

# West Cambridge Development

## MASTER PLAN REVIEW

APRIL 2004

Forming an Amendment to:

- The Master Plan and Environmental Statement, 1997
- The Master Plan Design Guidelines, 1999

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Master Plan Review Report

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Master Plan Review Report

Introduction

The West Cambridge Master Plan, which received Outline Planning Approval in 1999, provides a robust and flexible framework for the phased development of the West Cambridge site.

As the site is to be developed over several decades it is inevitable that there will be changes in the needs and aspirations of the University, which will be reflected in the way that the Master Plan is implemented. It is also inevitable that there will be amendments to proposals for individual plots within the site as the design for each area is developed. This requirement for flexibility is set out in the 1999 Master Plan documents (see The Master Plan and Environmental Statement, 1997, clause 4.144 and the Master Plan Design Guidelines, page 1 “The Nature of the Design Guidelines”, page 7 “Landscape Strategy” and page 9 “Illustrative Land Use Zoning”).

The Outline Planning Approval includes provision for occasional reviews of the Master Plan to accommodate these changes. This document describes the amendments that are included in the 2004 Review. It is intended that these changes will form an amendment to the 1999 Outline Planning Approval and that this document will be an addendum to the existing Master Plan documents. The Section 106 Agreement will not be revised.

new Outline Planning Application for the Master Plan.

Structure of the Document

The main part of the report is titled “Revisions to the Master Plan”, and is set out as follows:

- **Section 1** deals with amendments to the Master Plan arising from projects that have received Full Planning Approval since the Outline Approval of 1999.
- **Section 2** deals with the reconciliation of discrepancies between those Approvals and also lists revisions to the Master Plan relating to future development.
- **Section 3** deals with possible additional residential development, and is not a formal part of the Review.
- **Sections 4, 5 and 6** address changes to strategies for Landscape, Transportation and Ecology.

Schedules, Tables and Drawings

The amendments are described in schedules, tables and drawings included in this document. It is intended that these will supersede earlier versions which form part of the original Master Plan documents.

The key drawings are:

- Figure 2 - 1999 Master Plan, from the original 'Master Plan and the Environmental Statement' which is included for reference.
- Figure 100 rev A - 2003 Master Plan Review
- Figure 101 rev A - Main Elements of Master Plan Review

- Other updated drawings and tables from 'The Master Plan and the Environmental Statement' and 'The Design Guidelines' are included at end of the document.
- The Schedule of Land Uses and Plot Ratios, incorporating 2004 Master Plan Review will supersede Table 7 in the 1999 Master Plan Design Guidelines.

Since the original Outline Planning Approval more detailed surveys have been carried out of the site, resulting in minor adjustments to the site boundary and the plot areas shown on the Schedule.

More detailed information has also become available for areas in the existing School of Veterinary Medicine, and this too is included in the Schedule.

Minor adjustments have been made to some plot boundaries to rationalise their position in relation to proposed and existing development. These adjustments are included in the Schedule and are described on Figure 49 Rev A.

Impact on the Original Master Plan and Environmental Statement and Design Guidelines

This section sets out impact of the changes covered by this report, and concludes that there is negligible impact.

Master Plan and Environmental Statement, 1997 and Design Guidelines, 1999

The West Cambridge Master Plan and Environmental Statement was lodged in September 1997. Addendum pages and Master Plan Design Guidelines were added in January 1999. The Master Plan and Environmental Statement set out a vision for the development of the site. The Master Plan is intended to provide a framework for coherent development, and also to promote a particular social and visual character for the site. The Master Plan Design Guidelines are intended to provide briefing information for the development of individual parts of the site, and a means of monitoring development to ensure that it proceeds in line with the vision set out in the Master Plan and Environmental Statement. To this extent the Design Guidelines are intended as guidelines and are not prescriptive, and the drawings included in the documents are illustrative.

The changes proposed in this Master Plan Review are minor and all of them are designed to be consistent with the existing Master Plan vision and framework.

The Review does not change the total areas allowed under the 1999 Planning Approval for the land uses on the site under the categories of ‘academic’, ‘commercial research’, ‘research institute’ and ‘shared facilities’. Increases in ‘residential’ units and ‘sports use’ have already been approved by Cambridge City Council through Full Planning Approvals for these facilities. No increase is proposed to total numbers of car parking places.

The impact on the Master Plan and Environmental Statement and Design Guidelines is set out at the end of this report. The impact is negligible and is not considered necessary to lodge a



NOTE: ORIGINAL MASTERPLAN DRAWING FROM MASTER PLAN AND ENVIRONMENTAL STATEMENT, 1997 FOR REFERENCE

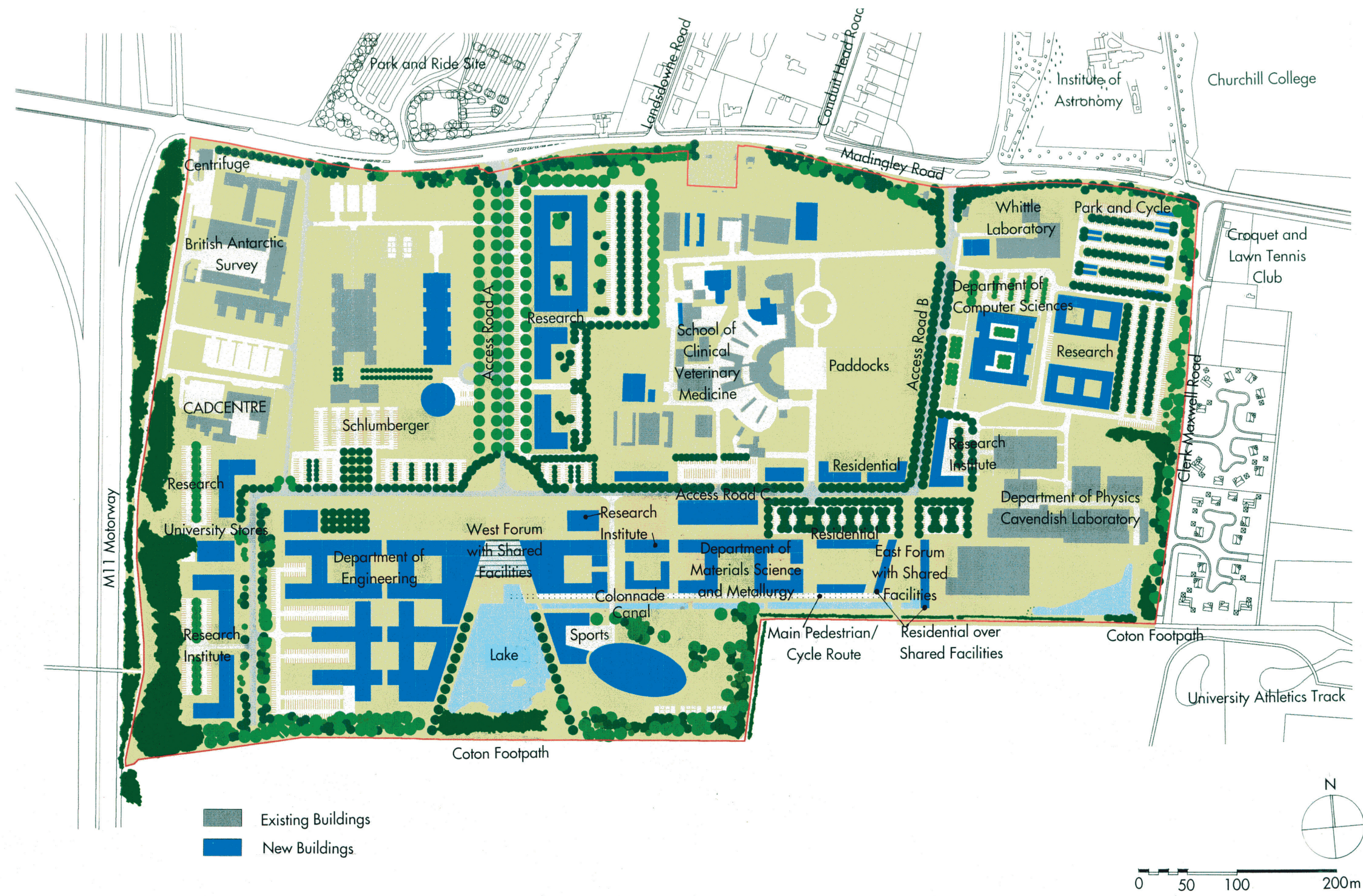
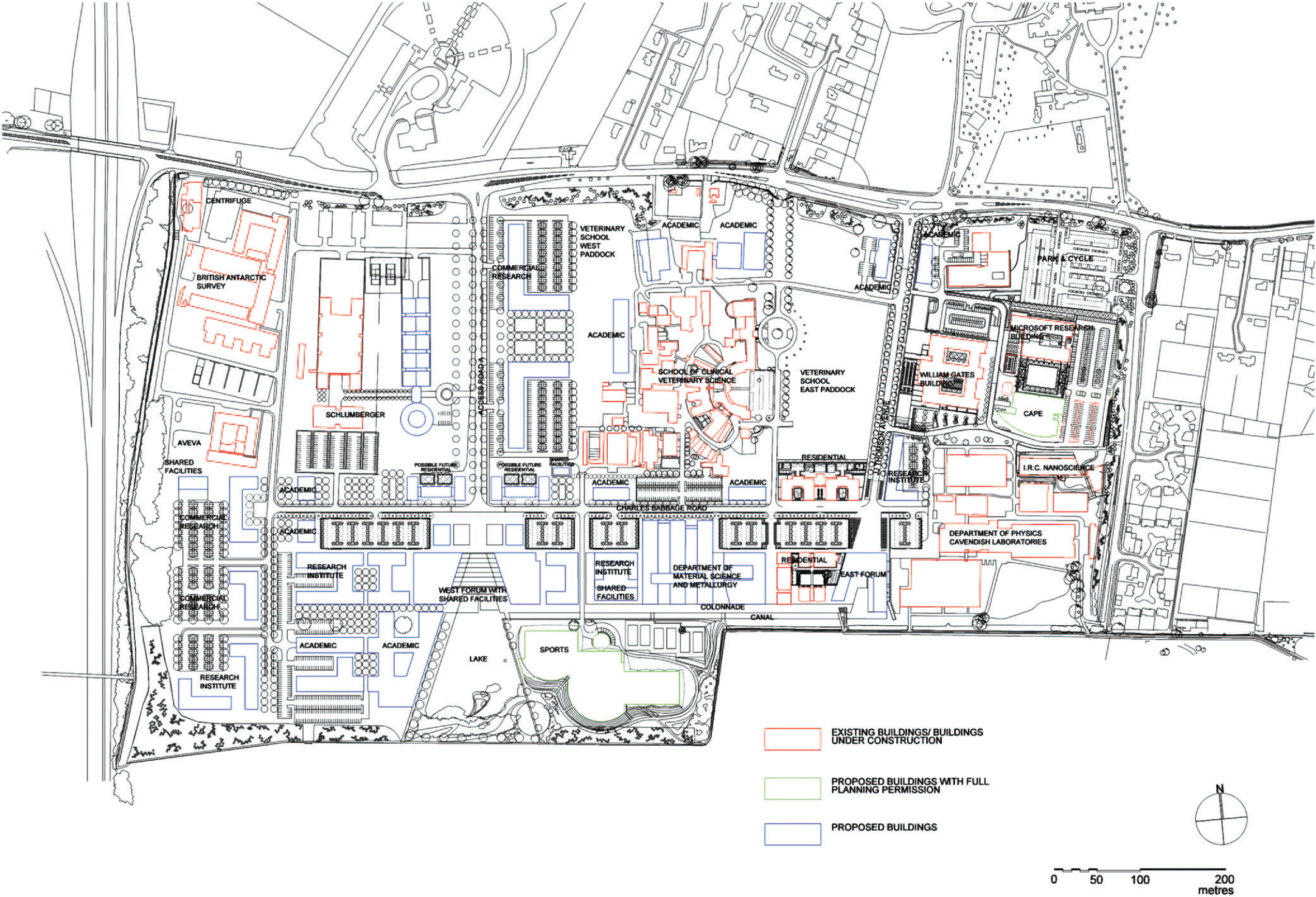


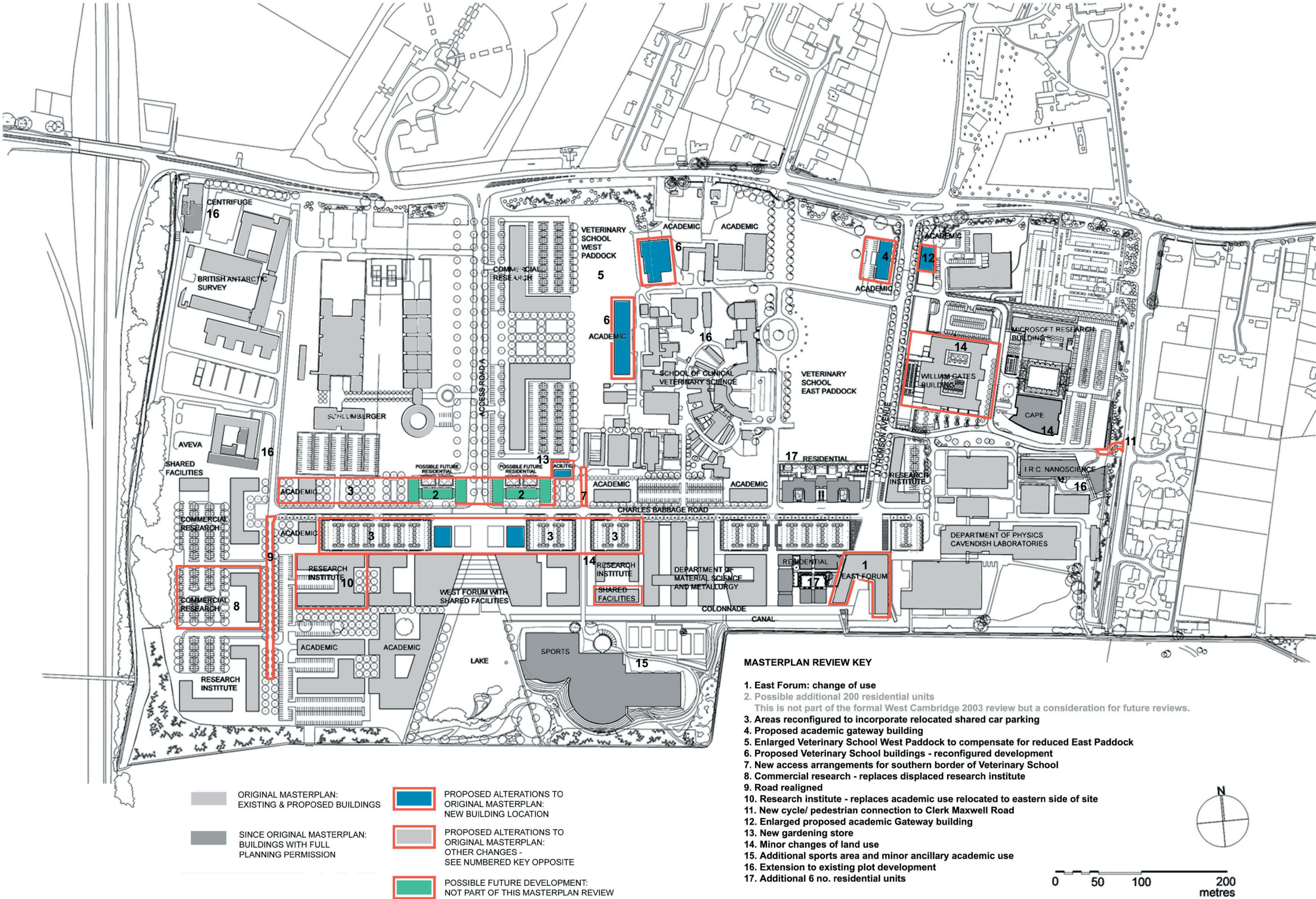
Figure 2 Master Plan





2004 Master Plan Review  
Figure 100 rev A





Revisions to the Master Plan

1.0 Full Planning Approvals received since Master Plan Outline Planning Approval of 1999

A number of projects have received Full Planning Approvals since 1999, which supersede the Outline Planning Approval. Some include minor amendments to the Master Plan. The 2004 Master Plan Review includes these amendments, to avoid discrepancies between the Master Plan Outline Planning Approval and the Full Planning Approvals for individual sites. The amendments are listed below:

1.1 Microsoft Plot C: Ref C/99/1242 RM  
Park & Cycle Plot C: Ref C/99/1157  
(Figure 49 rev B)

The development of Microsoft and the Park and Cycle sites resulted in a minor change in the boundary between Plots C and G.

1.2 South East area of Plot C (known as Centre for Advanced Photonics and Electronics or CAPE): Ref C/01/0526  
(Figure 101 rev A, key number 14)

This area of Plot C is designated for commercial research use in the Master Plan. However the Full Planning Approval incorporates some area for academic use. One of the main objectives of the Master Plan is to promote interaction between site users. Mixing compatible uses within plots supports this intention.

It is proposed that the displaced commercial research use be relocated to Plot J. This location avoids bringing the higher level of vehicle movements associated with commercial research use into the 'academic core' area of the West Cambridge site.

1.3 Sports Complex, Plot B: Ref C/01/1229/FP  
(Figure 101 rev A, key number 15)

The Full Planning Approval includes an additional area for sports use, and a small area for ancillary academic use.

The design of the building, which is accommodate beneath a series of mounds covered in planting, allows the additional floor area to be incorporated into the site in a way which enhances the landscape of this area. The area of the 'green wedge' between the new building and the canal is maintained as a landscaped area also incorporating outdoor tennis courts.

1.4 Residences and Nursery, Plot A2 and Part D: Ref C/02/0257  
(Figure 101 rev A, key number 17 and Figure 49 rev A)

The Full Planning Approval includes an additional 6 residential units which will help to meet the high demand for affordable housing for University staff and post graduate students.

The garden of the North Residences has extended marginally into Plot D (Veterinary School) and this boundary has been adjusted accordingly.

1.5 Other Approved Developments  
(Figure 101 rev A, key number 16)

Under the 1999 Outline Planning Approval, developments in plots A3, D and F are assessed on their own merits and any additional floor area is additional to the agreed totals. Developments on Plots A3, D and F which have received Full Planning Approvals

are included on the "Schedule of Land Uses and Plot Ratios, incorporating Master Plan Review". These include the IRC Nanoscience Building (Plot A3), minor developments for the School of Veterinary Medicine (Plot D) and extensions to the Centrifuge (Plot F) and to Aveva (formerly CADCENTRE) (Plot F).

1.6 Temporary Developments

Approvals for Temporary Catering (Ref C/01052 RM) and a Site Office (Ref C/00/0636 FP) are included in the "Schedule of Land Uses and Plot Ratios, incorporating Master Plan Review". As they are temporary and both on Plot D their floor areas are additional to the agreed Master Plan totals.



2.0 Proposed Revisions to the Master Plan

The 2004 Master Plan Review includes the following amendments to projects which have not yet received Full Planning Approval.

2.1 East Forum, Plot A2  
(Figure 101 rev A, key number 1 and Figure 6 rev A)

The University has developed a proposal for a building at the East Forum to accommodate the teaching and practice of entrepreneurship. This proposal embodies the vision for the development of the West Cambridge site which is central to the Master Plan.

The East Forum proposal comprises a partial change of use to this area of Plot A2 which was previously designated for residential use and shared facilities. The uses proposed for the East Forum are academic, commercial research and shared facilities.

The use classes for the proposed building are all included in the Outline Planning Approval for the West Cambridge site. The Review of the Master Plan, includes an allocation of 3641m<sup>2</sup> GEA Commercial Research use on Plot A2 for the East Forum project. Other adjustments have been made so that there is no overall increase in the allowance for Commercial Research use across the site.

Car parking spaces will be provided in shared car parks, primarily the East Square. There is no intention to increase the total number of spaces provided beyond that approved in the 1999 Outline Planning Approval.

The residential units displaced from the areas of the East Forum have been relocated to the adjacent plot (see 1.4 above), which is currently under construction.

The development of the Forum will require the demolition of an existing cooling tower, and this is shown on Figure 6 rev A.

Further information about the proposed activities in the East Forum are set out below in order to explain why the change of uses in this area of the site are felt to be appropriate and completely in tune with the Master Plan.

The proposal described below will develop as the project develops and may change in some details, without affecting the key intention with the Master Plan.

The University has established “Cambridge Enterprise” as the body that will occupy the East Forum. It is comprised of University Departments, and a University Enterprise Laboratory. It will also oversee incubator space and ancillary offices for non-University enterprise organisations. The remainder of the building will provide shared facilities for users of the building, and of the West Cambridge site and the wider University. This new organisation has the following mission:

*Cambridge Enterprise exists to help University of Cambridge inventors innovators and entrepreneurs make their ideas and concepts more commercially successful for the benefit of the UK economy, the inventors and the University.*

It should be emphasised that Cambridge Enterprise exists to serve the University and particularly Departments on the West Cambridge site. It has a key role to promote the transfer of knowledge between the University and the outside world, and the Forum building will be designed to be physically and visually open and accessible. The building will be designed to encourage interaction between all the activities within it and with other people on the West Cambridge Site.

Cambridge Enterprise consists of the following elements:

- University Departments with links to business and commerce.  
Activities include provision of training to support innovation and entrepreneurship.
- University Enterprise Laboratory.  
This will provide training and facilities for the start-up of new businesses which are generated by research being carried out within the University. Currently this activity generally takes place within University Department buildings.

Cambridge Enterprise will also oversee ancillary accommodation for:

- Business Incubators:  
Some of the venture capital firms will provide business incubation space.
- Accommodation for non-university enterprise organisations (e.g. venture capitalists, financial and legal consultants and regional networks).  
This is a key component in providing support,

funding and advise to new ventures in the incubators. Occupants for these areas will be selected by the University to ensure that they contribute to the core function of Cambridge Enterprise, which is to foster enterprise arising from University activities.

- Shared Facilities.  
Generous areas for meeting both formally and informally are crucial to the successful functioning of the building and will also help to integrate Cambridge Enterprise’s activities with the wider site. Shared facilities will include catering facilities.

**2.2 Gateway Building on Madingley Road/JJ Thomson Avenue, Plot D**

**(Figure 101 rev A, key number 4 and Figure 6 rev A)**

It is proposed to include two buildings of high quality at the entrance to the West Cambridge site on Madingley Road and JJ Thomson Avenue to act as a “gateway” and improve the appearance and presence of the site at the public highway. One of these buildings lies within Plot D, and one within Plot H (see 2.4 below). The building within Plot D would replace the existing house and the Temporary Catering building.

The new building would be positioned and landscaped to ensure that the functioning of the Wildlife Corridor on Madingley Road is not undermined. Development of this area in Plot D does not undermine the open character of the Veterinary School paddocks, as a large area to the south of the gateway building is retained, providing views and an open setting for the adjacent buildings.

The building would be designated for academic use and

it is likely that it would be allocated to the Department of Engineering as it lies opposite the Whittle site, which is also part of that department.

**2.3 School of Veterinary Medicine, Plot D  
(Figure 101 rev A, key numbers 5, 6, 7 and 13 and Figure 49 rev A)**

The area lost in the Veterinary School East paddock for the gateway building and residences (see 1.4 and 2.2 above), would be replaced in the area to the west of the Veterinary School by adjusting the boundary with the adjacent site, to ensure that the Veterinary School retains the total area of paddocks provided in the 1999 Master Plan.

The revised Master Plan shows how a landscaped area might be formed between buildings on Access Road A, providing a setting for future Veterinary School development, which would in turn mask the range of buildings at the rear of the Veterinary School which have an agricultural character.

The Master Plan review shows an additional road access into the Veterinary School from Charles Babbage Road which is required to service existing buildings. There is also the proposed addition of a gardening store into this area of the site, to provide a facility for managing landscape areas on the West Cambridge Site.

**2.4 Whittle Site, Plot H and Part C  
(Figure 101 rev A, key number 12 and Figure 49 rev A)**

The 1999 Master Plan provides a site for academic development to the west of the Whittle Laboratory. The repositioning of the entrance road to the Whittle site and the demolition of cottages allows a rationalisation of this plot and the opportunity to design a more substantial building which can help to create a sense of arrival at the entrance to the site from Madingley Road. The building will form a ‘gateway’ with the proposed building on the opposite side of JJ Thomson Avenue (see 2.2). The Master Plan Design Guidelines for Plot H recognise that this is a prominent position requiring an appropriate development.

The building would be designated for academic use. The boundary to Plots C and H has been adjusted accordingly.

**2.5 Pedestrian/Cycle Route Connection to Clerk Maxwell Road, Plot C  
(Figure 101, key number 11, Figure 45 rev A  
McQuitty Landscape Design drawings 105/051/01 rev A, 105/051/02, 105/051/03  
Hannah Reed drawings 201148/01 P3, C201148/02 rev A)**

**2.5.1 Pedestrian/Cycle Routes**

The University submitted a previous application (submitted 25.03.02 ) for a pedestrian/cycle link from Clerk Maxwell Road into the West Cambridge site which was subsequently withdrawn and the University are now seeking planning permission for an amended route.



2.5 Pedestrian/Cycle Route Connection to Clerk Maxwell Road, Plot C  
(Figure 101, key number 11, Figure 45 rev A  
McQuitty Landscape Design drawings 105/051/01 rev A, 105/051/02, 105/051/03  
Hannah Reed drawings 201148/01 P3, C201148/02 rev A)

2.5.1 Pedestrian/Cycle Routes

The University submitted a previous application (submitted 25.03.02 ) for a pedestrian/cycle link from Clerk Maxwell Road into the West Cambridge site which was subsequently withdrawn and the University are now seeking planning permission for an amended route.

One of the key objectives of the transportation strategy of the Master Plan is to promote sustainability by providing safe and pleasant pedestrian and cycle routes (see 1999 Master Plan and Environmental Statement, clauses 4.12 and 4.74, and in the Design Guidelines, page 6 and page 10, 'Permeability'). These routes serve to link the existing developments and public spaces within the West Cambridge site and, in the wider context, are a means of integrating the site within the centre of West Cambridge itself.

With the completion of the William Gates, Microsoft and Nanofabrication buildings and proposals for the Cape Building underway, the University have reviewed the cycle and pedestrian network across this part of the site and have identified a need for a further route forming a connection to Clerk Maxwell Road. This will help prevent congestion to the proposed network, ensuring safe cycle and pedestrian movement throughout

the West Cambridge site

The network of routes is intended to encourage walking and cycling as an alternative to the use of cars. Pedestrians and cyclists use paths which provide the quickest means of arriving at their destinations. The proposed route will serve developments between Clerk Maxwell Road and the new J.J.Thomson Avenue/Access Road B providing a link to Madingley Road and the Coton Footpath. Clerk Maxwell Road is relatively wide with little traffic. It is able to accommodate the additional cycle traffic that will be generated by the new access.

The new access route has been designed and landscaped to preserve privacy for residents of Clerk Maxwell Road.

McQuitty Landscape Design drawing 105/051/01 Rev A shows the line of the proposed pedestrian/cycle route. The route avoids making a direct cut through the planted bank which provides a screen between the West Cambridge site and the residential area opposite. Rather it follows a curved line which retains the screening impact of the bank and the accompanying planting. The revised line allows the pedestrian/cycle route to take advantage of an existing gap in the hedgerow where only minimal trimming will be necessary to allow the path to go through.

McQuitty Landscape Design drawing 105/051/02 illustrates an elevational view of the access at the point where it joins Clerk Maxwell Road, seen from the road. It shows that the mound and its planting as well as the retained hedgerow along Clerk Maxwell Road

will continue to provide very effective screening of the West Cambridge development from the neighbouring residential development. The housing on Clerk Maxwell Road is laid out in the form of 'closes', and does not face towards the road. Where planting has to be removed as part of re-contouring, the replacement planting will be of the same size and species mix as that originally specified.

A number of comments were made about the design of the cycle and pedestrian route when the proposal was submitted for planning approval on 25 March 2002. A response to these comments is given below.

- **The need for an additional route.**  
The route is primarily intended to serve cyclists and pedestrians travelling from the city centre via the Coton Footpath (which is encouraged as it is a safer route than Madingley Road) to buildings on Plot C - the William Gates Building, Microsoft and CAPE. Cyclists and pedestrians will take the route which is perceived as being the shortest and at present go through the Cavendish site along a route which is already heavily used and has a number of sharp bends. The proposed new access from Clerk Maxwell Road provides a safer route to Plot C.
- **Location of the access onto Clerk Maxwell Road.**  
The location of the access point onto Clerk Maxwell Road provides the shortest route from the Coton Footpath into Plot C via Clerk Maxwell Road and also takes advantage of an existing gap in the hedge on Clerk Maxwell Road so that only a minimal amount of trimming will be required. If the access point were further to the north, cyclists would have

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April 2004  
Revised Clause 2.5.1

to double back to the William Gates Building and CAPE, and it is likely that they would therefore continue to use the existing shorter route through the Cavendish site.

- **Cycling Speed - Width of the Route and Radius of Bends.**

It was suggested that the width of the route should be increased to 4m. Hannah Reed, the University’s traffic consultants, advise that, given the expected flows, 3m is more than adequate and is in line with Sustrans and Institute of Highways and Transportation guidance. Increasing the width of the route to 4m would require further trimming of the hedge and would tend to undermine measures taken to restrict views into the site from Clerk Maxwell Road.

It was suggested that the route should have 15m radius bends to allow cyclists to cycle faster. The proposed design is intended to encourage cyclists to cycle at speeds appropriate to a path which is shared with pedestrians, and to encourage them to slow down at the point where the path joins Clerk Maxwell Road.

A comment was made that the design of the route will require constant stopping and starting which would deter cyclists. The route is designed to allow steady progress with only one stop, at the point where the route meeting the public highway for safety. We do not consider that this will deter use.

The proposed width and radii are therefore considered to be appropriate to the intended use of

the route.

- **Junction Visibility Splays.**

The detailed design of the path will include means to prevent cyclists from cycling straight out onto the public highway for safety reasons. The suggestion that greater visibility splays are required is therefore not relevant.

- **Surface Joint Detail.**

It was suggested that these should be a minimal drop kerb height. This detail will be incorporated into the detailed design of the route.

- **Loss of Hedgerow.**

The route is positioned to take advantage of an existing gap in the hedge. At the proposed width of 3m, only minimal trimming of the hedge will be required.

NB: For clause 2.5.2, see 2004 Master Plan Review document.

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One of the key objectives of the transportation strategy of the Master Plan is to promote sustainability by providing safe and pleasant pedestrian and cycle routes (see 1999 Master Plan and Environmental Statement, clauses 4.12 and 4.74, and in the Design Guidelines, page 6 and page 10, 'Permeability'). These routes serve to link the existing developments and public spaces within the West Cambridge site and, in the wider context, are a means of integrating the site within the centre of West Cambridge itself.

With the completion of the William Gates, Microsoft and Nanofabrication buildings and proposals for the Cape Building underway, the University have reviewed the cycle and pedestrian network across this part of the site and have identified a need for a further route forming a connection to Clerk Maxwell Road. This will help prevent congestion to the proposed network, ensuring safe cycle and pedestrian movement throughout the West Cambridge site

The network of routes is intended to encourage walking and cycling as an alternative to the use of cars. Pedestrians and cyclists use paths which provide the quickest means of arriving at their destinations. The proposed route will serve developments between Clerk Maxwell Road and the new J.J.Thomson Avenue/Access Road B providing a link to Madingley Road and the Coton Footpath. Clerk Maxwell Road is relatively wide with little traffic. It is able to accommodate the additional cycle traffic that will be generated by the new access.

The new access route has been designed and landscaped to preserve privacy for residents of Clerk Maxwell Road.

McQuitty Landscape Design drawing 105/051/01 Rev A shows the line of the proposed pedestrian/cycle route. The route avoids making a direct cut through the planted bank which provides a screen between the West Cambridge site and the residential area opposite. Rather it follows a curved line which retains the screening impact of the bank and the accompanying planting. The revised line allows the pedestrian/cycle route to take advantage of an existing gap in the hedgerow where only minimal trimming will be necessary to allow the path to go through.

McQuitty Landscape Design drawing 105/051/02 illustrates an elevational view of the access at the point where it joins Clerk Maxwell Road, seen from the road. It shows that the mound and its planting as well as the retained hedgerow along Clerk Maxwell Road will continue to provide very effective screening of the West Cambridge development from the neighbouring residential development. The housing on Clerk Maxwell Road is laid out in the form of 'closes', and does not face towards the road. Where planting has to be removed as part of re-contouring, the replacement planting will be of the same size and species mix as that originally specified.

2.5.2 Hedgerow on Clerk Maxwell Road

While the revised route of the cycle route does not impinge on the existing hedgerow, because use is made of an existing gap, the University wishes to carry out positive restorative management of the hedgerow as part of a wider strategy to improve the boundaries of the West Cambridge site. The information which follows describes the history of the existing hedgerow as well as its conditions and proposals for its management as part of the cycle route works.

- LOCATION OF HEDGE  
Clerk Maxwell Road, western side, forming the boundary between the road footpath and development plots on the West Cambridge site.
- OWNERSHIP  
Cambridge University
- LENGTH AND DIRECTION  
Approximately 250 m, north/south from approximately 200 m south of the junction with Madingley Road to the junction of Clerk Maxwell Road with the Coton Path.
- HISTORIC BACKGROUND  
Maps and documents in the County Records Office and at the City Library indicate a boundary which existed prior to Enclosure and which corresponds to the location of the Clerk Maxwell Hedge. The 1802 Enclosure map shows the area allocated to William Farish, Clerk Vicar of the Parish of St Giles with Madingley Road and Coton Path forming the north and south boundaries respectively. However, on

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later maps where hedges are shown, this one does not appear, leaving the date of its planting open to question. It does not visibly relate to any building or other feature associated with Enclosure and does not incorporate a recorded archeological site.

Post 1960 maps show that Clerk Maxwell Road was constructed as an extension to the access road for the Cambridge Croquet and Lawn Tennis Club which was built on the land originally allotted to Clare Hall. It is believed that although the line of the hedge appears to be an old boundary, the actual planting may date from the 1950s when the University first began developing the site.

- DESCRIPTION  
Hedge species - A planted hawthorn hedge with elder and dog rose occurring occasionally. One privet and a single plum noted close to the northern end. Excessive ivy growth is pulling down branches on the road side. Convolvulus.  
Standard trees - None.  
Height - In excess of 6 m along entire length apart from a 3-4 m gap.  
Condition - Poor condition. Over-mature and poor in species. Base beginning to thin.  
Verge - Unkempt.  
Ditch - No.
- WILDLIFE IMPORTANCE  
Interesting finches and tit species observed, the hedge providing reasonable cover for birds.

- VISUAL AND PHYSICAL IMPORTANCE  
The hedge screens the developing site from houses on the eastern side of Clerk Maxwell Road. It provides significant wind shelter and is currently protecting the establishment of indigenous species on a large mound running on the western side. Strongly growing ivy currently provides much of the screening value of the hedge, an effect particularly noticeable in winter.

- PROPOSALS  
Given the poor condition of this hedge the best horticultural/arboricultural practice would probably be removal and replacement with new planting which could be maintained to a reasonable height. However, this approach will mean little or no screening for several years and it is therefore considered best to improve the management of the existing hedge.

The University of Cambridge propose to reduce the hedge by half its height to encourage thickening at the base. The hedge will be maintained at a height of 4 - 5 metres, the maximum that can be cut by a mechanical flail. The ivy will be removed. A tall "A" shape with a rounded top will be created, encouraging a thick bottom and good cover for birds. This shape of hedge also allows a greater diversity of plants to flourish at its base.

To augment the screening function of the hedge gaps will be replanted and a supplement of 3 rows, 1 metre apart, will be planted between the old hedge and the recently planted hedge at the base of the mound. The verge will be maintained as mown

grass.

2.6 Reconciliation of Land Uses and Rationalisation of Plot Boundaries

(Figure 101 rev A, key number 8, 9 and 10)

The Master Plan Design Guidelines, page 9, 'Illustrative Land Use Zoning' paragraph 3 states that there is some flexibility to redistribute approved land uses between plots.

The overall effect of the changes described above and in section 1 of this document leads to a displacement of commercial research use from Plots C and E, which is relocated to Plot J. In conjunction with this change, the North-South road between Plots A1 and J is straightened (key number 9) partly to rationalise the plan and partly to avoid an underground service main. In turn, research institute use displaced from Plot J is relocated in Plot A1 where it can be integrated with academic activities.

It must be emphasised that the 2004 Master Plan Review does not include any changes to the overall floor areas for academic use, commercial research use, research institute use or shared facilities.

The 2004 Master Plan Review incorporates the increase in the provision of residential units and the area for sports facilities as already approved in the Full Planning Approvals for these projects. It does not propose any further increase for residential or sports use.

No change is proposed for the overall provision of parking spaces.

3.0 Future Proposals  
(For Information Only)

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3.1 Additional Residential Units, Plot A1  
(Figure 101 rev A, key number 2)

The University is considering including a further 200 residential units for University staff and postgraduate students on Plot A1 at the south end of Access Road A. This proposal does not form part of the 2004 Master Plan Review and is included here for information only.

4.0 Landscape Strategy  
(Figure 101 rev A, Key number 3 and Figure 43 rev A and Table 6 rev A)

This Master Plan Review incorporates a philosophy and layout of planting and open spaces in line with the original Master Plan. In the area north of West Forum the landscape layout has been adapted to accommodate two new blocks. The revised layout of buildings, combined with planting, creates a stronger and more coherent public square at this key location in the West Cambridge development. This is in line with the objective of the Master Plan to create an urban environment in the academic core area of the site (Plots A1, A2 and A3).

Car parking is rationalised into landscaped squares, similar to the East Square, along Charles Babbage Road (Access Road C). The University plans where possible to manage the car parks at West Cambridge as shared parking areas.

Since approval of the original Master Plan proposal the University has implemented substantial areas of the Landscape Infrastructure. More than 80% of the perimeter planting shown on Figure 43 Rev A has been carried out, with only a small section in the south west corner awaiting completion of a noise protection bund. In addition J.J.Thomson Avenue, one of the

main vehicular thoroughfares within the site, has been planted with semi mature trees and hedges.

The anticipated losses of original landscape features are unaltered from the original Master Plan (see Table 6 Rev A). As the development has proceeded it has proved possible to actually increase the areas of structural planting around the perimeter. These plantations are of particular importance in reinforcing the Wildlife Corridors which are a key component of the West Cambridge Ecological Strategy and an important part of the wider City Wildlife Conservation Plan.

5.0 Transportation

A separate document produced by Hannah Reed, entitled “Transportation Study Supplement - January 2004” has been submitted with this report.

Hannah Reed and Associates Ltd have carried out an assessment of the likely effects on the transportation network arising from the 2004 Master Plan Review changes, which essentially involve adjustments to land use locations within the site and an additional cycle and pedestrian access from Clerk Maxwell Road.

The results of this assessment indicate that there will be no noticeable effect on predicted traffic movements off-site and therefore indicates that no amendment to the Section 106 for the West Cambridge Site will be required. Similarly the triggers within the Section 106 Agreement are not affected.

6.0 Ecology  
(Figure 10, rev A)

The Statutory Authorities have made some changes to the designation of City Wildlife Sites at West Cambridge, and these are shown on Figure10 rev A. They include alterations to the location of the County Wildlife Site on Plot B, and the de-registration of Paynes Pond, which is no longer a City Wildlife Site, on Plot A3.

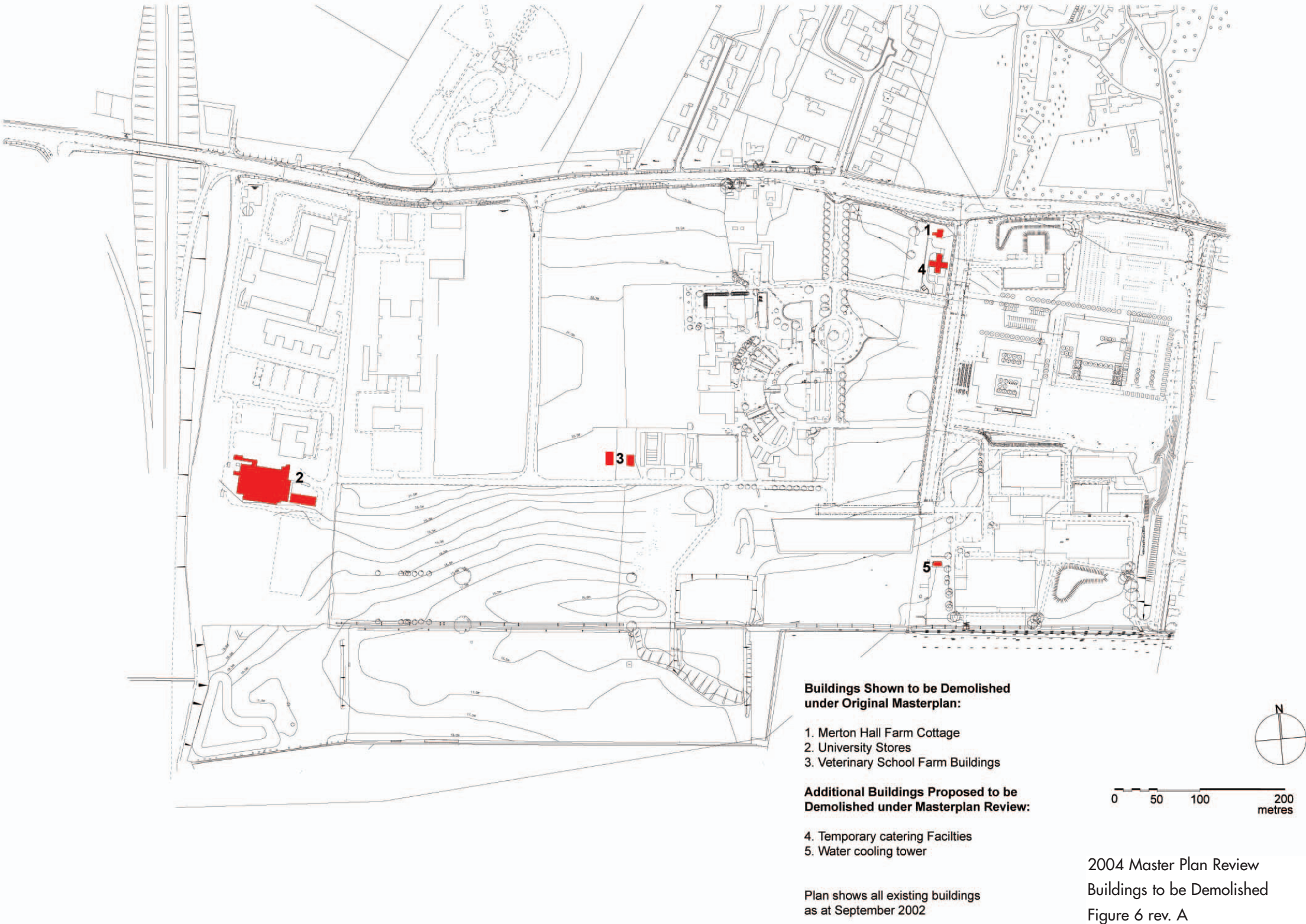
Since the original 1999 Master Plan, there have been further surveys of the West Cambridge site and liaison with various environmental bodies leading to the development of the Ecology Strategy. This is closely integrated with the landscaping strategy for the site and is based in large measure on the Wildlife Corridors running along the northern and souther boundaries of the site. The landscaping along the Coton Path Wildlife Corridor realises the ambition of the Local Plan for this to become an active and ecologically viable entity. Already colonisation is occurring of the planting along the Coton Footpath, for example, yellow necked mice were recently recorded in this section. The extension of the Coton Hedge City Wildlife Site is reflected in the Ecological Strategy. This was primarily due to the finding of the yellow vetching along the pathway.

The Coton Path Wildlife Corridor will also link into a realigned City Wildlife Site (C5.1) along the western boundary of the site to provide a linkage between Madingly Road and Coton Path Wildlife Corridors. Habitat is being created in order to replace the loss of part of the existing scrub area (1.3 hectares) as approved in the original Master Plan and Outline Planning Application. The canal and the lake will substantially contribute to the corridor linking up with Paynes Pond and the Sports Ground pond.

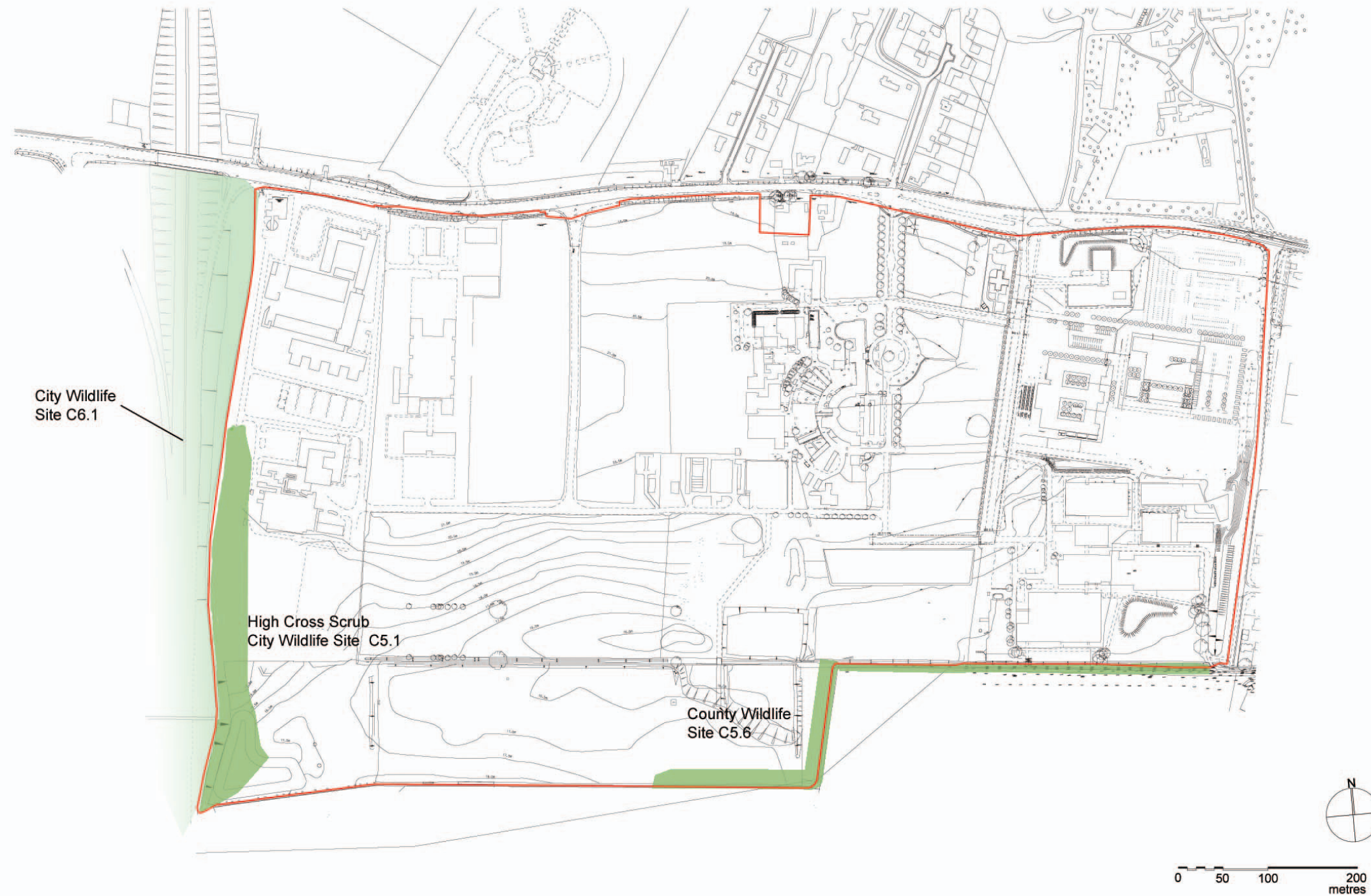
## Master Plan Review Report

The revised Master Plan reflects the Ecology Strategy in all respects, and on-going surveillance of the West Cambridge site will inform development of the site on into the future.



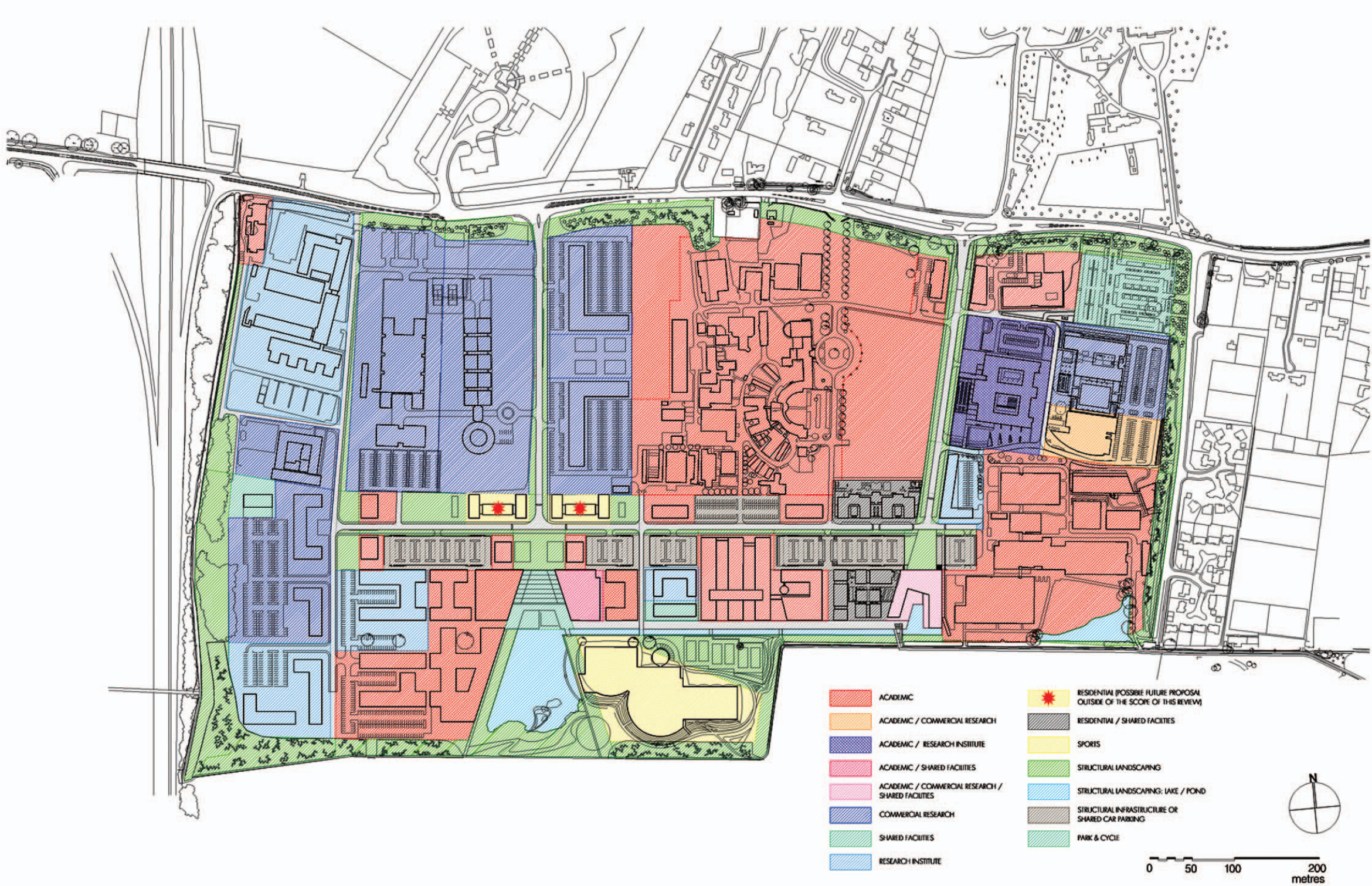






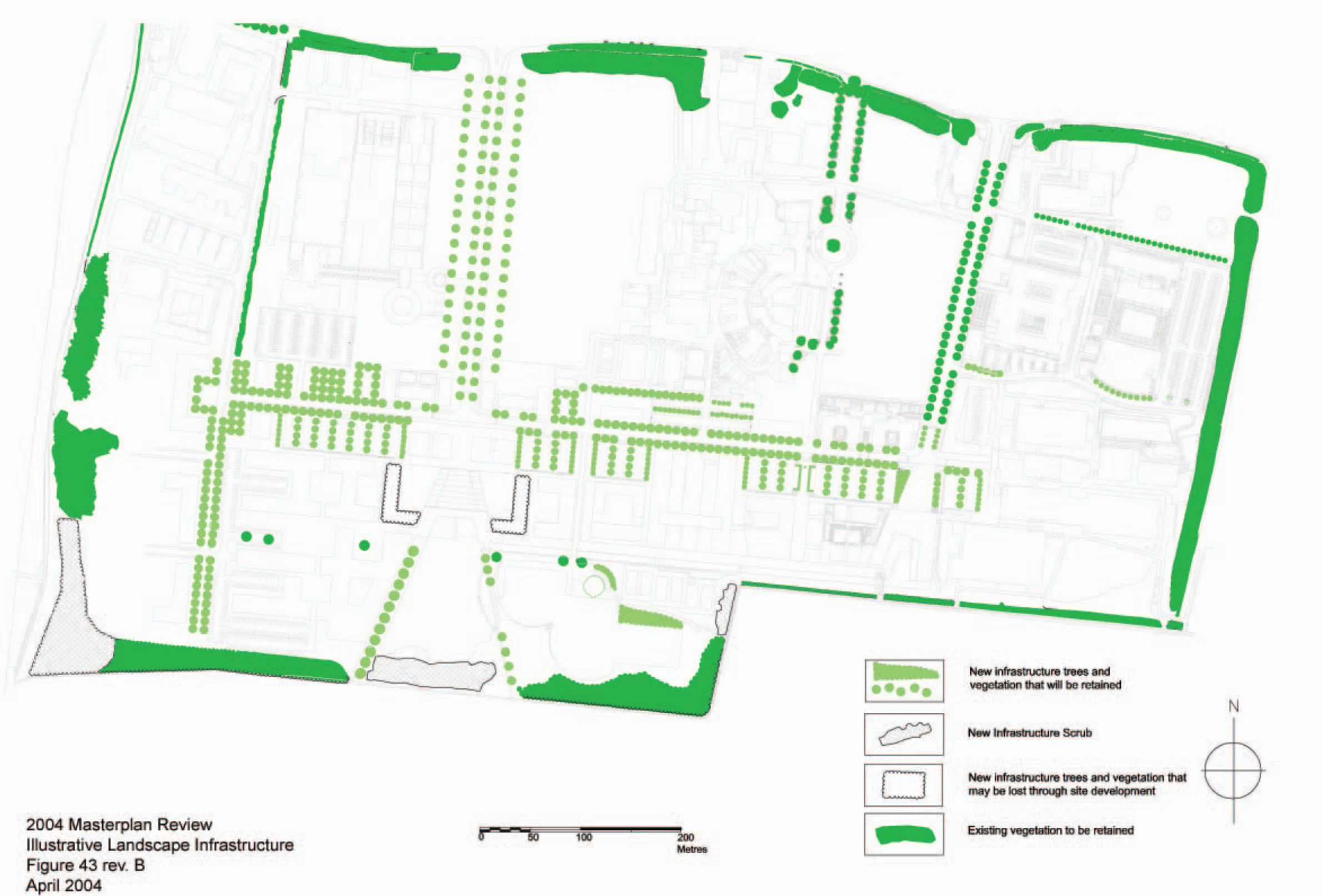
2004 Master Plan Review  
Location of City and County Wildlife Sites  
Figure 10 rev. A





2004 Master Plan Review  
Illustrative New Land Use  
Figure 21 rev. B







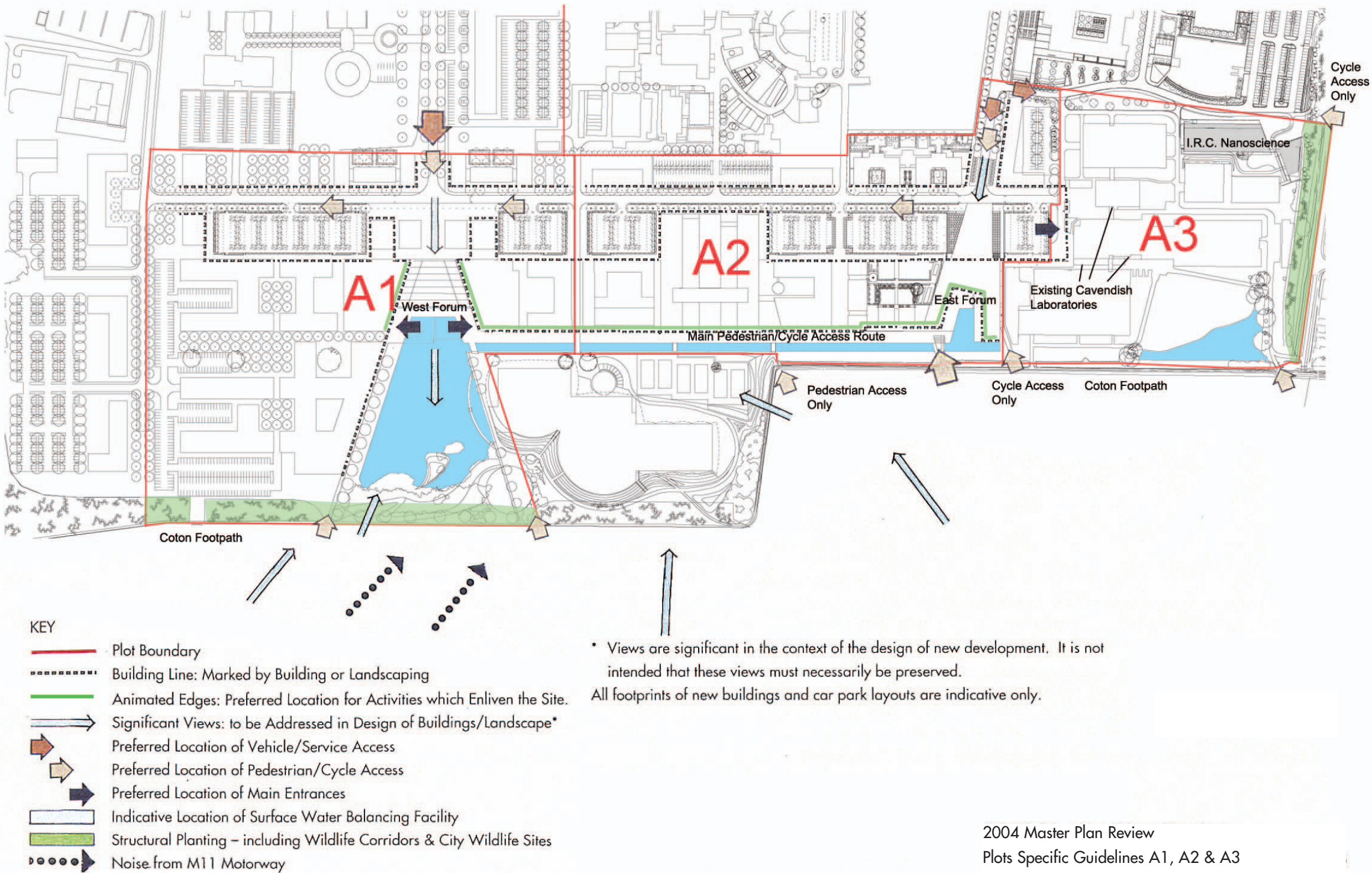








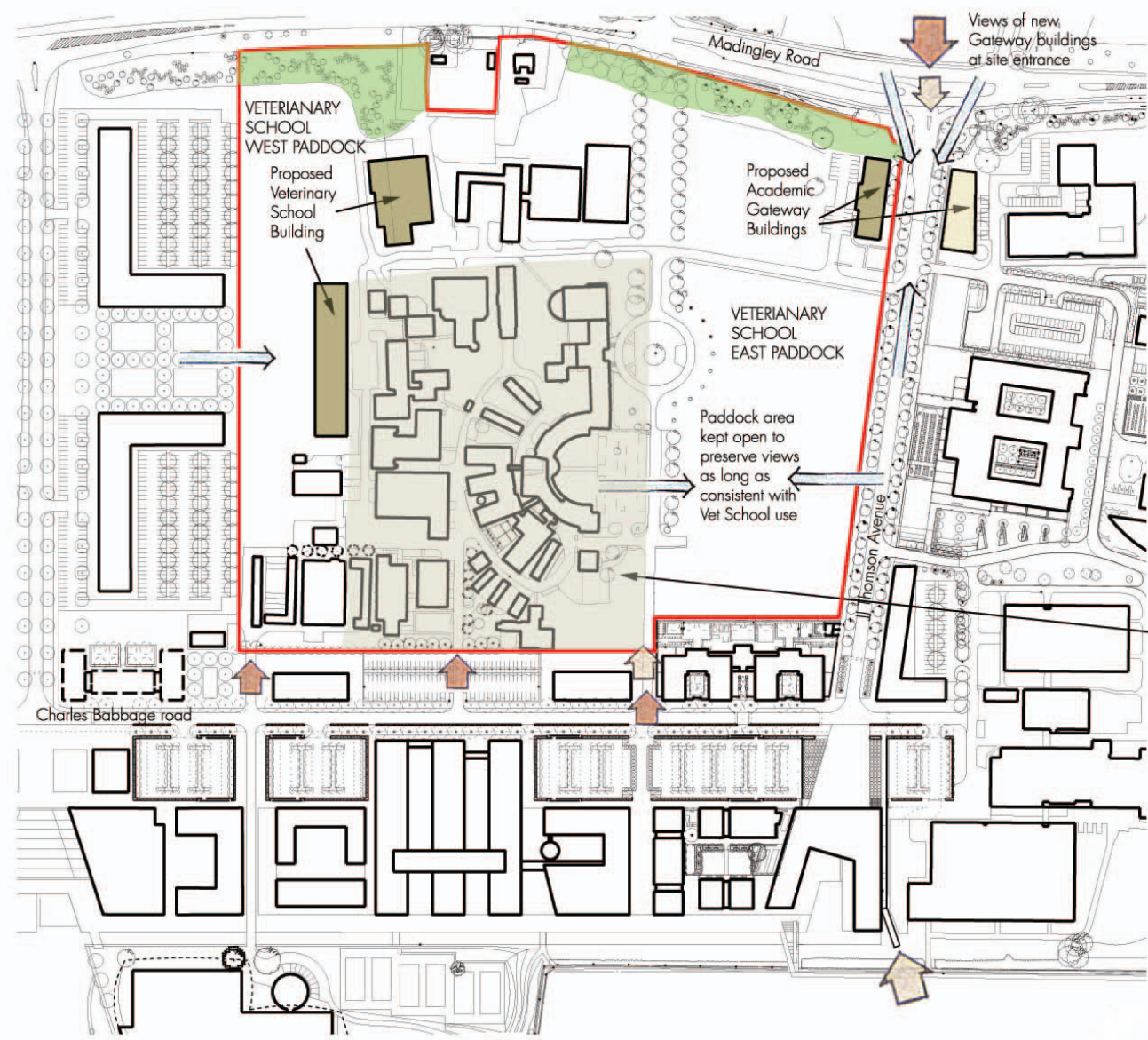
Design Guidelines - Part II



2004 Master Plan Review  
Plots Specific Guidelines A1, A2 & A3  
Figure 50 rev. A



Design Guidelines - Part II



- KEY
- Plot Boundary
  - Building Line: Marked by Building or Landscaping
  - Animated Edges: Preferred Location for Activities which Enliven the Site.
  - Significant Views: to be Addressed in Design of Buildings/Landscape\*
  - Preferred Location of Vehicle/Service Access
  - Preferred Location of Pedestrian/Cycle Access
  - Structural Planting – including Wildlife Corridors & City Wildlife Sites

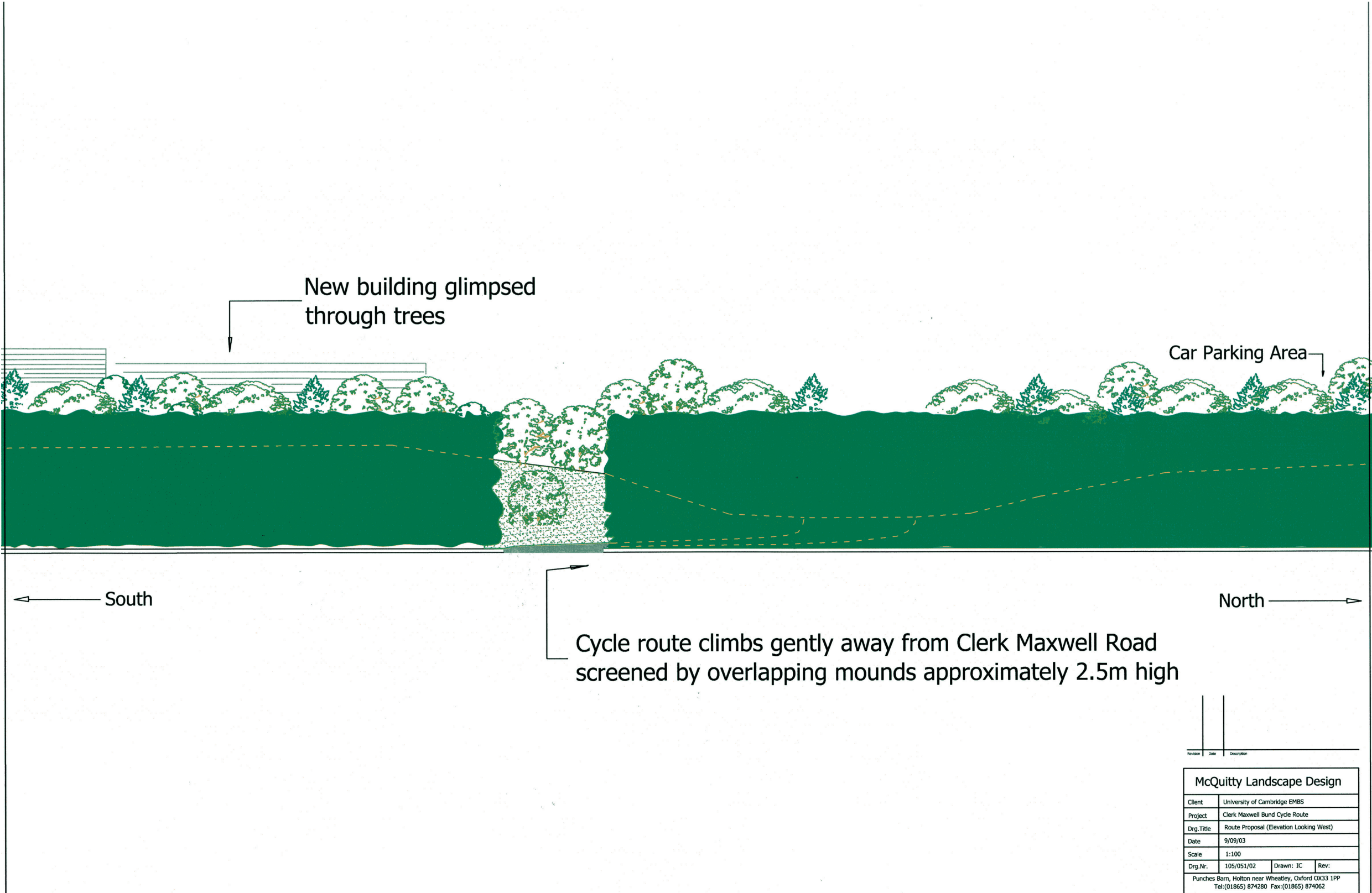
Views are significant in the context of the design of new development. It is not intended that these views must necessarily be preserved.  
 All footprints of new buildings and car park layouts are indicative only.

Future small scale development in shaded area to be assessed independantly from main Planning Application

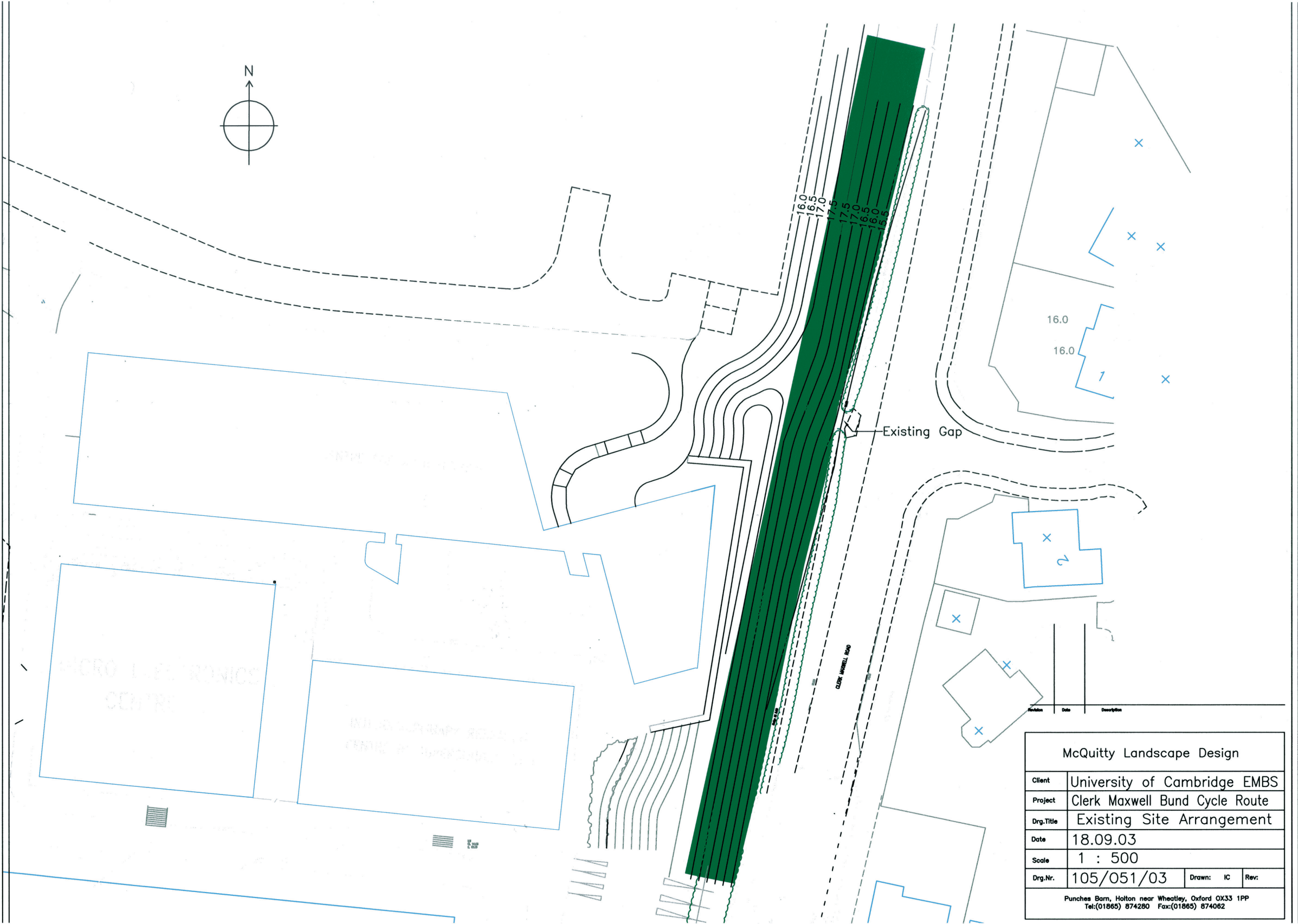
2004 Master Plan Review  
 Plot Specific Guidelines - Plot D  
 Figure 53 rev. A



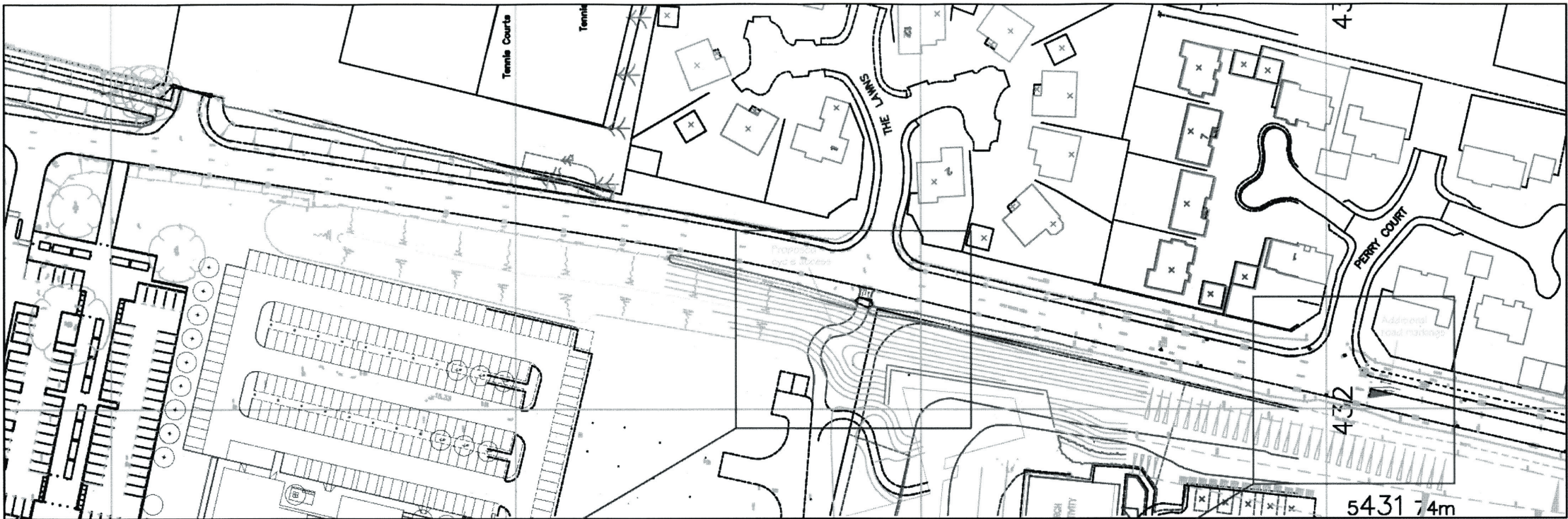




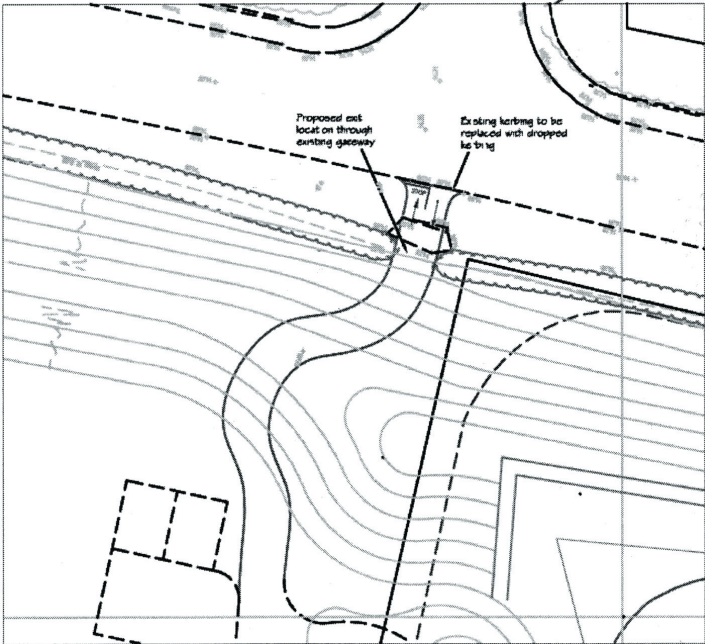




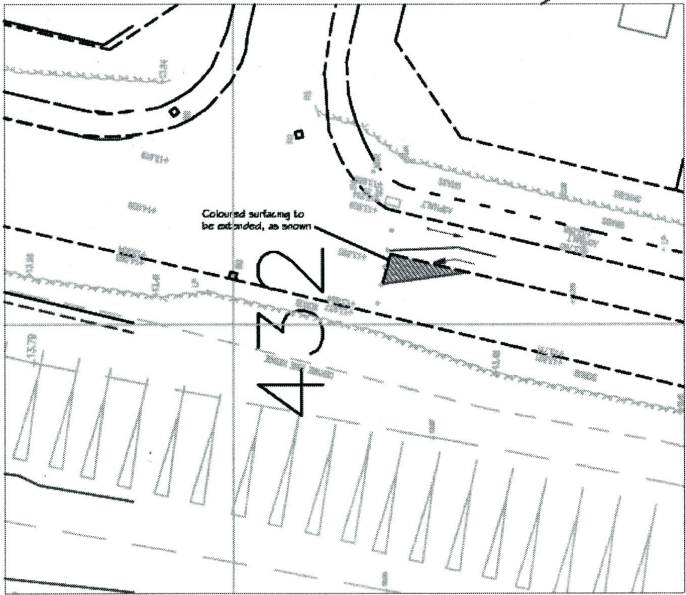




Plan Scale 1:500



Scale 1:200



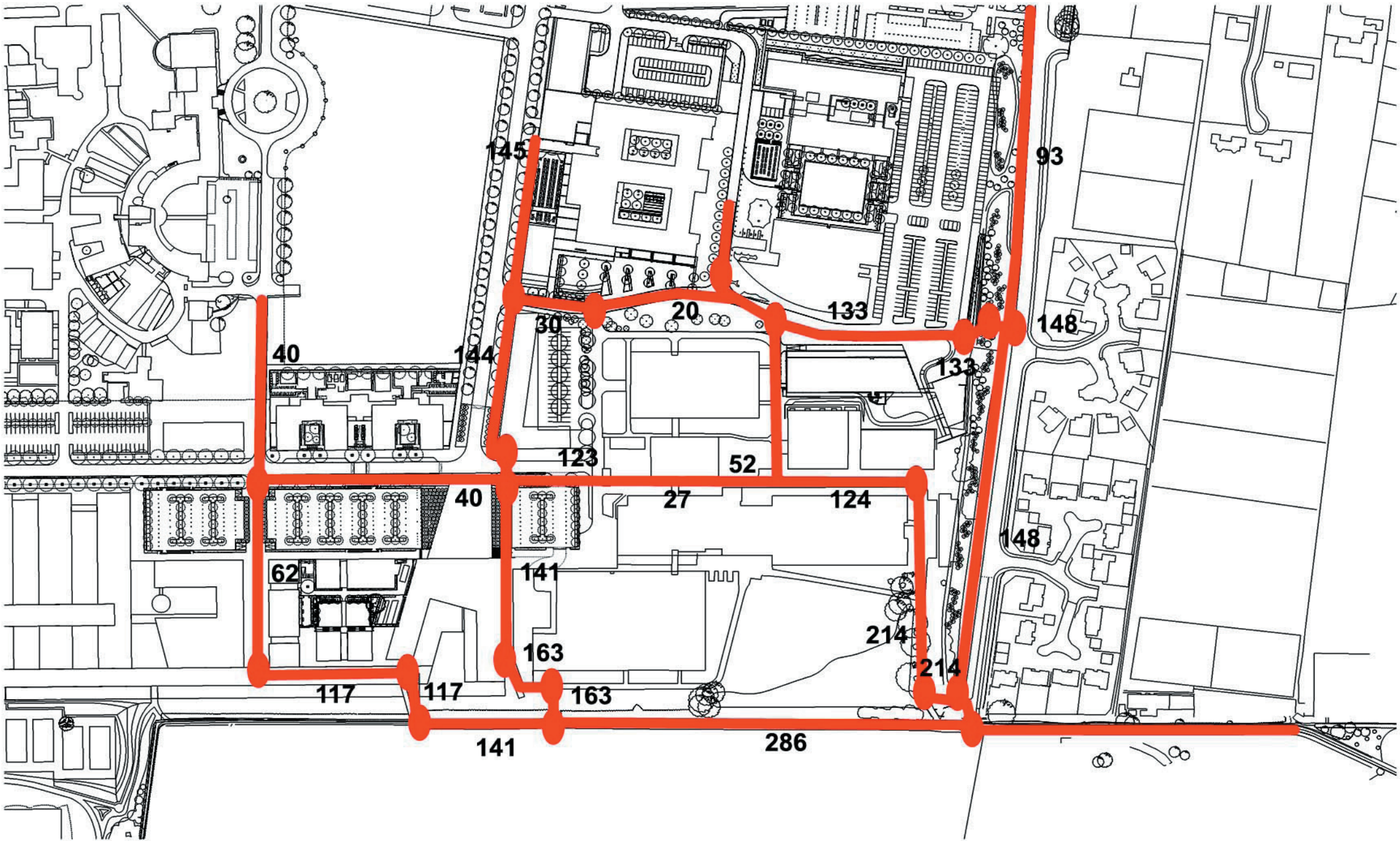
Scale 1:200

PRELIMINARY

P3	Cycle access re-aligned to go under existing gate	PC	1/01/2023	
P2	Cycle access re-align	J	FY 1/10/2022	
P1	Initial issue	PC	P	
Rev	Description	Dr	Cd	Date
Client				
University of Cambridge				
Project				
West Cambridge Development Cycle Route Cavendish Complex				
Title				
Proposed Works Clerk Maxwell Road				
Hannah Reed		Sheet Size	A1	Scale As Shown
Yellow House, Fulbourn, Cambridgeshire CB1 9AB		Drawn	FY	Drawing Number
Tel: 01223 33 88 88		Checked		201148/01
Fax: 01223 33 88 88		Approved		P3

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Scale 1:2000		Sheet Size A3		Client University of Cambridge																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
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Figures in Table 6, for Extension of High Cross CWS, revised.  
Further Revision October 2003 of Figures for New Plantations

Table 6 rev.A - Landscape Losses & Gains	
<b>Hedges</b>	
Existing hedges removed	0.49ha
Existing hedges retained	0.30ha
New hedges	0.10ha
Total loss of:	0.39ha
<b>New Plantations</b>	
Madingley Rd (Wildlife Corridor)	2.01ha
Coton Footpath (Wildlife Corridor)	2.33ha
Clerk Maxwell Road	0.93ha
Total gain of tree & shrub:	5.27ha
<b>Extension of High Cross CWS</b>	
Existing Area	1.30ha
Area lost through development	0.59ha
Area made available for CWS	
Habitat recreation	0.59ha
Total change in CWS area:	0.00ha
<b>Effect of development in Triangular Plantation by Coton Footpath</b>	
Existing Area	0.32ha
Area to be felled to create views	0.19ha
Area to be selectively felled	0.13ha
<b>Individual Trees not included above</b>	
Existing trees to be removed	23no.
New trees (semi-mature stock planted along roads & in car parks)	805no.
Total gain in trees:	782no.



Master Plan Review Report

USE OF LAND USES AND PLOT RATIOS INCORPORATING MASTER PLAN REVIEW 2004  
in conjunction with drawing Figure 49 rev.A, Plot locations)  
01/04: Updated

Location	Plot Ref	Project	Residential (No. of Units)	Total Plot Area (Ha)	Academic	Research Institute	Commercial Research	Shared facilities	Sports	Residential	Park & Cycle	Infrastructure	Structural landscaping	Total Floor Area (m2)	Academic	Research Institute	Commercial Research	Shared facilities	Sports	Residential (Floor Area)
SIDE MASTERPLAN TOTAL AREAS (these development areas are not part of the total areas allowed under the 1999 Planning Approval and are for information only):																				
inment at date of Outline Planning Approval for Master Plan C/97/0961																				
	A3			5.10	4.41	9.99	0.69	0.75	0.68	0.37	0.08	0.14	0.09	24,000	24,000	16,349	13,972	0	0	200
	F			10.92	9.99	0.28	3.07	4.03	0.00	0.14	0.22	0.09	0.38	28,472	16,349	1,000	13,500	0	0	480
	H			8.43	0.76	3.07	4.03	0.00	0.00	0.14	0.22	0.09	0.38	3,480	3,000	0	0	0	0	680
	Total			25.71	15.45	3.07	4.03	0.00	0.00	0.22	0.00	0.46	2.49	72,501	44,349	13,500	13,972	0	0	680
Completed after date of Outline Planning Approval for Master Plan C/97/0961 (Demolition included in figures, therefore figures represent an overall NET change)																				
	A3	IRC Nanoscience		0.72	0.72	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	2,300	2,300	53	1,973	0	0	-130
	A3	Single story bldg - Physics		0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	377	377	0	0	0	0	0
	A3	Temporary offices - Physics		0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	1,973	1,973	0	0	0	0	0
	D	Structural Landscaping		0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0	0	0	0	0	0	0
	D	Vets: Total dev. 1999 - 2003		0.00	(See note 6)	0.00	(See note 6)	0.00	(See note 6)	0.00	(See note 6)	0.00	(See note 6)	0	0	130	0	0	0	-130
	D	Merton Cottage Site - Change of Use		0.00	(See note 6)	0.00	(See note 6)	0.00	(See note 6)	0.00	(See note 6)	0.00	(See note 6)	0	0	0	0	0	0	0
	D	Temporary catering		0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	660	660	0	-37	0	0	0
	F	Centrifuge Extension		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-37	-37	0	0	0	0	0
	F	AVEVA Extension - NET change		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	0	0
	H	Cottages Site - Adjacent to White		0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0	0	0	0	0	0	0
	H	J.J. Thomson Avenue		2.06	1.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,326	5,493	0	-37	0	0	-130
	Total																			
Under Construction																				
	A3			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	0	0
	D			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	0	0
	F			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	0	0
	H			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	0	0
	Total			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	0	0
Not yet Under Construction																				
	A3			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	0	0
	F			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	0	0
	H			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	0	0
	Total			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	0	0
THIN MASTERPLAN TOTAL AREAS (these development areas comprise the total areas allowed under the 1999 Planning Approval):																				
Completed after date of Outline Planning Approval for Master Plan C/97/0961																				
	A1	Perimeter Landscaping		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	0	0
	A2	J.J. Thomson Avenue		0.37	0.37	0.37	0.37	0.37	0.37	0.37	0.37	0.37	0.37	0	0	0	0	0	0	0
	A2	Perimeter Landscaping		0.23	0.23	0.23	0.23	0.23	0.23	0.23	0.23	0.23	0.23	0	0	0	0	0	0	0
	B	J.J. Thomson Avenue		0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0	0	0	0	0	0	0
	C	Microsift		1.52	1.52	1.52	1.52	1.52	1.52	1.52	1.52	1.52	1.52	6,100	6,100	8,398	6,100	0	0	0
	C	William Gates		1.87	1.87	1.87	1.87	1.87	1.87	1.87	1.87	1.87	1.87	10,300	10,300	1,902	1,902	0	0	0
	E	Perimeter Landscaping		0.58	0.58	0.58	0.58	0.58	0.58	0.58	0.58	0.58	0.58	0	0	0	0	0	0	0
	G	Park & Cycle		1.45	1.45	1.45	1.45	1.45	1.45	1.45	1.45	1.45	1.45	0	0	0	0	0	0	0
	J	Structural Landscaping		1.38	1.38	1.38	1.38	1.38	1.38	1.38	1.38	1.38	1.38	0	0	0	0	0	0	0
Total Under Construction																				
	A1	North Res. & Nursery		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	0	0
	A2	South Res & Retail		62	62	62	62	62	62	62	62	62	62	5,564	5,564	649	1,902	0	0	4,915
	B			144	144	144	144	144	144	144	144	144	144	8,196	8,196	468	2,036	0	0	7,728
	C			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	0	0
	C			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	0	0
	E			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	0	0
	G			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	0	0
	J			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	0	0
Total with Full Approval, not yet Under Construction																				
	A1	Perimeter Landscaping		2.07	2.07	2.07	2.07	2.07	2.07	2.07	2.07	2.07	2.07	0	0	0	0	0	0	0
	A2	Sports Complex		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	0	0
	B	CAPE		2.86	2.86	2.86	2.86	2.86	2.86	2.86	2.86	2.86	2.86	14,862	14,862	618	2,036	0	0	14,044
	C			0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	5,276	5,276	3,240	2,036	0	0	0
	D			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	0	0
	E			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	0	0
	G			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	0	0
	J			0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0	0	0	0	0	0	0
Total with Full Approval since Planning Approval C/97/0961																				
			206	15.56	2.36	0.13	1.32	0.10	1.81	0.90	0.98	0.42	7.55	50,098	12,256	1,902	8,136	1,117	14,044	12,643
Demolition																				
	A1			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	0	0
	A2			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	0	0
	B			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	0	0
	C			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	0	0
	D			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	0	0
	E			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	0	0
	G			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	0	0
	J			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	0	0
	Total			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	0	0
Total Demolition																				
Total Demolition																				
	A1			8.51	4.11	0.74	0.41	1.18	2.07	1.18	2.07	1.18	2.07	53,272	30,389	10,500	3641	12,383		
	A2			5.57	1.82	0.69	0.16	2.28	0.40	2.28	0.40	2.28	0.40	36,356	23,355	6,000	3,360	3,360		
	B			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0		
	C			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0		
	D			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0		
	E			7.50	0.28	0.28	6.95	0.25	0.30	0.25	0.30	0.25	0.30	7,140	7,000	18,860	140	18,860		
	G			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0		
	J			3.74	1.21	2.17	0.18	0.18	0.18	0.18	0.18	0.18	0.18	16,961	5,598	10,363	1,000	1,000		
	Total			25.60	6.21	2.64	9.28	0.81	3.89	2.78	3.89	2.78	3.89	132,589	60,744	22,098	32,864	16,883	0	0
Total Demolition																				
Total Demolition																				
Development with Full Planning Approval and Residual Permissible since Outline Planning Approval C/97/0961				182,687 73,000 24,000 41,000 18,000 14,044 12,643																
Development with Full Planning Approval and Residual Permissible since Outline Planning Approval C/97/0961				176,120 73,000 24,000 41,000 18,000 10,120 10,000																
Total Development Permitted for Each Use under Outline Planning Application C/97/0961																				
Total Development Permitted for Each Use under Outline Planning Application C/97/0961																				
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Impact of the Master Plan Review on  
Approved Documents

Earlier sections of this document have given details of each of the changes included in the 2004 Master Plan Review. This section examines the original Master Plan documents, clause by clause, assessing any impact of the changes included in the 2004 Review on the existing Master Plan documents. The Master Plan documents are:

- The Master Plan and Environmental Statement, 1997 with Addendum pages, 1999 and,
- The Master Plan Design Guidelines, 1999.

The assessment deals with the text first and then with figures, tables, photographs and schedules.

The drawings in the original Master Plan documents are illustrative only. Consequently they have not been updated in the Master Plan Review simply to show the actual (rather than indicative) footprint of buildings which have received Full Planning Approval since 1999. Figures, tables and schedules that have been revised are as noted below, and are included in earlier sections of this report.

1.0 The Master Plan and the Environmental  
Statement (September 1997) with Addendum Pages  
(January 1999)

The contents of the original document are listed below with a note of any changes arising from the 2004 Master Plan Review.

- 1.1 Preamble
- 1.2 Part 1 – Introduction
- 1.3 Part 2 – Policy
- 1.4 Part 3 – Site Description

Part 1 of the document gave a brief description of the proposals submitted for Outline Planning Approval in 1997.

Part 2 gave a summary of relevant planning policy.

Part 3 gave a description of the site at that time. All these parts form the background to the 1997 Master Plan proposals and as such are not altered by any of the proposals contained in the 2004 Master Plan Review.

There has been a change to the designation of Wildlife Sites at West Cambridge. This is shown in Figure 10 Rev A – “Location of City and Country Wildlife Sites” included in the 2004 Review, and supersedes the locations shown on Figures 3 and 10, and described in Part 3, Clause 3.54 of the original Master Plan and Environmental Statement.

1.5 Part 4 – The Master Plan

This section of the document describes the original Master Plan proposals with indicative drawings. The Environmental Statement evaluates the potential impact and describes

measures to avoid, reduce or remedy any negative effect. The vast majority of Part 4 is unchanged by the 2004 Master Plan Review. Clauses that are changed are as noted below:

- Introduction:  
Clause 4.1: No change to Master Plan proposals

OBJECTIVES:  
Clauses 4.2 - 4.12: No change to Master Plan proposals

PROPOSALS AND IMPACTS  
• Urban Design Proposals:  
Clauses 4.13 – 4.30: No change to Master Plan proposals

Clause 4.31: Layout of Veterinary School paddocks revised, but overall area remains as 1999 Master Plan. (See 2004 Master Plan Review clause 2.3 in the earlier section of this 2004 Review document).

Existing clause 4.31 reads:  
*“The land currently allocated to the Veterinary School for paddocks has been consolidated in the area between their buildings and Access Road B. A small paddock will also be formed to the west of the buildings, adjacent to the new research sites, with a strip of land to connect the different areas of paddock to each other, for animal movement.”*

Clause 4.31 to be amended as follows:  
*“The land allocated to the Veterinary School for paddocks has been consolidated in the area between their buildings and Access Road B. A paddock will also be formed to the west of the buildings, adjacent to the new research sites, with a strip of land to connect the different areas of paddock to each other, for animal movement.”*

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**Clause 4.32:** Residential use proposed in East Forum is moved to adjacent plot. (See 2004 Master Plan Review clause 2.1 in earlier section of this document).

Existing clause 4.32 reads:  
*"A strip of land along the western boundary of the Department of Physics site, currently used for parking, is to be developed so that buildings provide a frontage onto Access Road B and to the side of the East Forum. Buildings on the East Forum will generally be used for shared amenities and residential use. The displaced area of parking is re-located in the square to the north of the East Forum."*

Clause 4.32 to be amended as follows:  
*"A strip of land along the western boundary of the Department of Physics site, used for parking, is to be developed so that buildings provide a frontage onto Access Road B and to the side of the East Forum. Buildings on the East Forum will generally be used for mixed use, including shared amenities. Residential use is accommodated adjacent to the East Forum and to the north of the East Square. The displaced area of parking is re-located in the shared car parks."*

**Clauses 4.33 – 4.34:** No change to Master Plan proposals.

**Clause 4.35:** The area allocated to commercial research on the west edge of the site, adjacent to the M11, is increased to balance the decreased area on the east side of the site. This will tend to increase vehicle movement in this area of the site, but avoids increasing vehicle movement in the main area of new academic development.

Existing clause 4.35 reads:  
*"Larger sites for commercial research organisations are located on the main access roads, closer to Madingley Road, to limit the extent to which employees' cars will penetrate the site (Figure 28, opposite)."*

Clause 4.35 to be amended as follows:  
*"Larger sites for commercial research organisations are located on main access roads and, where possible, closer to Madingley Road, to limit the extent to which employees' cars will penetrate the main area of new academic development in the south of the site, which is intended to be a pedestrian/cycle dominated environment. (Figure 21, rev B)."*

**Clause 4.36 – 4.43:** No change to Master Plan proposals.

**Clause 4.44:** In line with clause 4.47, (which reads *"The exact mix of accommodation will be decided when the detailed planning applications are made...."*) a Full Planning Approval has been given for 206 residential units with a revised mix. (See 2004 Master Plan Review clause 1.4 in earlier section of this document).

Existing clause 4.44 reads:  
*"The University has assessed its needs over the next 25 years (the life span of the Master Plan) and currently plans to provide two hundred residential units on the West Cambridge site, comprising 100 study bedrooms for post-graduate students in shared accommodation, 75 one bedroom flats and 25 two bedroom flats. Dedicated parking will be provided in the car parks off Access Road C (Figure 31, opposite)."*

Clause 4.44 to be amended as follows:  
*"The University has assessed its needs and is providing two hundred and six residential units on the West Cambridge site, comprising 145 one bedroom flats, 37 two bedroom flats and 24 three bedroom flats. Parking will be provided in the shared car parks."*

**Clauses 4.45 – 4.47:** No change to Master Plan proposals

**Clause 4.48:** Residential use proposed in East Forum is moved to adjacent plot. (See 2004 Master Plan Review clause 2.1 in earlier section of this document).

Existing clause 4.48 reads:  
*"The sites adjacent to the East Forum and to the colonnade will contain the shared accommodation for post graduates over shared amenities at ground floor level. By this means, the residential units will not form a barrier between the academic departments. The two bedroom flats will be located to the south of the Veterinary School paddocks."*

Clause 4.48 to be amended as follows:  
*"The site adjacent to the East Forum and to academic departments will contain one bedroom accommodation for University staff and post graduates. The two and three bedroom flats, which are more likely to be occupied by families, are located to the south of the Veterinary School paddocks."*

**Clauses 4.49 – 4.52:** No change to Master Plan proposals

• **Design Parameter Proposals:**  
**Clauses 4.53 – 4.62:** No change to Master Plan proposals

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- Access Proposals:  
Clauses 4.63 – 4.72: No change to Master Plan proposals.  
  
Clause 4.73: Additional pedestrian/cycle access proposed in line with clause 4.74, which reads:  
*“A network of secondary pedestrian and cycle routes will be developed throughout the site as the individual plots are developed.” (See 2004 Master Plan Review clause 2.5 in earlier section of this document).*  
  
Existing clause 4.73 reads:  
*“Pedestrians and cycles can also enter the site at Access Road B. A number of new entry points are also formed from the Coton Footpath.”*  
  
Clause 4.73 to be amended as follows:  
*“Pedestrians and cycles can also enter the site at Access Road B. A number of new entry points are also formed from the Coton Footpath and also a new entry point from Clerk Maxwell Road.”*  
  
Clause 4.74: No change to the Master Plan proposals.
- Urban Design Impacts:  
Clauses 4.75 – 4.84: No change to Master Plan proposals
- Access Impacts:  
Clauses 4.85 – 4.87: No change to Master Plan proposals
- Landscape Proposals:  
Clauses 4.88 – 4.90: No change to Master Plan proposals.  
  
Clause 4.91: Full Planning Approval for Sports Centre and revised location of County Wildlife Site C5.6 supplements

- proposals for landscape described in clause 4.91.
- Existing clause 4.91 reads:  
*“A wedge of green space has been left between the Sports Centre and the Department of Materials Science to take advantage of the view towards King’s College Chapel and the University Library tower. An informal landscape of trees and meadow in this area, using native wild flower and grass spread, forms a transition between the open agricultural land and the formal core of the development.”*
- Clause 4.91 to be amended as follows:  
*“A wedge of green space with landscape and outdoor tennis courts has been left between the Sports Centre and the Department of Materials Science to take advantage of the view towards King’s College Chapel and the University Library tower across the recently designated County Wildlife site, C5.6. An informal landscape including trees and meadow in this area, forms a transition between the open agricultural land and the formal core of the development.”*
- Clause 4.92 - 4.93: No change to Master Plan proposals
- Landscape Impacts:  
Clauses 4.94: Anticipated losses are unaltered. Some gains expected in additional structural perimeter landscape.  
  
Clauses 4.95a-c: No change to Master Plan proposals  
  
Clause 4.95d: See revised Figure 10 Rev A for revised location of City Wildlife Sites.  
  
Clauses 4.96 – 4.116: No change to Master Plan proposals

- Ecology Proposals:  
Clauses 4.117 – 4.118: No change to Master Plan proposals
  - Ecology Impacts:  
Clauses 4.119 – 4.124: No change to Master Plan proposals
  - Infrastructure Proposals:  
Clauses 4.125 – 4.132: No change to Master Plan proposals
  - Infrastructure Impacts:  
Clauses 4.133 – 4.139: No change to Master Plan proposals
  - Safety and Security Proposals and Impacts:  
Clauses 4.140 – 4.142: No change to Master Plan proposals
  - Phasing Proposals:  
Clauses 4.143 – 4.151: No change to Master Plan proposals.
- For clarification of Clauses 4.145, 4.147 and 4.149:
- Existing 4.145 reads:  
*“It is possible that the first phases of new academic development may be relatively small. In order to avoid a sense of isolation, the Master Plan envisages that they will generally concentrated in the area of the academic zone, between the positions of the two forums, starting at the East Forum and expanding west.”*



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Clause 4.145 does not need to be amended as it remains true for development allocated to the main academic core area of the site. The Master Plan envisaged this to include the Departments of Engineering, Materials Science and Physics. The first major development under the Master Plan was in fact the William Gates Building (the Department of Computer Sciences) which was allocated a site to the north of the main academic core. Research Organisations associated with that department developed adjacent to it, also outside the main academic core area of the site, in line with clause 4.1.46 in the Master Plan.

Existing Clause 4.147 reads:  
*“The Master Plan strategy is to create a sense of place in the academic zone during the early phases of development by implementing the landscape and road infrastructure.”*

Existing clause 4.149 reads:  
*“Figure 44 shows the way in which landscape can be used to create a sense of place before anything is built and, even in its immature state, the landscape will provide an attractive park-like setting. The academic zone will be defined by lawns and trees bounded by the canal. The main pedestrian/cycle route will be formed, possibly with elements of the future colonnade. The new lake will indicate the future location of the Forum.”*

Clauses 4.147 and 4.149 do not need to be amended as they still remain an aspiration of the Master Plan as the plans to develop the academic core area of the site progress. Proposals for the phased development of the landscape infrastructure of the site are set out in greater detail in the “Master Plan Design Guidelines, 1999, Part III - Phasing Strategy”.

- **Phasing Impacts:**  
**Clauses 4.152 – 4.156:** No change to Master Plan proposals

1.6 Part 5 – Conclusions

Part 5 gives a summary of the main issues arising from the proposals.

**Clauses 5.1 – 5.4:** No change to Master Plan proposals

1.7 Appendix 1      Index of Planning Policies  
1.8 Appendix 2      Organisations Consulted

The Appendices are not altered by the proposals in the 2004 Master Plan Review.

1.9 Figures

- Fig 1:** Location Plan – No change to Master Plan proposals  
**Fig 2:** Master Plan – Updated, see Figure 100 Rev A  
**Fig 3:** Planning Policy Context – Not updated, but for revised location of Wildlife Sites, see Figure 10A  
**Fig 4:** Cambridge Local Plan: Site Designations – No change to Master Plan proposals  
**Fig 5:** The Existing Site (at 1997) – No change to Master Plan proposals  
**Fig 6:** Buildings to be Demolished – Updated, see Figure 6 Rev A  
**Fig 7:** Physical Features – No change to Master Plan proposals  
**Fig 8:** Land Available for Development – No change to Master Plan proposals  
**Fig 9:** View Analysis - No change to Master Plan proposals  
**Fig 10:** Location of City Wildlife Sites - Updated, see Figure 10 Rev A  
**Fig 11:** Academic/Research Core Area – No change to Master Plan proposals  
**Fig 12:** Public Spaces form Focal Points - No change to

- Master Plan proposals  
**Fig 13:** Segregation of Pedestrians, Cyclists and Vehicles – No change to Master Plan proposals.  
**Fig 14:** Creating Shelter from the Weather – No change to Master Plan proposals  
**Fig 15:** Park and Cycle Facility to reduce Traffic in the City Centre – No change to Master Plan proposals.  
**Fig 16:** Integration of the Development into the Wider Landscape – No change to Master Plan proposals.  
**Fig 17:** Visual Links with the City Centre – No change to Master Plan proposals  
**Fig 18:** Landscape Strategy – No change to Master Plan proposals  
**Fig 19:** Wildlife Corridor before Development – No change to Master Plan proposals  
**Fig 20:** Wildlife Corridor after Development – No change to Master Plan proposals  
**Fig 21:** Illustrative New Land Use – Updated, see Figure 21 Rev B  
**Fig 22:** Key Elements of the Master Plan – No change to Master Plan proposals  
**Fig 23:** View East along Main Pedestrian/Cycle Route to City Centre – No change to Master Plan proposals  
**Fig 24:** View West along Main Pedestrian/Cycle Route with Canal & Colonnade – No change to Master Plan proposals  
**Fig 25:** View of West Forum across the Lake – No change to Master Plan proposals

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- Fig 26: Activity Centred around the Forums – No change to Master Plan proposals
- Fig 27: Academic Core Area for Physical Sciences – No change to Master Plan proposals
- Fig 28: Location of Research Organisations – Superseded by Figure 21 Rev B
- Fig 29: Location of Sports – No change to Master Plan proposals
- Fig 30: Location of Shared Amenities – Superseded by Figure 21 Rev B
- Fig 31: Location of Residential Accommodation – Superseded by Figure 21 Rev B
- Fig 32: Location of Park and Cycle Facility – No change to Master Plan proposals
- Fig 33: Building Height Zones – No change to Master Plan proposals
- Fig 34: Main Routes provide a Framework for the Site – No change to Master Plan proposals
- Fig 35: Addressing the Green Belt Boundary – No change to Master Plan proposals
- Fig 36: Potential Pedestrian/Cycle Route from South–West Cambridge – No change to Master Plan proposals
- Fig 37: View from the South, where Grantchester Road crosses the M11 Motorway – No change to Master Plan proposals
- Fig 38: Adjoining Residential Uses – No change to Master Plan proposals
- Fig 39: Views along the Western Site Boundary – No change to Master Plan proposals
- Fig 40: Cross Section through Wildlife Corridors – No change to Master Plan proposals
- Fig 41: Surface Water Drainage – New Balancing Capacity – No change to Master Plan proposals

- Fig 42: Earth Bank to reduce Noise from the M11 Motorway – No change to Master Plan proposals
- Fig 43: Landscape Infrastructure – Updated. See Figure 43 Rev A
- Fig 44: Landscape Infrastructure to accommodate Phased Development – No change to Master Plan proposals

1.10 Tables

- Table 1: Existing Land Use Areas – Superseded by Schedule of Land Uses and Plot Ratios incorporating 2004 Master Plan Review.
- Table 2: Proposed Land Use Areas – Superseded by Schedule of Land Uses and Plot Ratios incorporating 2004 Master Plan Review.
- Table 3: Site Users – Not updated. Information remains broadly as 1999 Master Plan.
- Table 4: Parking Provision – Not updated – Basis for calculation and total numbers remain unchanged.
- Table 5: Storey and Building Heights – Not updated. Intention unchanged.
- Table 6: Landscape Losses and Gains – Updated, see Table 6 Rev A

1.11 Photographs

Location Plan and Photographic Views, Sheets 1–13 – No change to Master Plan proposals

2.0 The Master Plan Design Guidelines, January 1999

2.1 Introduction:

No change to Design Guidelines proposals

2.2 The Master Plan Vision:

No change to Design Guidelines proposals

2.3 Part 1

General Design Guidelines - Applying to Whole of the West Cambridge Site

Page 9, “Illustrative Land Use Zoning”:

1st paragraph reads:

*“Land uses with relatively high levels of car parking (specifically Commercial Research and the Park and Cycle Site) should be located in the northern half of the site with easy access to the main access roads, to reduce the vehicle movement through the site”.*

1st paragraph to be amended as follows:

*“Land uses with relatively high levels of car parking (specifically Commercial Research and the Park and Cycle Site) should be located with easy access to the main access roads, and, where possible in the northern part of the site, to reduce the vehicle movement through the main area of new academic development in the south of the site, which is intended to be a pedestrian/cycle dominated environment”.*

3rd paragraph refers to Table 7. This Table is superseded by the “Schedule of Land Uses and Plot Ratios incorporating 2004 Master Plan Review.”

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Page 13, “Surface Water Discharge”:

The approach remains as set out, however proposals for surface water discharge are being supplemented by details contained in Full Planning Approvals. Also, surface water balancing installations are being sized to current standards rather than those in place at the time of the original Master Plan.

All other aspects of Part 1 – No change to Master Plan proposals.

2.4 Part II  
Design Guidelines - Applying to Specific Plots

A number of Full Planning Approvals have been received since the 1999 Outline Planning Approval for the Master Plan. The detail of these Approvals supersedes details set out in the Design Guidelines for those sites.

The 2004 Master Plan Review includes minor adjustments to Plot boundaries, these are shown on Figure 49 Rev B and affect all plots except Plot F.

As a consequence of the boundary changes and of Full Planning Approvals received since 1999, the plot ratios set out for individual plots have changed for Plots A1, A2, B, C, D and J. The overall totals for floor areas for all uses remains as in the 1999 Master Plan, with the exception of ‘residential’ and ‘sports’ uses, where increased areas have received Full Planning Approval. Revised plot ratios can be found in the Schedule of Land Uses and Plot Ratios incorporating 2004 Master Plan Review.

Proposals for surface water discharge described under each

Plot are supplemented by details contained in Full Planning Approvals. Surface water balancing installations are sized to current standards, rather than those in place at the time of the original Master Plan.

The assessment of the impact of the 2004 Master Plan Review deals first with the text of the 1999 Design Guidelines, and then with Figures and Tables. The contents of the original document are listed below with a note of any changes arising from the 2004 Master Plan Review.

- Plot A1:

Page 27 “Plot Ratio”:

Existing paragraph reads:

*“Land uses, floor areas and plot ratios are shown in Table 7. The overall plot ratio for Plot A1 is 0.55:1”*

Paragraph to be amended as follows:

*“Land uses, floor areas and plot ratios are shown in Schedule of Land Uses and Plot Ratios incorporating Master Plan Review 2004”.*

No other change to text of Design Guidelines proposals.

- Plot A2:

Page 31 “Plot Ratio”:

Existing paragraph reads:

*“Land uses, floor areas and plot ratios are shown in Table 7. The overall plot ratio for Plot A1 is 0.62:1”*

Paragraph to be amended as follows:

*“Land uses, floor areas and plot ratios are shown in Schedule of Land Uses and Plot Ratios incorporating Master Plan Review 2004”.*

Page 33, “Residential Accommodation”:

Total number and mix of residential units revised. Has Full Planning Approval. (See 2004 Master Plan Review clause 1.4 in earlier section of this document).

Existing 1st paragraph reads:

*“The Master Plan incorporates 200 units for post-graduate students and University staff, provided as study bedrooms (in hostels or shared flats) and one and two bedroom flats. It is essential that the accommodation is located and designed to allow a sense of community to develop amongst the residents, and to maximise the effect that the residences will have to enliven the site.”*

1st paragraph to be amended as follows:

*“The Master Plan incorporates 206 units for post-graduate students and University staff, provided in one, two and three bedroom flats. It is essential that the accommodation is located and designed to allow a sense of community to develop amongst the residents and to maximise the effect that the residences will have to enliven the site.”*

Page 33, “Parameters for Selected Public Areas: East Forum”:

Residential use proposed in East Forum is moved to adjacent plot. (See 2004 Master Plan Review clause 2.1 earlier in this document).

Existing 2nd paragraph reads:

*“The upper floors of the buildings around the Forum are intended for residential use, while the ground level provides amenities and social space for the site, such as shops, cafes, bars, etc.”*

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2nd paragraph to be amended as follows:  
“The area of the East Forum (the main open space and uses within the buildings around the Forum) is intended to create a lively hub for this part of the site. Proposed uses include amenities and social facilities such as shops, cafes, bars, etc. The Forum is expected to accommodate a centre for the teaching and practice of entrepreneurship.”

Existing 3rd paragraph reads:  
*“Figure 61 (NB: this should read Figure 63) shows a possible development of the Forum design. The internal space of the Forum is sub-divided and the cycle route through the site is broken, to encourage slower movement through the space. At the southern-most corner of the site, the canal is terminates in an enclosed garden with trees planted to echo the rhythm of the Colonnade.”*

For clarification:  
Figure 63 shows only a “possible” way of developing of the Forum design. The final form of the building may be different. Key elements which should be maintained are that the Forum provides a focal point for the whole site. A cycle/pedestrian route should be provided running north south in the immediate vicinity of the Forum to link Access Road B with the Coton Footpath.

No other change to Design Guideline proposals.

- **Plot A3:**

**Page 35, “Relationship of Plot to the Master Plan”:**  
For revisions to location of City Wildlife Sites, see Figure 10A.

Omit 7th paragraph, which reads:  
“Paynes Pond in the south-east corner of the site is also a designated City Wildlife Site.”

No other changes to text of Design Guidelines proposals.

- **Plot B:**

**Page 39 “Plot Ratio”:**  
Existing paragraph reads:  
*“Land uses, floor areas and plot ratios are shown in Table 7. The overall plat ratio for Plot A1 is 0.33:1”*

Paragraph to be amended as follows:  
“Land uses, floor areas and plot ratios are shown in Schedule of Land Uses and Plot Ratios incorporating Master Plan Review 2004”.

No other changes to text of Design Guideline proposals.

- **Plot C:**

**Page 43 “Plot Ratio”:**  
Existing paragraph reads:  
*“Land uses, floor areas and plot ratios are shown in Table 7. The overall plat ratio for Plot A1 is 0.43:1”*

Paragraph to be amended as follows:  
“Land uses, floor areas and plot ratios are shown in Schedule of Land Uses and Plot Ratios incorporating Master Plan Review 2004”.

**Page 44, “Pedestrian and Cycle Access”:**  
The 2004 Master Plan Review includes a proposal to form a new pedestrian and cycle access from Clerk Maxwell Road, (See 2004 Master Plan Review clause 2.5 and

revised Figure 53 Rev A in earlier section of this document).

Existing paragraph reads:  
*“Pedestrian and Cycle Access.  
To be from the Coton Footpath via the East Forum and Access Road B. Secondary access should be from Madingley Road, via Access Road B. There should be no access from Clerk Maxwell Road. The pedestrian and cycle route along Access Road B is to be separate from the road.”*

Paragraph to be amended as follows:  
“Pedestrian and Cycle Access.  
To be from the Coton Footpath via the East Forum and Access Road B. Secondary access should be from Madingley Road, via Access Road B and from Clerk Maxwell Road. The pedestrian and cycle route along Access Road B is to be separate from the road.”

No other change to Design Guideline proposals.

- **Plot D:**

**Page 47, “Relationship of Plot to the Master Plan”:**  
The 2004 Master Plan Review includes a proposal to form a ‘gateway’ building at the entrance to the West Cambridge Site. (See 2004 Master Plan Review clause 2.2 in earlier section of this document).

Existing 3rd paragraph reads:  
*“Some further development is planned. Beyond this development, any further proposals in the central area of the site (shown shaded on Figure 53) will be limited to small scale alterations and extensions to existing activities and can be judged individually on their merits independently of the*



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*development of the rest of the site."*

3rd paragraph to be amended as follows:  
"Some further development is planned. This includes a new building in the north-east corner of Plot D which is intended to form a "gateway" at the entrance to the West Cambridge site on Access Road B and Madingley Road, improving the appearance and presence of the site to the public highway. The major area of paddocks to the front of the Veterinary School continues to provide an open area as a setting for the buildings, allowing views in and out of Plot D.

Beyond these developments, any further proposals in the central area of the site (shown shaded on Figure 53 rev A) will be limited to small scale alterations and extensions to existing activities and can be judged individually on their merits independently of the development of the rest of the site."

No other change to Design Guideline proposals.

- **Plot E:**  
**Page 50, "Relationship of Plot to the Master Plan":**  
The 2004 Master Plan Review includes a proposal to revise the layout of paddocks and indicative future development along Road A. (See 2004 Master Plan Review clause 2.3 in earlier section of this document).  
  
After 4th paragraph add:  
"The plot could be developed to create a landscaped area with views through to the Veterinary School, if this is compatible with the requirements of new buildings on Plot E".

**Page 50 "Plot Ratio":**  
Existing paragraph reads:  
*"Land uses, floor areas and plot ratios are shown in Table 7. The overall plat ratio for Plot A1 is 0.31:1"*

Paragraph to be amended as follows:  
"Land uses, floor areas and plot ratios are shown in Schedule of Land Uses and Plot Ratios incorporating Master Plan Review 2004".

No other change to Design Guideline proposals.

- **Plot F:**  
No change to Design Guideline proposals.
- **Plot G:**  
No change to Design Guideline proposals.
- **Plot H:**  
**Page 58: "Relationship of Plot to the Master Plan":**  
The 2004 Master Plan Review includes a proposal to form a 'gateway' building at the entrance to the West Cambridge Site. (See 2004 Master Plan Review clause 2.4 in earlier section of this document). The Plot boundary has been adjusted to accommodate this.  
  
After 5th paragraph add:  
"There is the potential for a new building on the west side of the plot to form a "gateway" at the entrance to the West Cambridge Site on Access Road B and Madingley Road, improving the appearance and presence of the site".  
  
No other change to Design Guideline proposals.

- **Plot J:**  
**Page 60: "Relationship of Plot to the Master Plan":**  
The 2004 Master Plan Review includes an adjustment of location of land uses across the site with a proposal to increase commercial use and decrease research institute use on Plot J. This is in accordance with the Design Guidelines (see Part I, page 9, "Illustrative Land Use Zoning".). (See 2004 Master Plan Review clause 2.6 in earlier section of this document).

Existing 1st and 2nd paragraphs read:  
*"The plot is designated mainly for use by Research Institutes, with smaller areas for academic use (re-location of University Stores) and some Commercial Research use at the Northern end of the plot.*

*The plot forms a buffer between the M11 motorway and the academic core area of the site. The plot should be treated as an extension of the academic core area of the site."*

1st and 2nd paragraphs to be amended as follows:  
"The plot is designated for Commercial Research and Research Institute uses, with a smaller area for academic use (re-location of University Stores).

The plot forms a buffer between the M11 motorway and the academic core area of the site. The plot should be developed as an extension of the academic core area of the site, with good visual and physical connections to that area."

**Page 60 "Plot Ratio":**  
Existing paragraph reads:  
*"Land uses, floor areas and plot ratios are shown in Table*

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7. The overall plot ratio for Plot A1 is 0.32:1”

Paragraph to be amended as follows:  
“Land uses, floor areas and plot ratios are shown in  
Schedule of Land Uses and Plot Ratios incorporating Master  
Plan Review 2004”.

No other change to Design Guideline proposals.

2.5 Part III  
Design Guidelines - Phasing Strategy

No change to Design Guideline proposals.

2.6 Figures

Fig 2: Master Plan – Updated, see Figure 100 Rev A

Fig 21: Illustrative New Land Uses – Updated, see Figure  
21 Rev B

Fig 45: Main Access Points – Updated, see Figure 45 Rev  
B

Fig 46: Indicative Proposed Ground and Water Levels  
– Indicative only. Intention unchanged.

Fig 47: Indicative Location for Landmark Buildings and  
Towers – Indicative only. Intention unchanged.

Fig 48: Preferred Sequence of Development in the  
Academic Core Area – No change to Master  
Plan proposals. For clarification: the intention  
remains for early phases of development to be  
grouped around major public spaces where  
other constraints, such as relationships between  
academic departments, allow.

Fig 49: Plot Locations – Updated, see Figure 49 Rev B

Fig 50: Plot Specific Guidelines – Plots A1, A2, A3  
– Updated, see Fig 50 Rev A

Fig 51: Plot Specific Guidelines – Plots B – Not updated.

Fig 52: Superseded by Full Planning Approvals.  
Plot Specific Guidelines – Plots C – Not updated.  
Superseded by Full Planning Approvals.

Fig 53: Plot Specific Guidelines – Plots D – Updated, see  
Fig 53 Rev A

Fig 54: Plot Specific Guidelines – Plots E – Not updated.  
Intention unchanged.

Fig 55: Plot Specific Guidelines – Plots F – Not updated.  
Intention unchanged.

Fig 56: Plot Specific Guidelines – Plots G – Not updated.  
Superseded by Full Planning Approvals.

Fig 57: Plot Specific Guidelines – Plots H – Not updated.  
Intention unchanged.

Fig 58: Plot Specific Guidelines – Plots J – Not updated.  
Intention unchanged.

Fig 59: Approach to East and West Forums – Not  
updated. Intention unchanged.

Fig 60: West Forum and West Square – Sheet 1 – Not  
updated. Intention unchanged.

Fig 61: West Forum and West Square – Sheet 2 – Not  
updated. Intention unchanged.

Fig 62: West Forum Balancing Lake – Not updated.  
Intention unchanged. Interface with Plot B (Sports  
Centre) is supplemented by Sports Centre design  
which has Full Planning Approval.

Fig 63: East Forum and East Square – Sheet 1 – Not  
updated. Residences displaced to adjacent plot.  
Revised proposals for East Forum uses. (See 2004  
Master Plan Review, clause 2.1 in earlier section  
of this document).

Existing 2nd paragraph reads:

“The buildings around the Forum are proposed to  
accommodate amenities, such as cafes and shops,  
with residences above. The Forum area should

have a less formal character than the West Forum  
and could be subdivided into terraced gardens.  
Landscaping would be designed to slow cycle  
traffic passing through the Forum.”

2nd paragraph to be amended as follows:

“The buildings in the East Forum are proposed to  
accommodate amenities, such as cafes and shops  
and other uses which provide a focus for activities  
on the West Cambridge site. The East Forum area  
could have a less formal character than the West  
Forum. A cycle route connecting the entrance to  
the site from the Coton Footpath with the North  
part of the site should be provided close to the  
East Forum. This might be through the Forum or  
adjacent to it”.

Fig 64: East Square with Car Parking – Superseded by Full  
Planning Permission

Fig 65: Development on Access Road A – Not updated,  
intention unchanged

Fig 66: Landscaping on Access Road A – Not updated,  
intention unchanged

Fig 67: Landscaping at the South End of Access Road A  
– Not updated

Fig 68: Development on Access Road B – Not updated,  
intention unchanged

Fig 69: Landscaping on Access Road B – Not updated,  
superseded by Full Planning Approvals.

Fig 70: Landscaping on Access Road C – Not updated,  
intention unchanged

Fig 71: Canal Construction and Coton Hedge – Not  
updated, intention unchanged

Fig 72: Green Wedge – Not updated. Has Full Planning  
Permission.

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- Fig 73: Wildlife Corridors and Perimeter Planting – Not updated, intention unchanged. Has Full Planning Approvals.
- Fig 74: Scrub Habitat and Bund - Not updated and Intention unchanged. Has Full Planning Approvals.
- Fig 75: Park and Cycle Site – Superseded by Full Planning Approvals.
- Fig 76: Phasing Strategy – Not updated, intention unchanged

2.7 Tables/Schedules

- Table 7: Schedule of Land Uses and Plot Ratios  
– Superseded by Schedule of Land Uses and Plot Ratios incorporating 2004 Master Plan Review.

3.0 Conclusion

This report, and the assessment of the impact of the 2004 Master Plan Review on the original Master Plan and the Environmental Statement and on the Master Plan Design Guidelines show that the changes are minor and have negligible impact. All changes are consistent with the Master Plan objectives and framework.