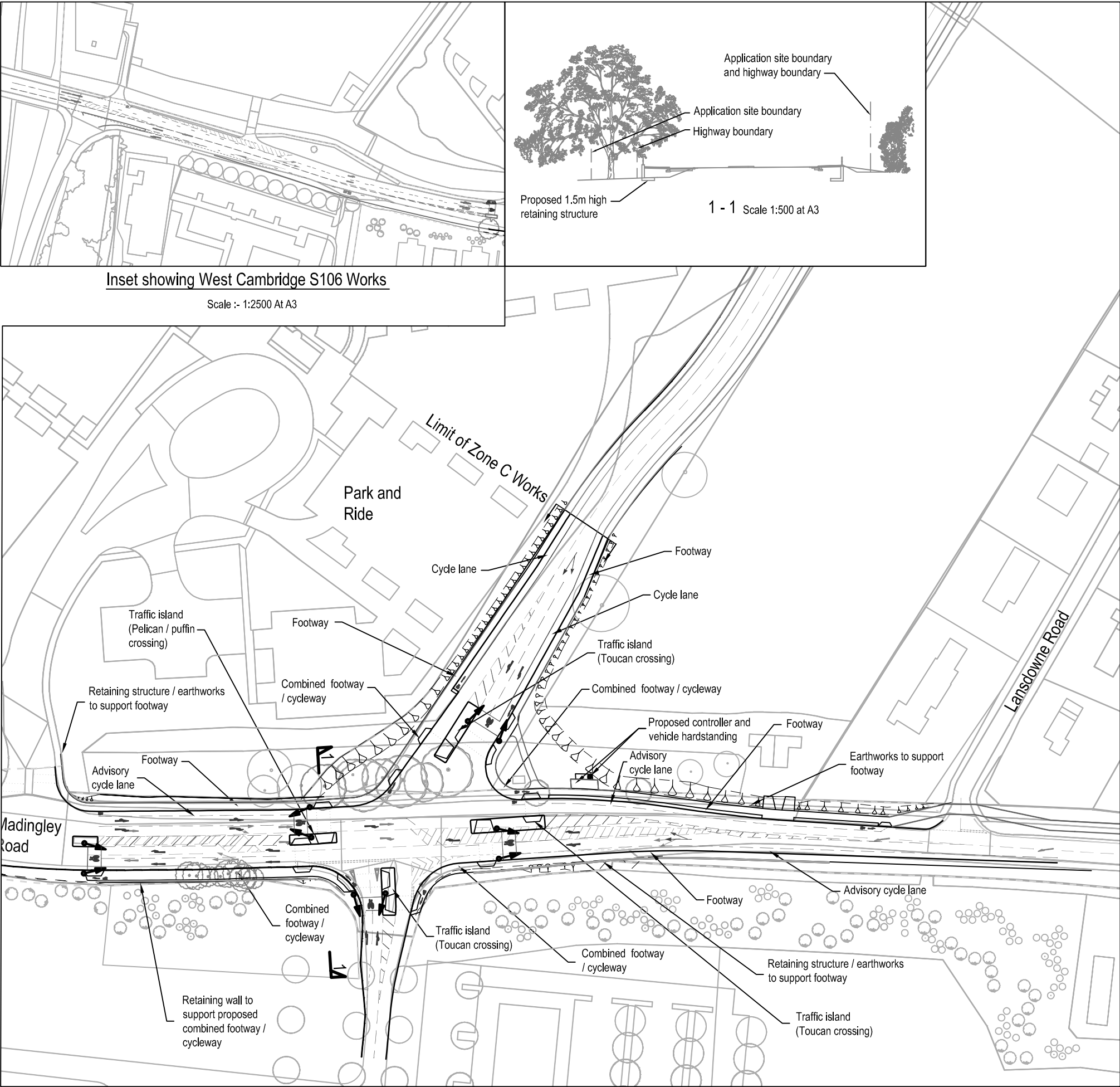
FIGURE

TITLE

SCALE

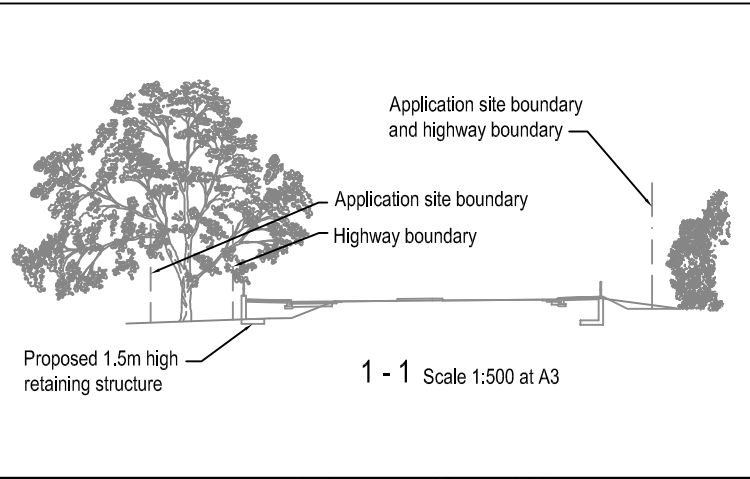
DWG. NO.





Inset showing West Cambridge S106 Works

Scale :- 1:2500 At A3



1 - 1 Scale 1:500 at A3

KEY

Contextual Information :

Roadmarkings

Highway land boundary

West Cambridge Development S106 Works

Cambridgeshire County Council Madingley Road Phase 1 Cycleway Scheme

Signal Heads

Flush Kerbs

Carriageway works would be undertaken within the application site boundary wherever junction works are proposed and extend beyond the markings for junction works. The exact extent of carriageway works to be the subject of a condition.

The footway/cycleway shown on this drawing includes (and seeks permission for) elements already forming part of Cambridgeshire County Council Madingley Road Phase 1 Cycleway Scheme. It is envisaged that those elements will be constructed by the County Council as currently proposed and that footways and/or cycleways newly proposed by the University will be tied into elements provided under that scheme. Details of any tie in would be for approval under condition.

The traffic signal infrastructure for the park and ride junction will be replaced as part of the proposals.

For approval :

Application site boundary

Junction works

Retaining structure / earthworks to support footway



2.12	FIGURE
Madingley Road Junction West	TITLE
1:1250	SCALE
-	DWG. NO.





KEY

Contextual Information:

- Indicative primary and secondary routes (reference NWC/OPA/PAR/02)
- Open land (reference NWC/OPA/PAR/03)
- Open land within school site (reference NWC/OPA/PAR/03)

For Approval:

- Application site boundary
- 12.5 metres AOD
- 15 metres AOD
- 17.5 metres AOD
- 20 metres AOD
- 22.5 metres AOD
- 25 metres AOD
- Development area



2.13

FIGURE

Application Site Description & Proposed Development
Parameter Plan 07: Topography; Zone B

TITLE

1:10,000@A3

SCALE

NWC-OPA-PAR-07-A

DWG. NO.





2.14

FIGURE

Application Site & Proposed Development
2005 Masterplan

TITLE

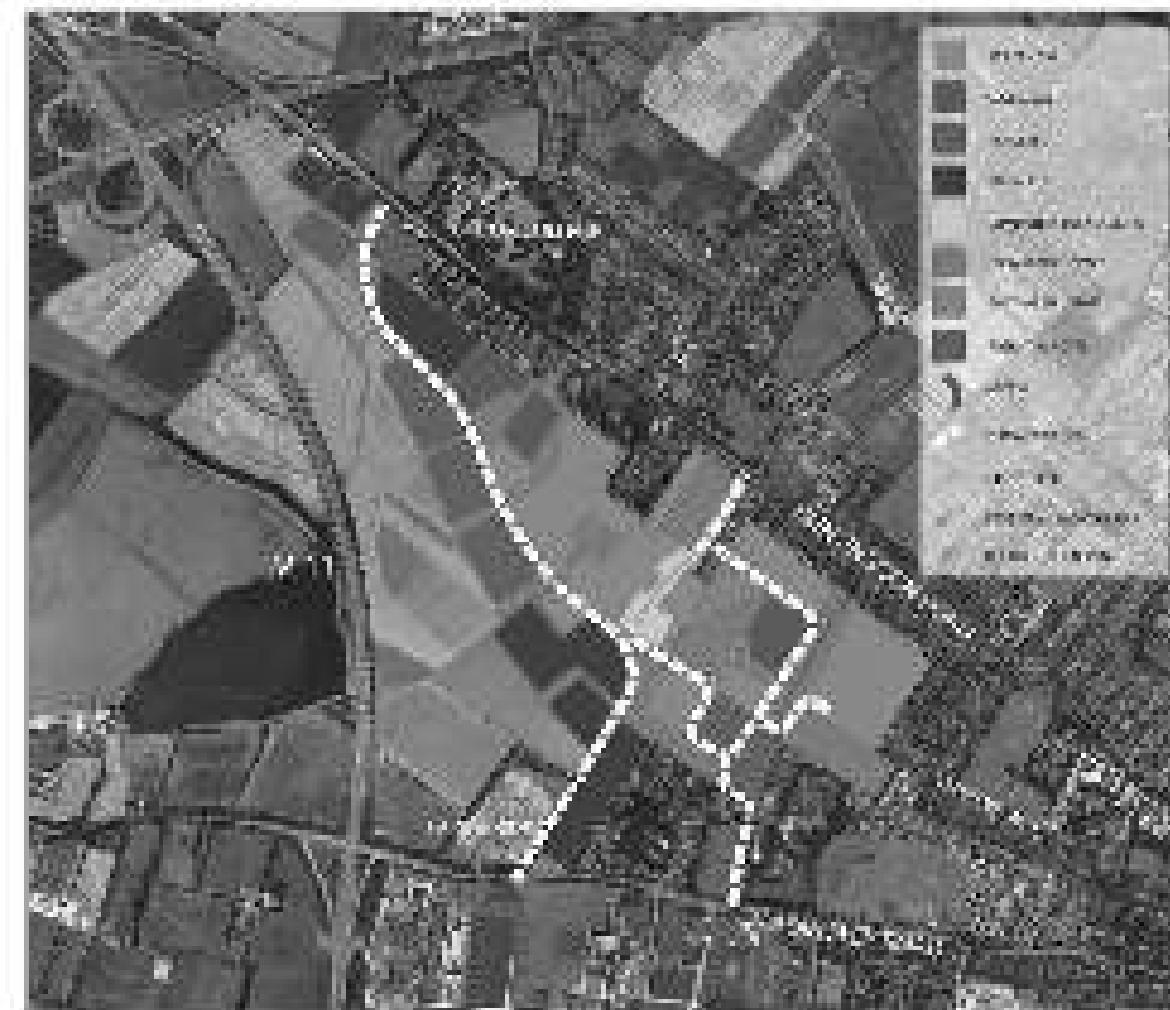
NTS

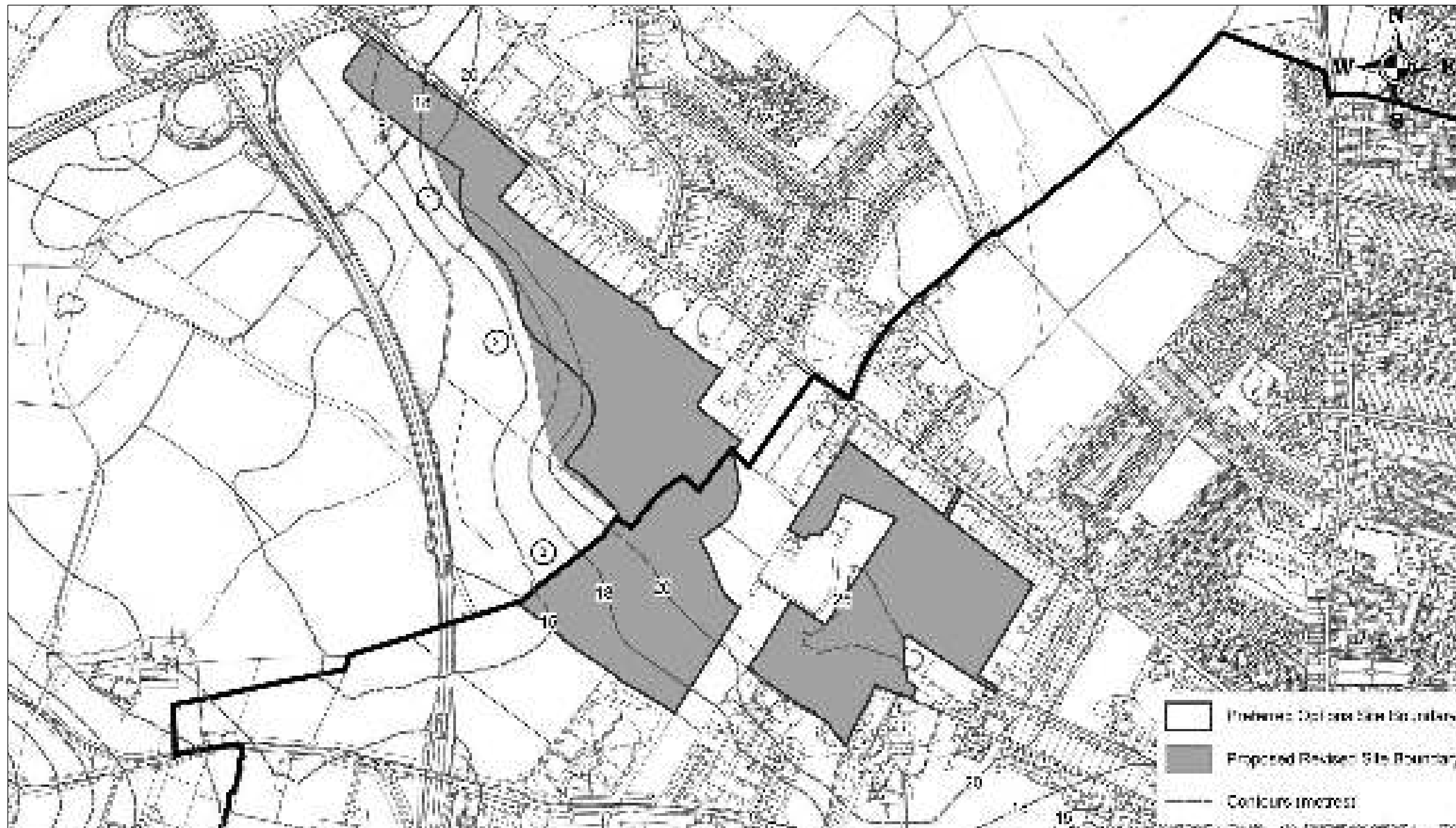
SCALE

U.0104_64-1

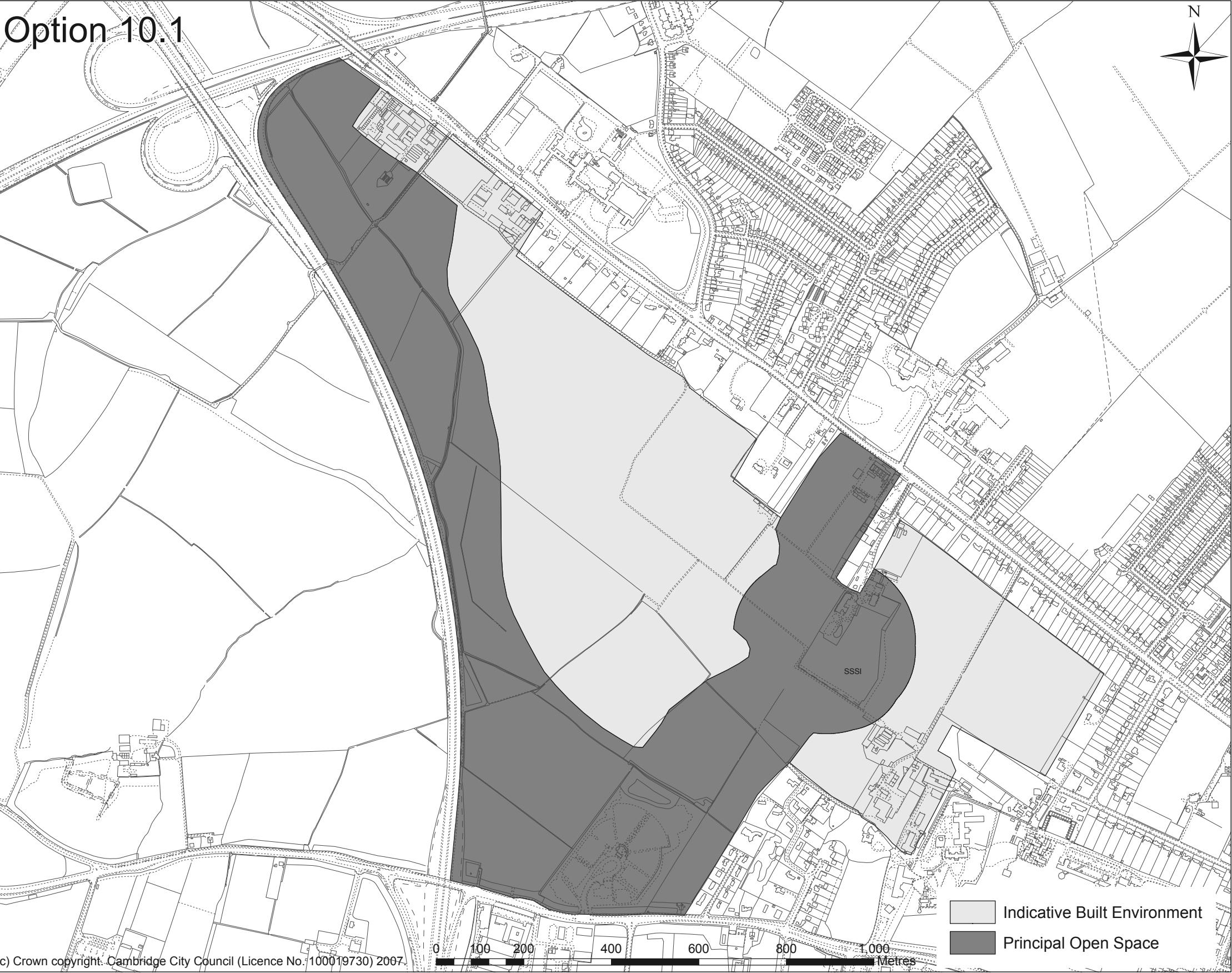
DWG. NO.







Option 10.1



(c) Crown copyright. Cambridge City Council (Licence No. 100019730) 2007.



2.17
Option 10.1

FIGURE
TITLE

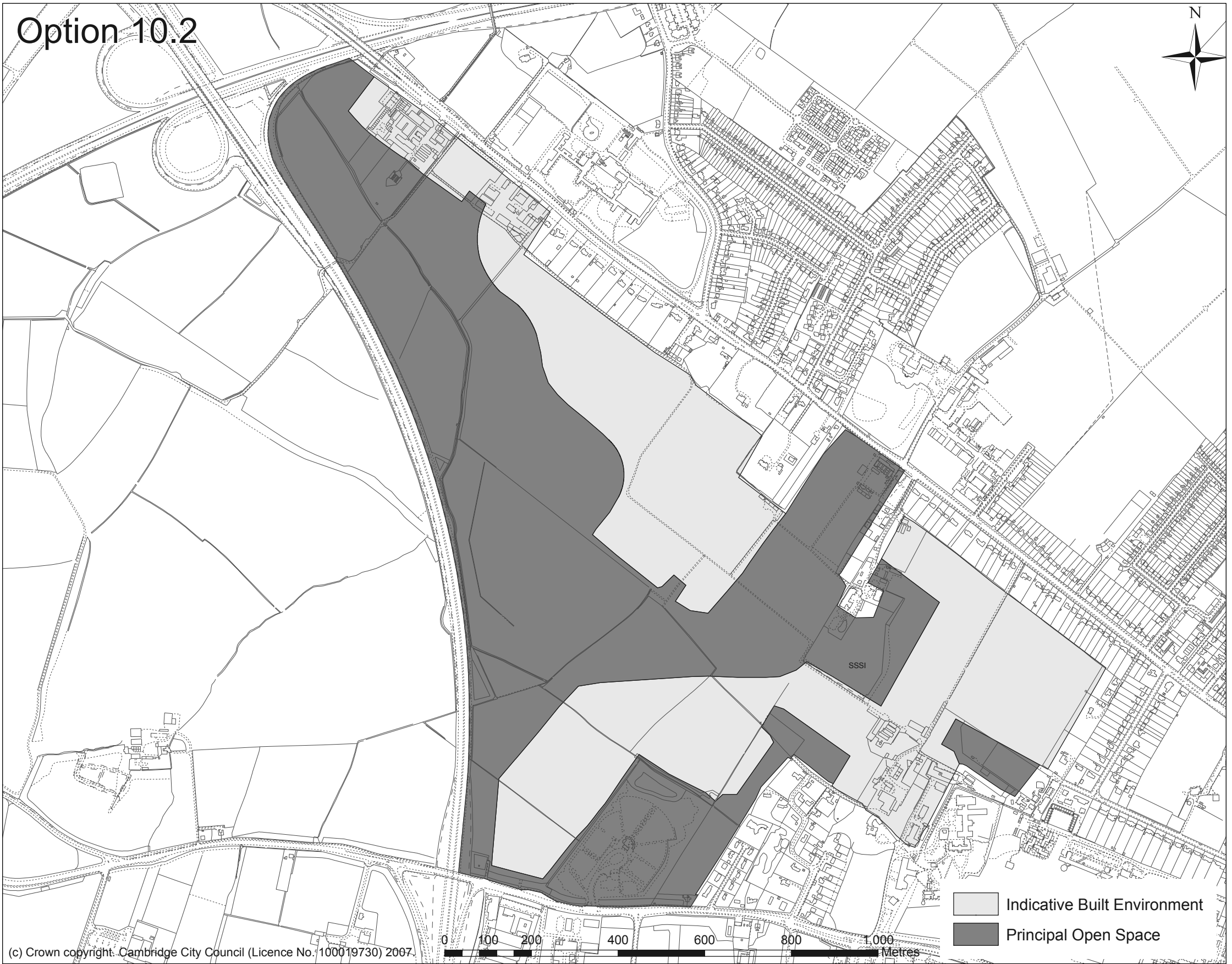
NTS

SCALE

U.0104_40-2

DWG . NO .





2.18
Option 10.2

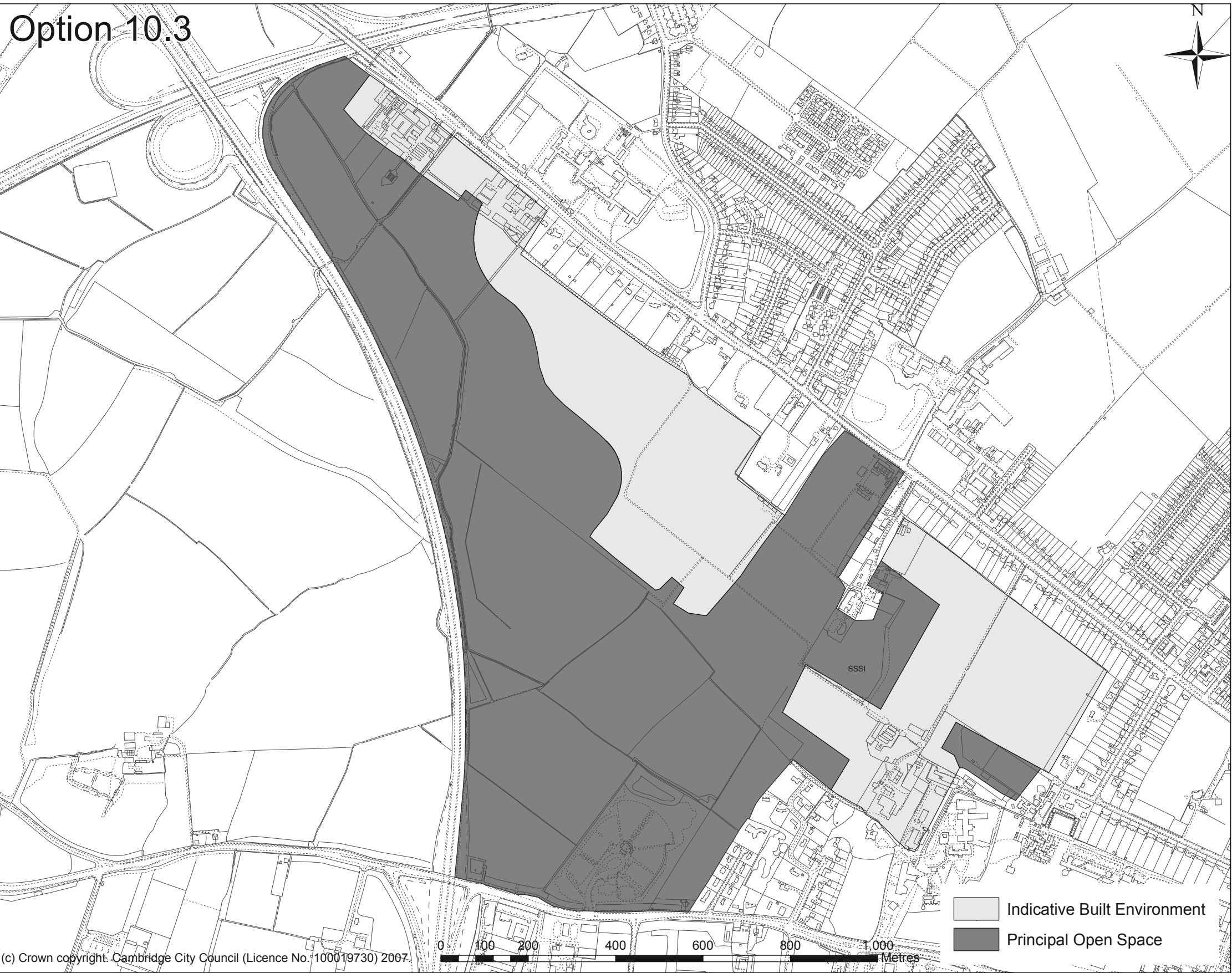
FIGURE
TITLE

NTS
U.0104_40-2

SCALE
DWG . NO .



Option 10.3



(c) Crown copyright. Cambridge City Council (Licence No. 100019730) 2007.



2.19
Option 10.3

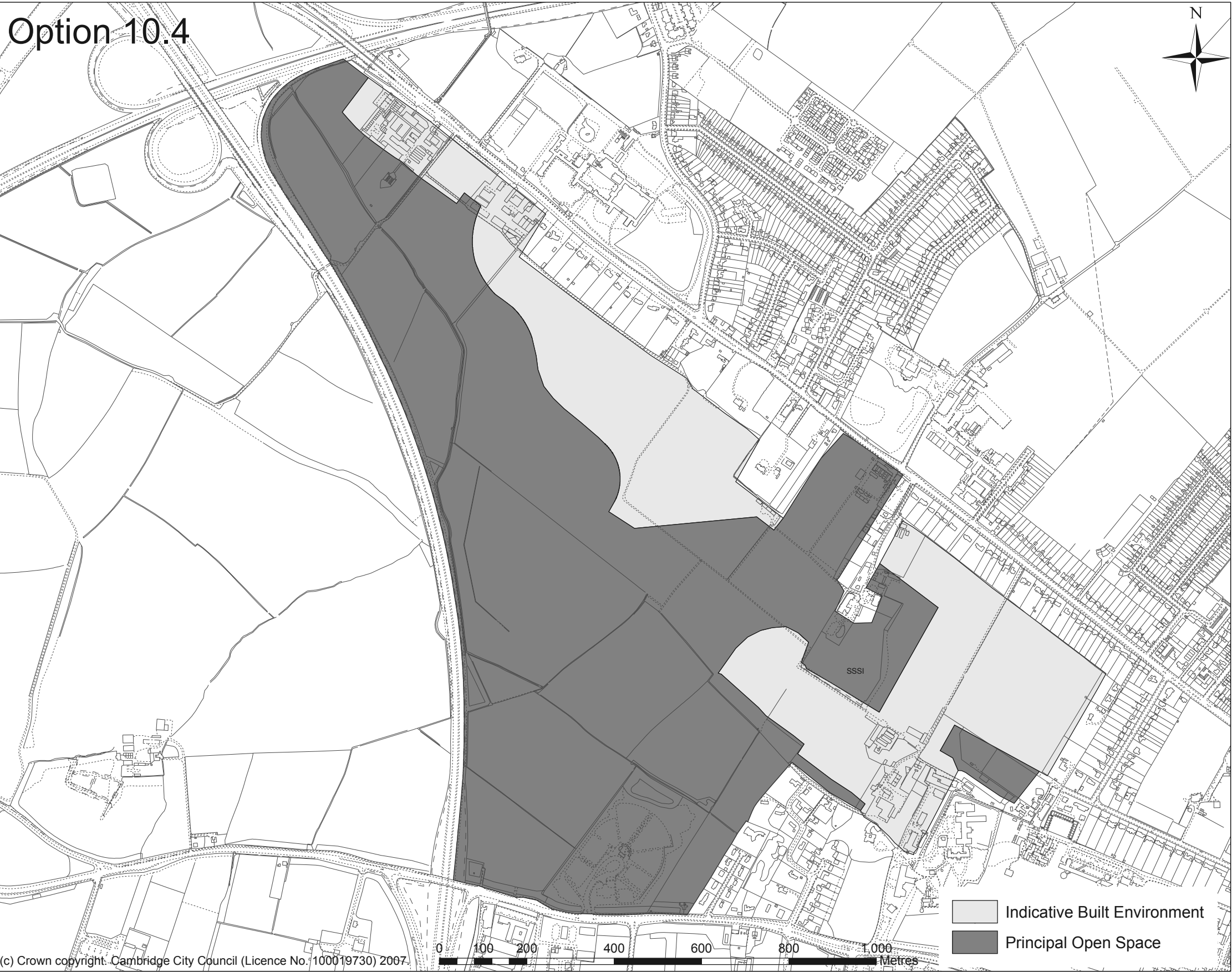
FIGURE
TITLE

NTS
U.0104_40-2

SCALE
DWG . NO .



Option 10.4



2.20	FIGURE
Option 10.4	TITLE
NTS	SCALE
U.0104_40-2	DWG . NO .





2.21	FIGURE
Option 10.5	TITLE
NTS	SCALE
U.0104_40-2	DWG . NO .





Indicative Built Environment

Principal Open Space



2.22

FIGURE

Application Site & Proposed Development
Analysis of the Assessments of Site Options A-E
Option A

TITLE

NTS

SCALE

U.0104_60-1

DWG . NO .





Indicative Built Environment
Principal Open Space



2.23

FIGURE

Application Site & Proposed Development
Analysis of the Assessments of Site Options A-E
Option B

TITLE

NTS

SCALE

U.0104_60-1

DWG . NO .





Indicative Built Environment
Principal Open Space



2.24

FIGURE

Application Site & Proposed Development
Analysis of the Assessments of Site Options A-E
Option C

TITLE

NTS

SCALE

U.0104_60-1

DWG . NO .





Indicative Built Environment
Principal Open Space



2.25

FIGURE

Application Site & Proposed Development
Analysis of the Assessments of Site Options A-E
Option D

TITLE

NTS

SCALE

U.0104_60-1

DWG . NO .





(c) Crown copyright. Cambridge City Council (Licence No. 100019730) 2007

0 75 150 300 450 600 750 Metres

Indicative Built Environment
Principal Open Space



2.26

FIGURE

Application Site & Proposed Development
Analysis of the Assessments of Site Options A-E
Option E

TITLE

NTS

SCALE

U.0104_60-1

DWG . NO .



1 Introduction and Assessment Approach

2 Application Site Description and Proposed Development

3 Phasing and Implementation

4 Planning Policy Considerations

5 Socio-Economic Assessment

6 Landscape and Visual Issues

7 Ecology and Nature Conservation

8 Soils and Geology

9 Archaeology

10 Cultural Heritage

11 Agricultural Circumstances

12 Traffic and Transport

13 Noise Environment

14 Air Quality

15 Hydrology, Drainage and Flood Risk

16 Utilities and Services

17 Sustainability Considerations

18 Cumulative and Interactive Effects

19 Summary



KEY

- Application boundary
- ▨ Indicative primary and secondary routes (reference NWC/OPA/PAR/01)

Phase 01:

- Indicative primary and secondary infrastructure provision
- Phase 01 indicative devepolment area



3.1

Phasing & Implementation
Phasing Plan 01

1:10,000@A3

FIGURE

TITLE

SCALE

DWG. NO.





KEY

- Application boundary
- ▬ Indicative primary and secondary routes (reference NWC/OPA/PAR/01)

Phase 02:

- ▬ Indicative primary and secondary infrastructure provision
- ▬ Phase 01 indicative completed development area
- ▬ Phase 02 indicative development area



3.2

Phasing & Implementation
Phasing Plan 02

1:10,000@A3

FIGURE

TITLE

SCALE

DWG. NO.

