



# NORTH WEST cambridge

Development Densification - High  
Level Opportunity Appraisal

Masterplan/Land Use Comparison,  
Indicative Plot Testing and  
Planning Parameters High Level  
Study

March 2021



# INTRODUCTION AND PURPOSE OF THIS DOCUMENT

This desktop study has been put together to support a representation to the Greater Cambridge Shared Planning Service Local Plan review, 2021.

The details/plans set out herein are purely indicative, representing a high-level plot capacity study for the site and how this relates to the existing planning permission.

The study represents a high-level appraisal of the potential opportunities and constraints of the North-West Cambridge Development in terms of potential increase in dwelling out-turn from the site and how this relates to the current outline planning approval to inform discussions related to the preparation of the new Local Plan.

The number of dwellings, mix and typologies indicated are not a formal development proposal and should only be used for the stated purpose. They have not been subject to detailed utilities or road infrastructure studies, or a detailed business case analysis.

This document should be read alongside the other suite of documents which constitute the University's submission to the Local Plan review.

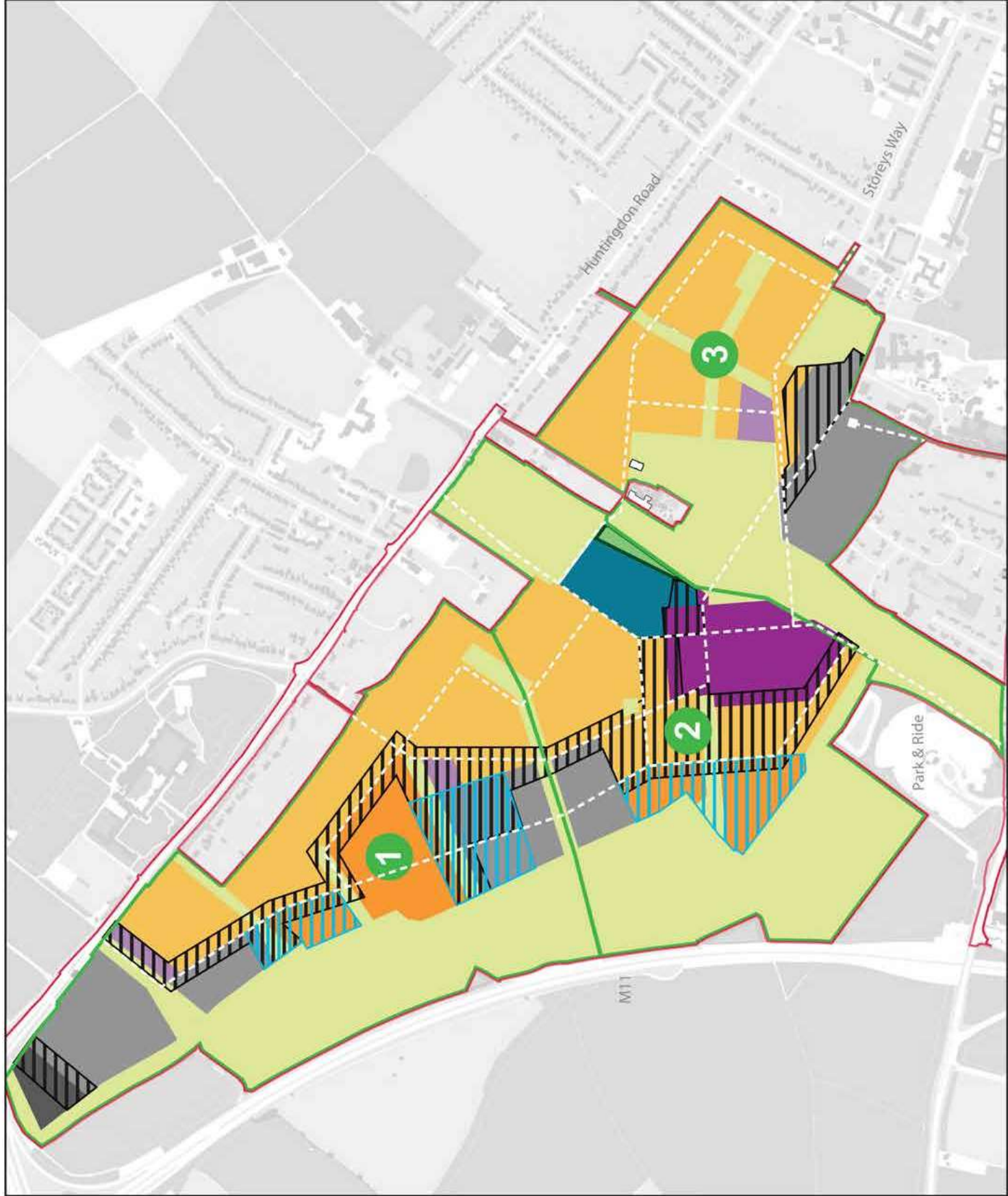
## **STRUCTURE OF THIS DOCUMENT**

The document takes the following form:

- High-level comparison of the approved land-uses and potential for plot reassignment to facilitate densification
- Overlay of possible densified parcels with the approved planning parameters
- Overall summary of plot testing output
- Plot testing examples

# Approved Land Use Parameter Plan

KEY	
<b>Contextual Information:</b>	
	Existing and retained buildings
	Indicative primary and secondary routes (reference NWC(OPA/PAR)002)
	Open land (reference NWC(OPA/PAR)003)
	Open land within school site (reference NWC(OPA/PAR)003)
	Potential reserved Energy Centre site: sui generis (BZ)
<b>For Approval:</b>	
	Application site boundary
	Development areas
	Residential: C3, C4
	Collegiate Housing: C2
	Academic/Research: D1, B1(0), sui generis
	Residential and complementary mixed use: 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



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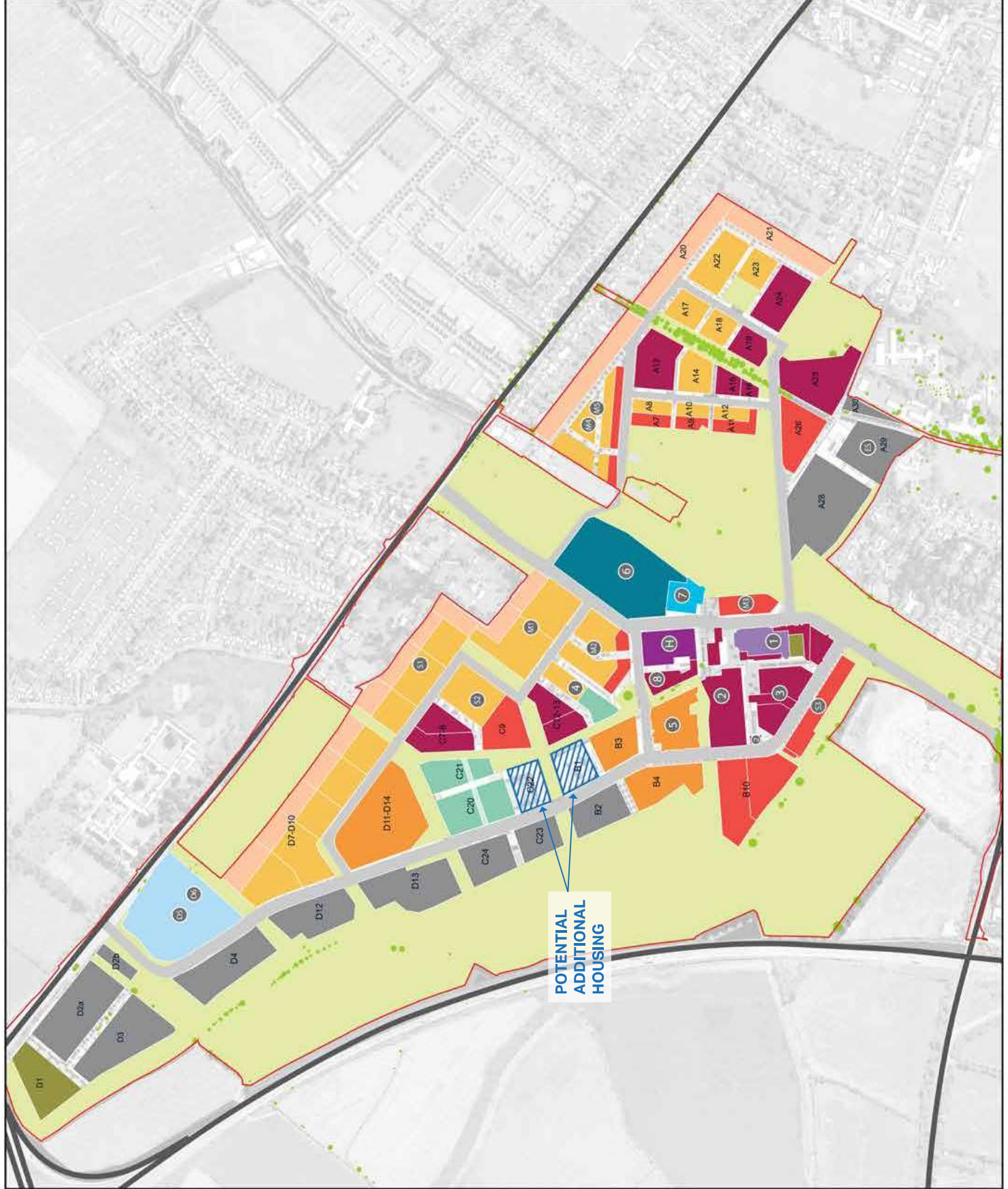
**North West Cambridge**  
 NWC(OPA/PAR)04B - Land Use (Built, Development and Ancillary Space) Parameter Plan, Zone B  
 September 2013



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# Alternative Land Use

- Planning application boundary
  - Lot number
  - Lot boundary
  - Parcel number
- Market housing**
- Detached housing
  - Semi-detached / Terrace housing
  - Flats
- University housing**
- Key Worker housing (flats)
  - RWH/Market Unit Flex Zone
- Land uses (Non Residential)**
- Student accommodation
  - Academic and Commercial Research
  - Senior Care Village
  - Primary School
  - Hotel
  - Foodstore and Local Centre
  - Nursery and Community Hall
  - Energy Centre
  - Potential Additional Housing
  - Open Space
  - Infrastructure



**North West Cambridge**  
 Sitewide Landuse Plan

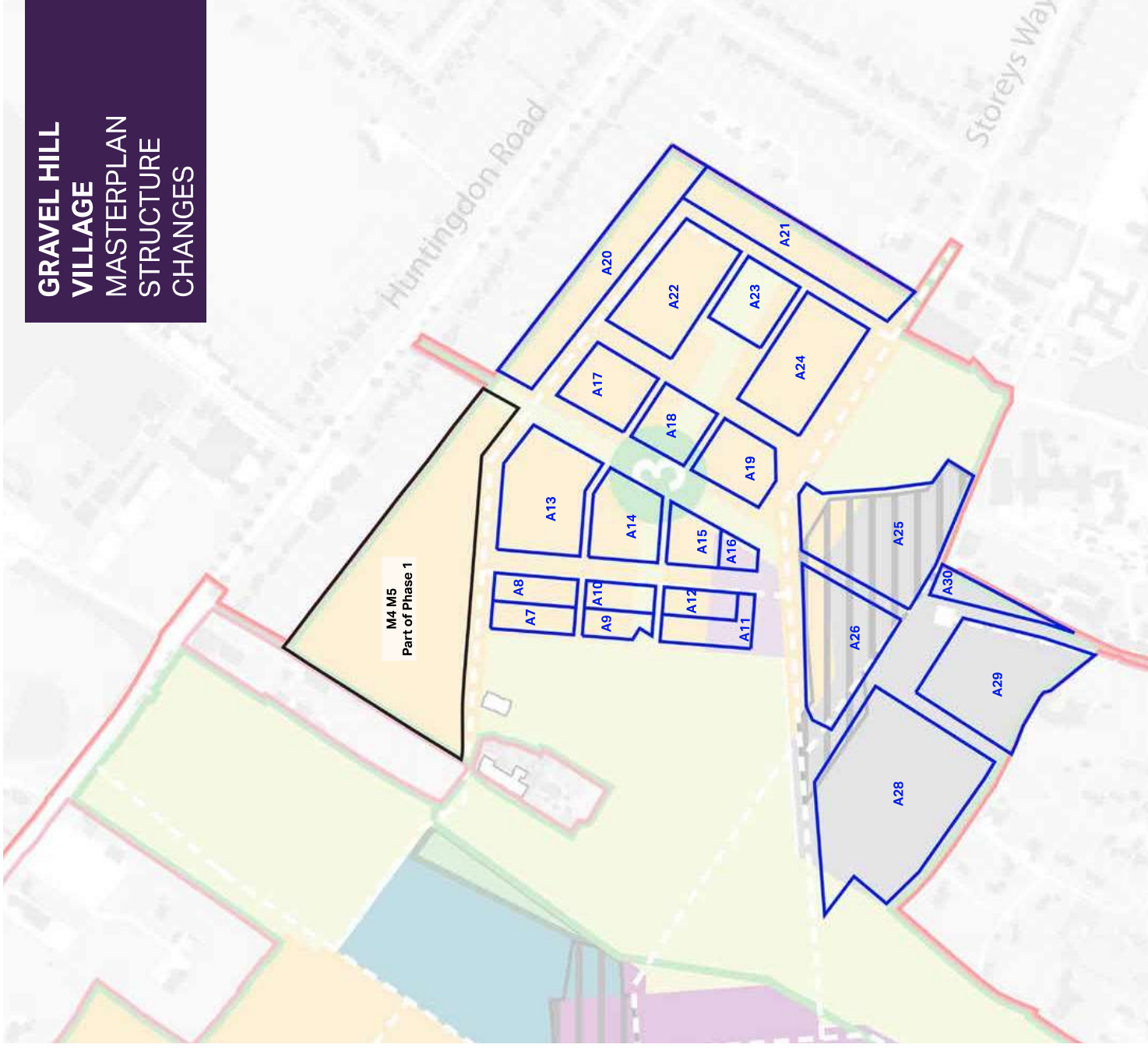
March 2021



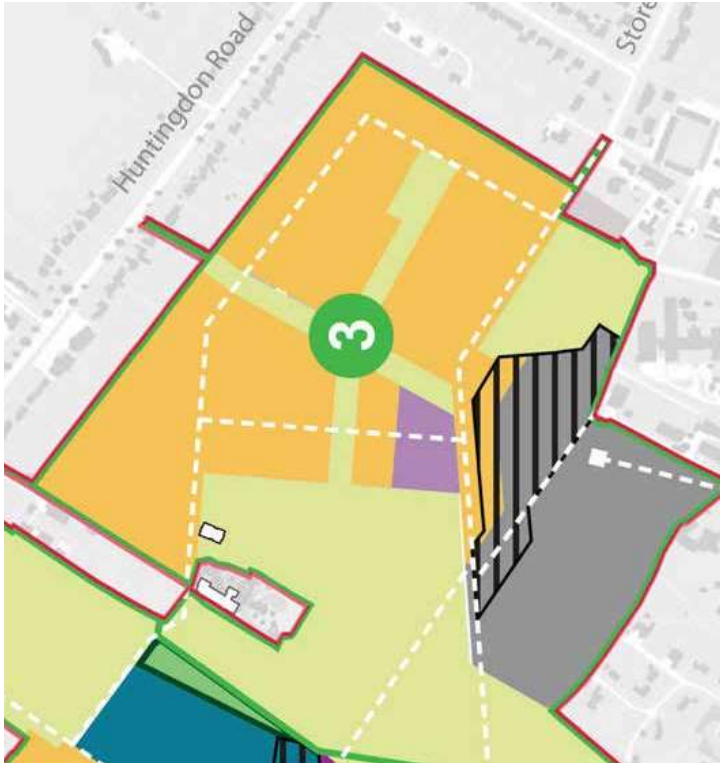
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**GRAVEL HILL  
VILLAGE  
MASTERPLAN  
STRUCTURE  
CHANGES**



**ALTERNATIVE MP - PARCEL PLAN OVERLAY ON APPROVED LAND USE PARAMETER PLAN**

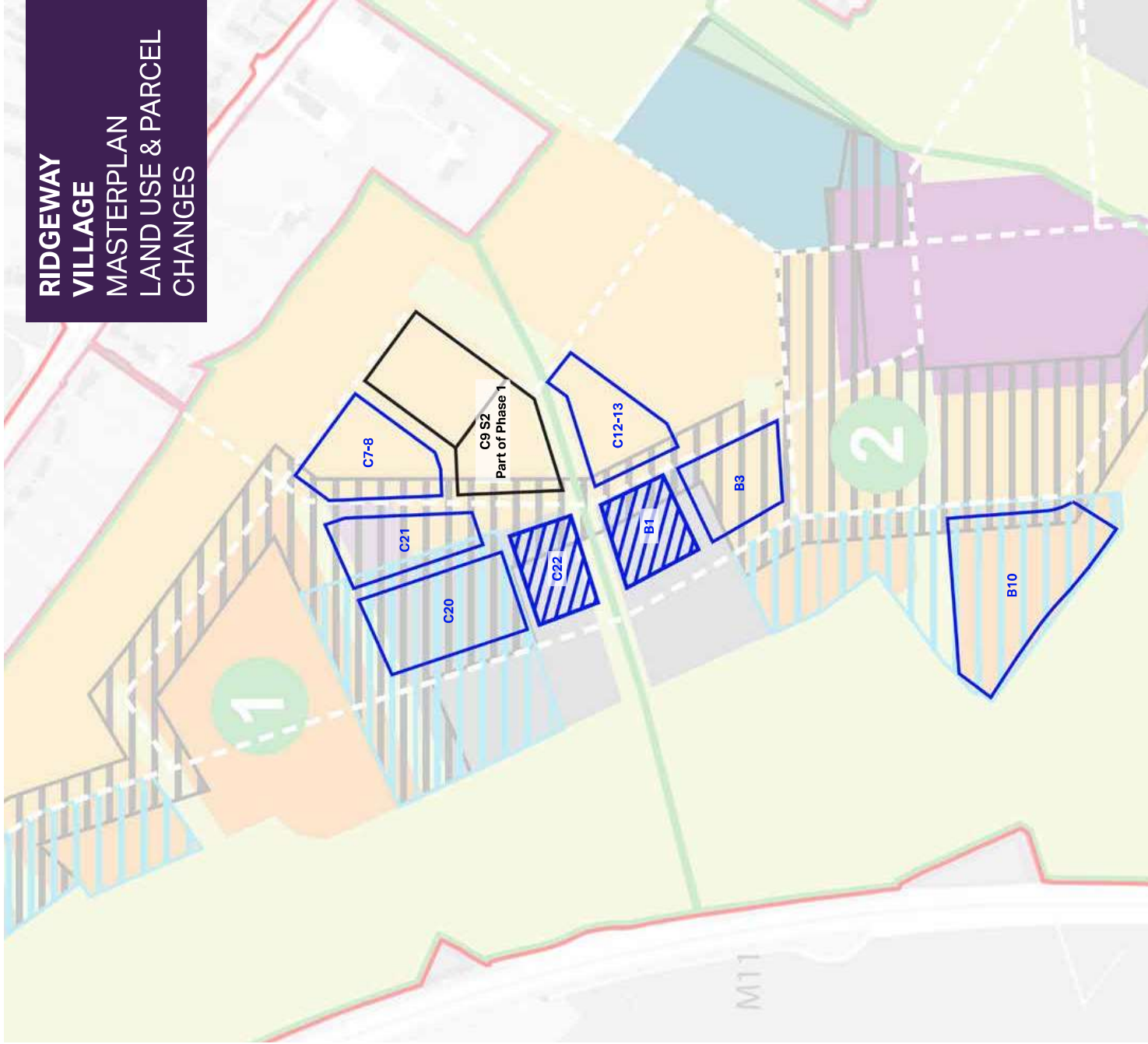


**APPROVED LAND USE PARAMETER PLAN**

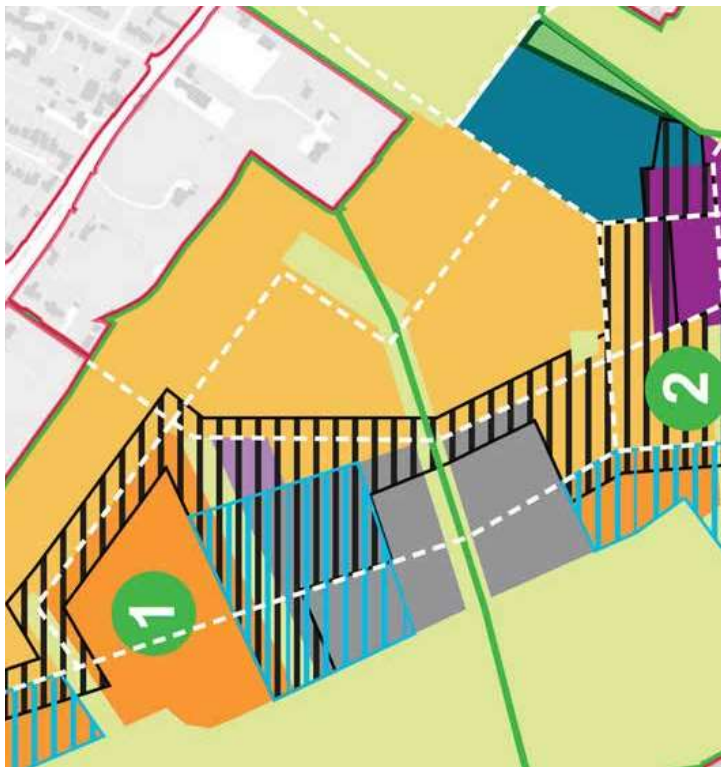


**ALTERNATIVE MP LAND USE - PARCEL PLAN**

**RIDGEWAY  
VILLAGE  
MASTERPLAN  
LAND USE & PARCEL  
CHANGES**



**ALTERNATIVE MP - PARCEL PLAN OVERLAY ON APPROVED LAND USE PARAMETER PLAN**

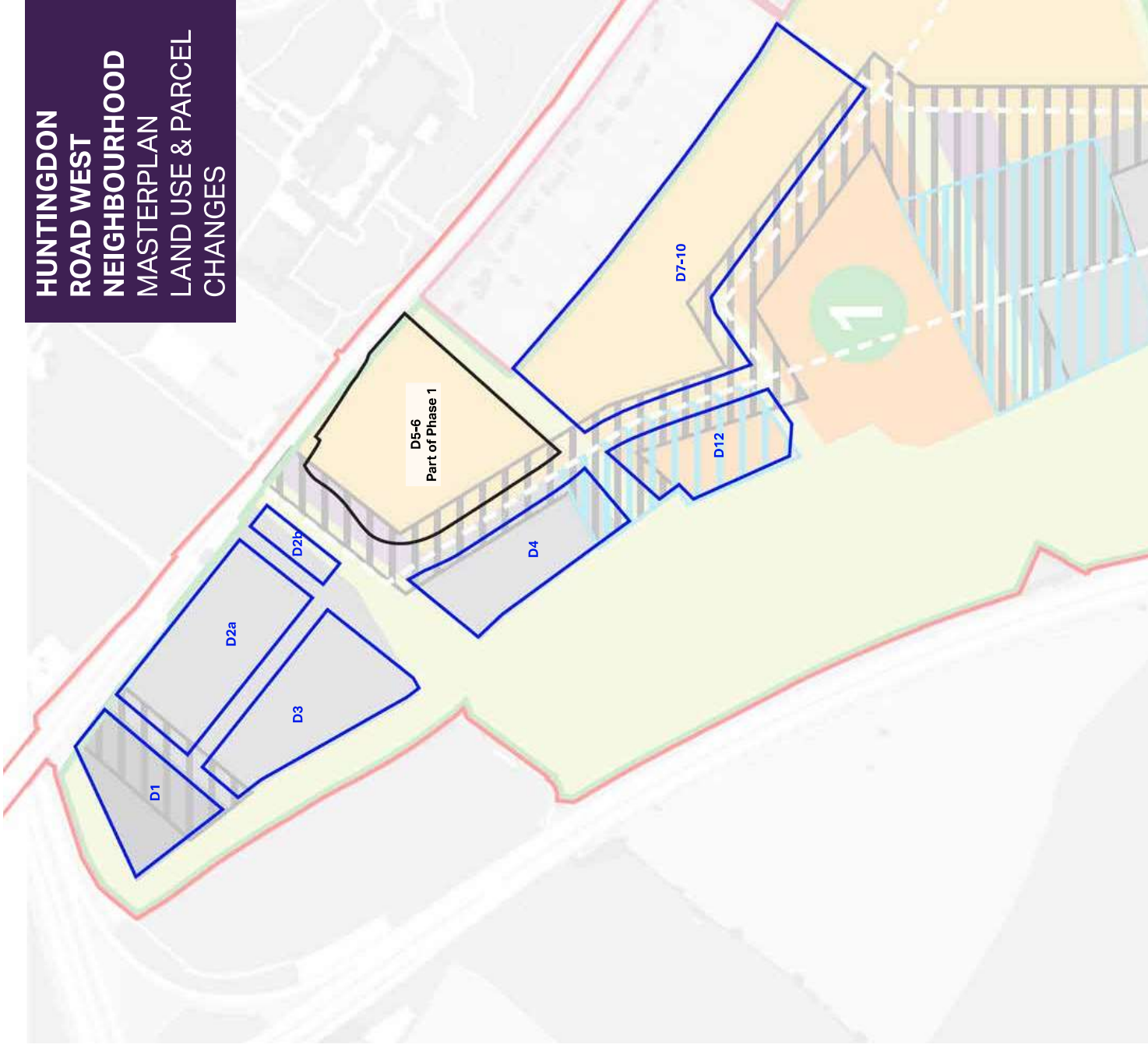


**APPROVED LAND USE PARAMETER PLAN**



**ALTERNATIVE MP LAND USE - PARCEL PLAN**

**HUNTINGDON  
ROAD WEST  
NEIGHBOURHOOD  
MASTERPLAN  
LAND USE & PARCEL  
CHANGES**



**ALTERNATIVE MP - PARCEL PLAN OVERLAY ON APPROVED LAND USE PARAMETER PLAN**



**APPROVED LAND USE PARAMETER PLAN**



**ALTERNATIVE LAND USE - PARCEL PLAN**

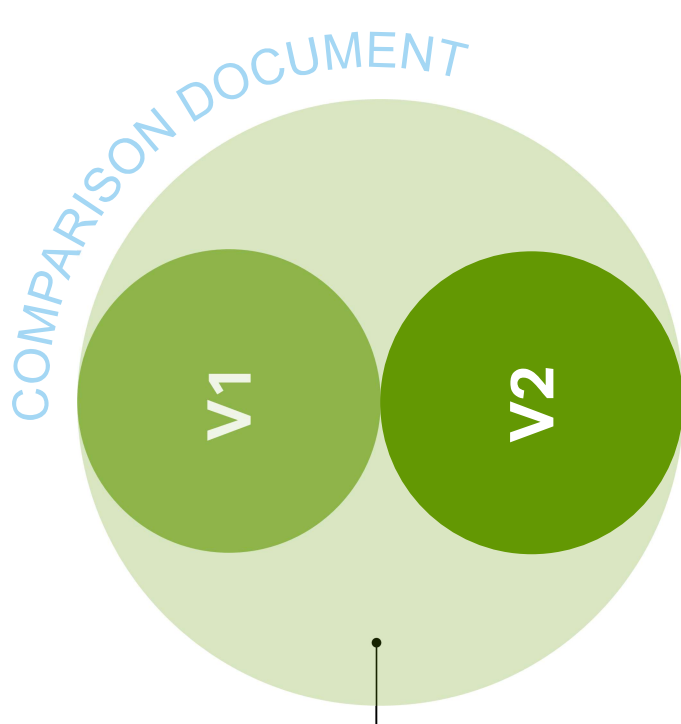
# DENSIFIED PARCELS AND PLANNING PARAMETERS OVERLAY



Description of the Development and  
Application Drawings  
September 2013

## **PLANNING PARAMETERS:**

ACCESS  
OPEN LAND AND LANDSCAPE AREAS  
LAND USE  
DEVELOPMENT BUILDING ZONES  
BUILDING HEIGHTS



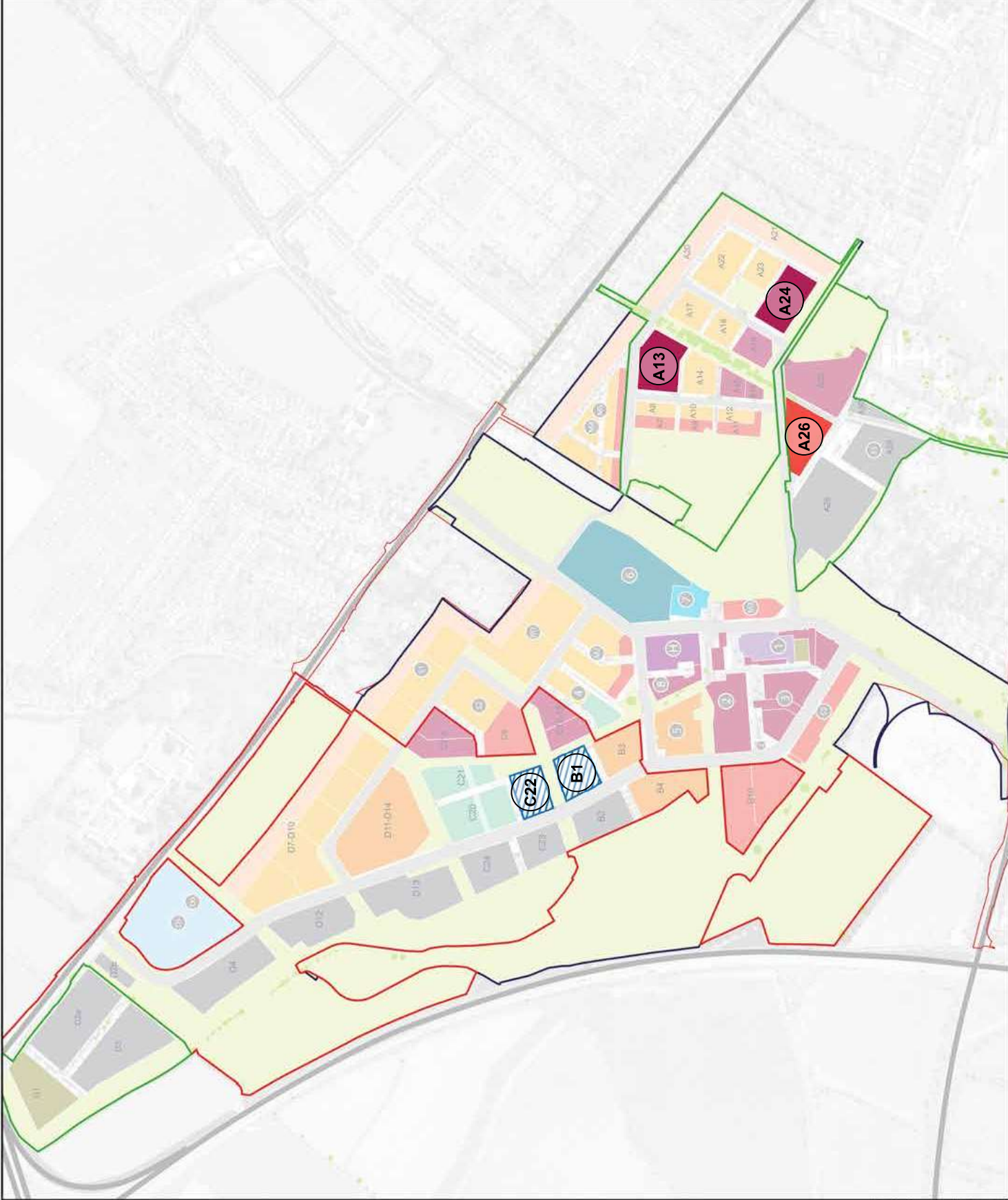
PLEASE NOTE: THE FOLLOWING  
COMPLIANCE STUDY FOCUSES  
ON THE DENSIFIED PARCELS  
ONLY.

V1 - Approved Outline Documents  
V2 - Plot testing: assuming new housing tenures, typologies, sizes and mix



# V2 NOTABLE DENSIFICATION CHANGES

- Planning application boundary
  - Phase 1 boundary
  - Phase 2 boundary
  - Phase 3 boundary
  - Lot number
  - Lot boundary
  - Parcel number
- Market housing**
- Detached housing
  - Semi-detached / Terrace housing
  - Flats
- University housing**
- Key Worker housing (flats)
  - KWH/Market Unit Flex Zone
- Land uses (Non Residential)**
- Student accommodation
  - Academic and Commercial Research
  - Senior Care Village
  - Primary School
  - Hotel
  - Foodstore and Local Centre
  - Nursery and Community Hall
  - Energy Centre
  - Potential Additional Housing
  - Open Space
  - Infrastructure

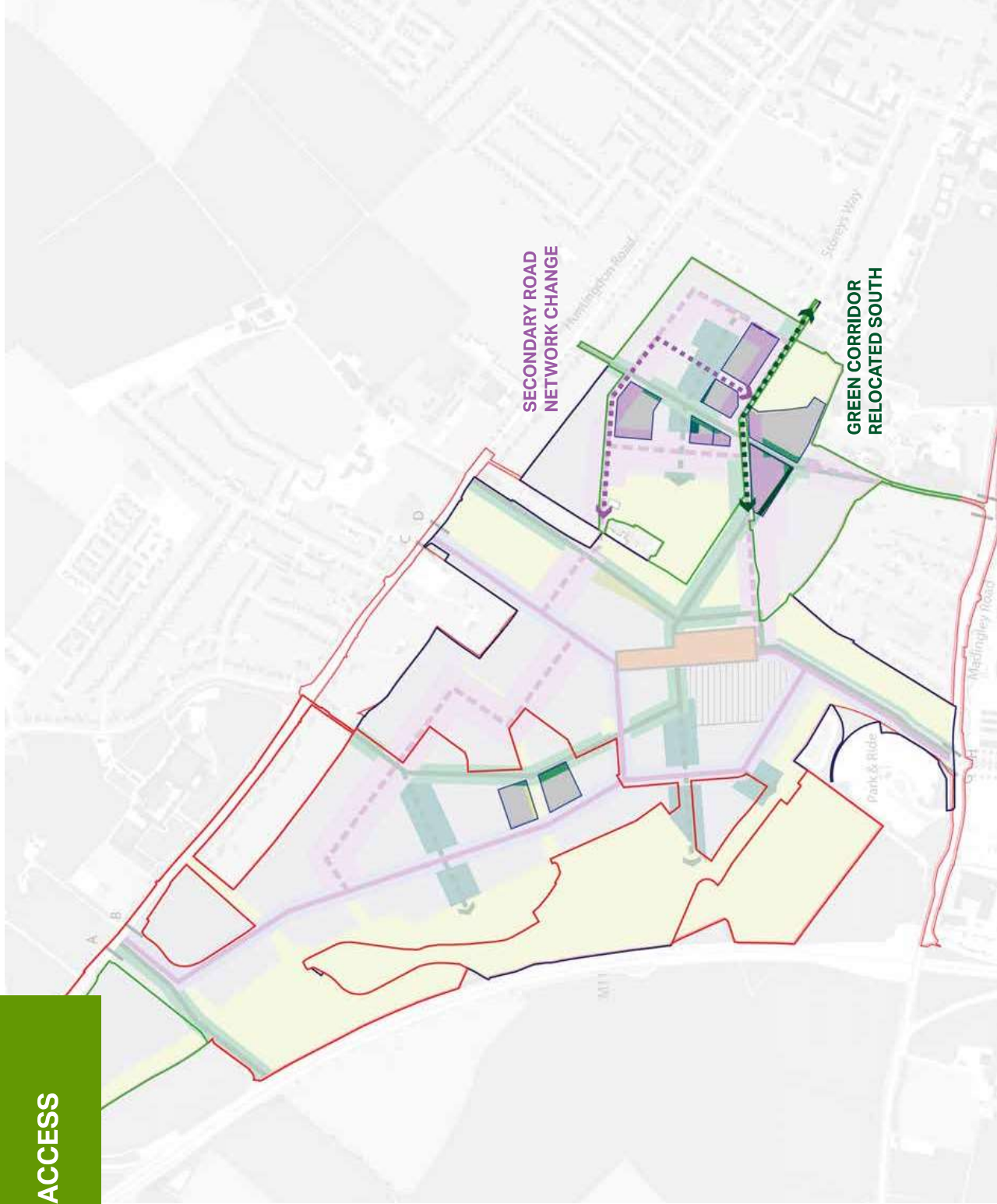


**North West Cambridge**  
Stewardship Land Use Plan

March 2021



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**KEY**

**Contextual Information:**

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

**For Approval:**

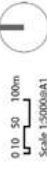
- Application site boundary
- Primary street zone\*
- Secondary street zone \*
- Primary pedestrian/cycle route zone \*
- Secondary pedestrian/cycle route zone \*
- Restricted Access Zone
- Market Square pedestrianised Zone

\* Zones may overlap

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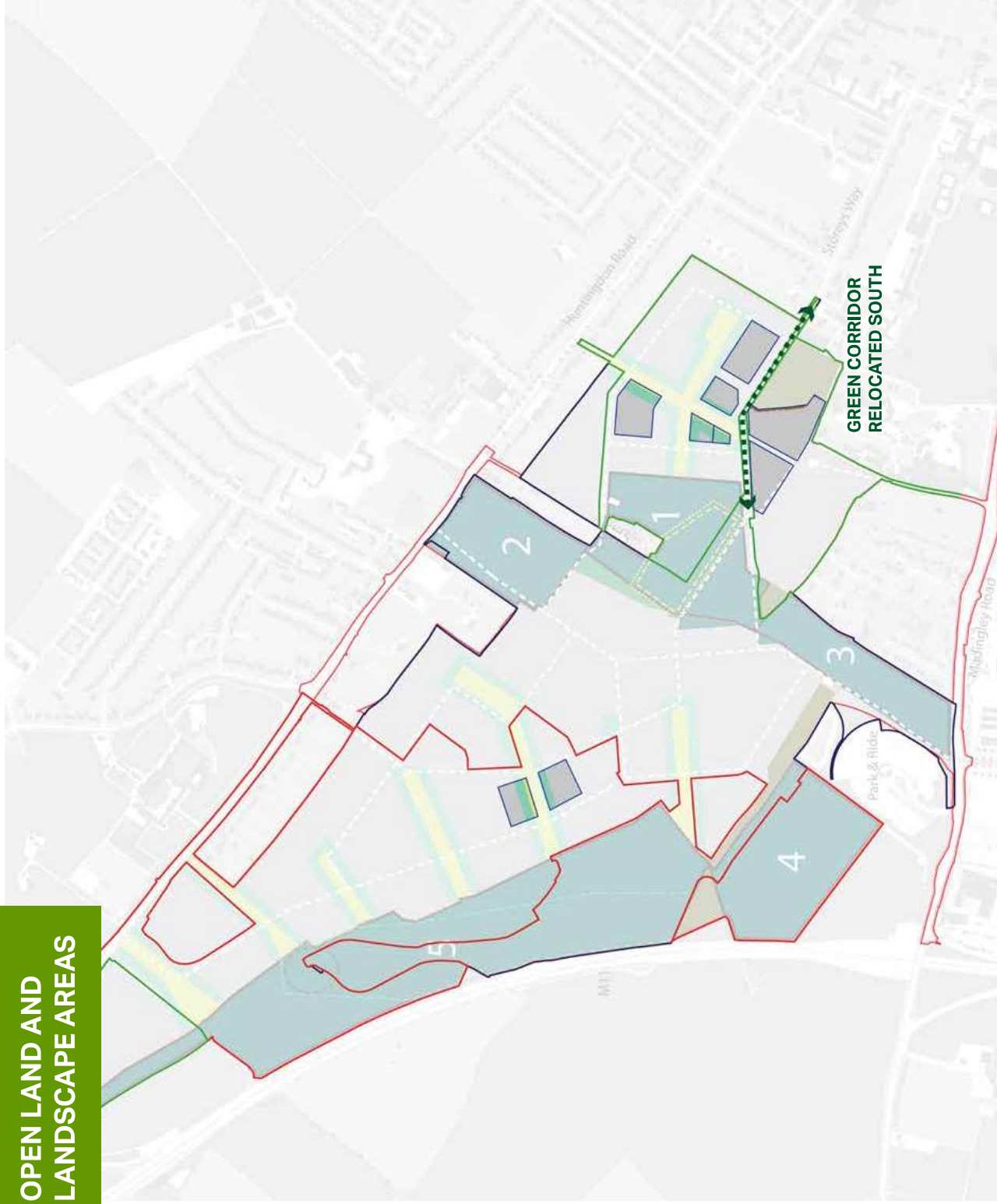
**North West Cambridge  
NWC/OPA/PAR/02/A - Access Parameter Plan: Zone B**

February 2012



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# OPEN LAND AND LANDSCAPE AREAS



## 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

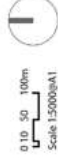
### For Approval:

- 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

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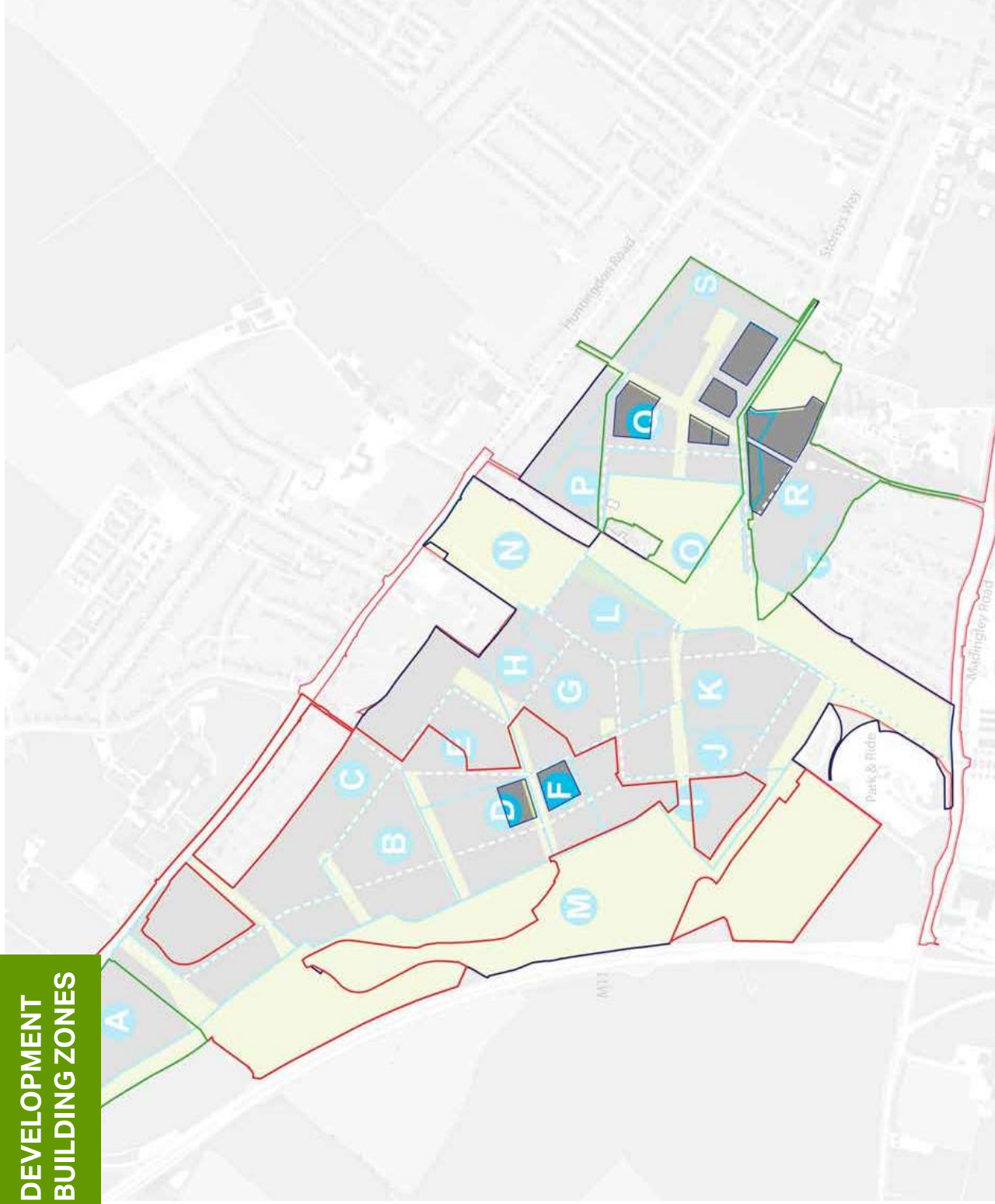
## North West Cambridge NWC/OPA/PAR/03/B - Open Land and Landscape Areas Parameter Plan: Zone B

September 2013



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# DEVELOPMENT BUILDING ZONES



## 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

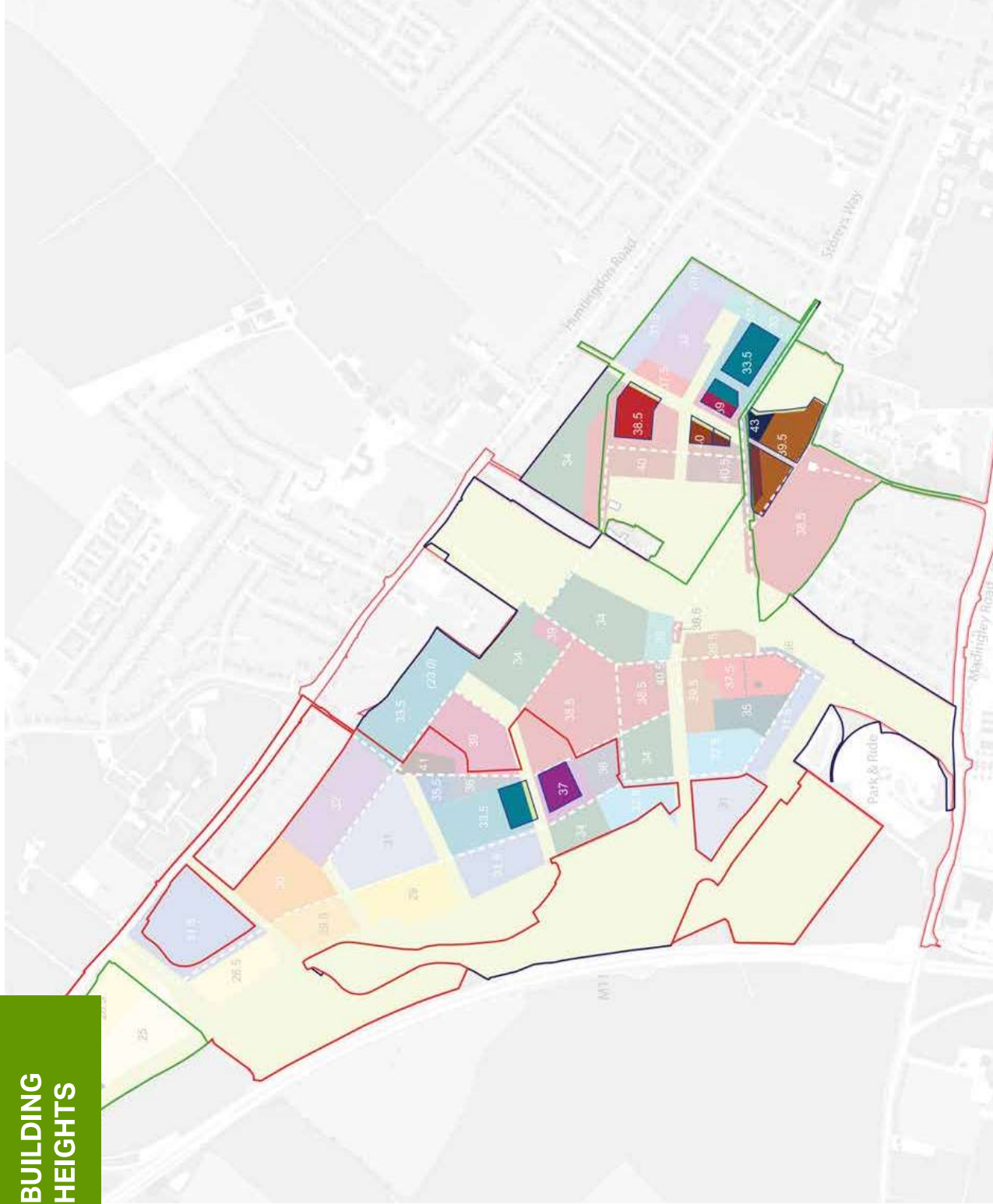
All information other than that identified as being for approval is shown for contextual purposes only.

## North West Cambridge NWC/OPA/PAR/05/B - Development Building Zones Parameter Plan: Zone B

September 2013



# BUILDING HEIGHTS



## 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)
- Indicative location of Energy Centre flue
- Indicative potential reserved location of Energy Centre flue
- 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

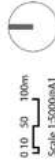
### Maximum building heights

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

Zone for Energy Centre flue of 5.0 x 5.8 m in plan dimension and height 44.5m AOD

## North West Cambridge NWC/OPA/PAR/06/B - Building Heights Parameter Plan: Zone B

September 2013



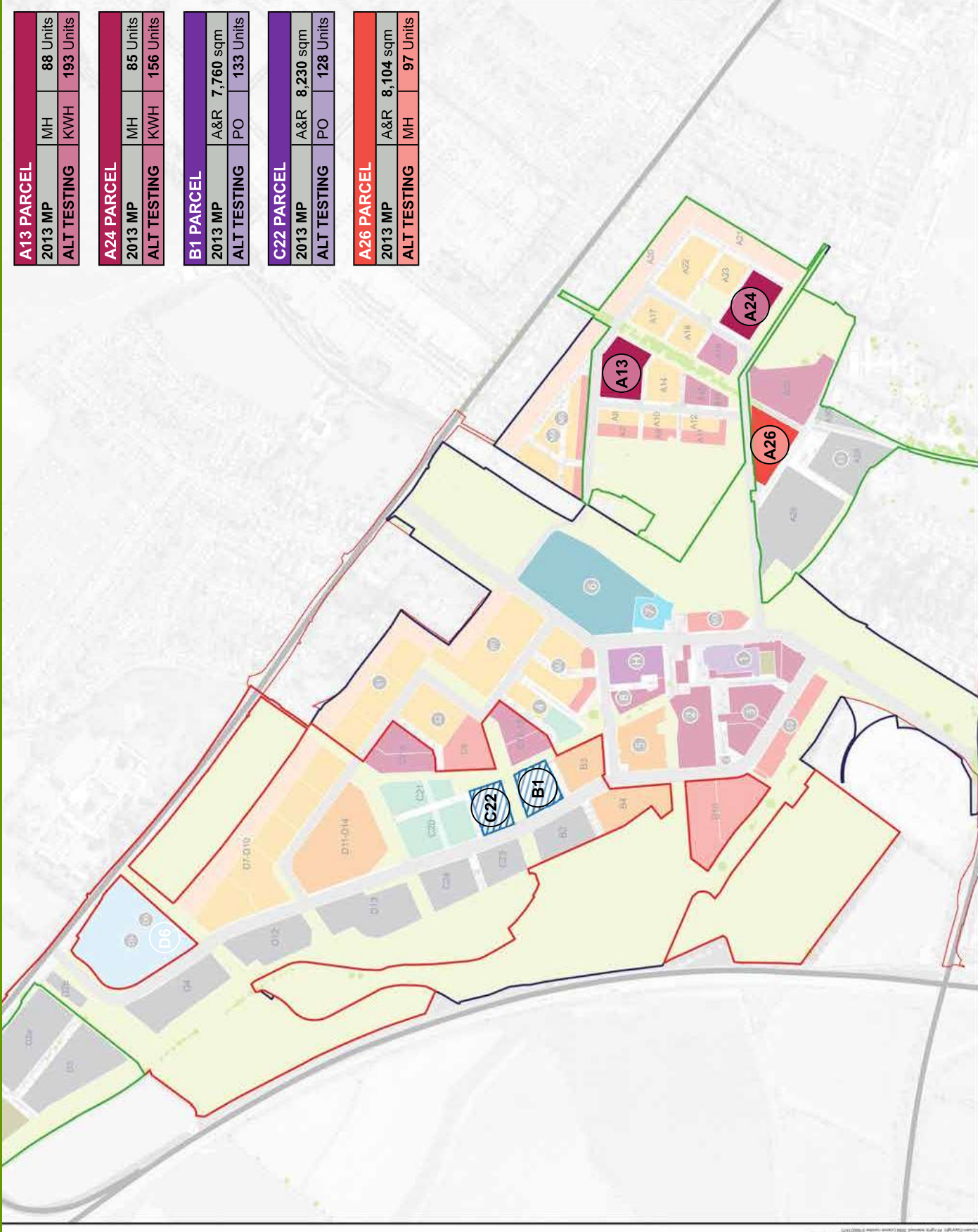
\* No change to existing parameter heights

# OVERALL DEVELOPMENT SUMMARY - Plot Testing Output

	UNIVERSITY HOUSING		MARKET HOUSING	POTENTIAL OPPORTUNITY	TOTAL	RESEARCH (sqm)		STUDENT HOUSING
	KEY WORKER	KWH/Market Unit Flex Zone				ACADEMIC	COMMERCIAL	
PHASE 1								
	686	65	970		1,721			325
	40%	4%	56%		100%			
PHASE 2								
	368	374	468	261	1,471	13,774	40,209	1,687
	25%	25%	32%	18%	100%	53,983		
						25.5%	74.5%	
TOTAL PHASE 1+2								
	1,054	439	1,438	261	3,192			
	33.0%	13.8%	45.1%	8.2%	100%			
TOTAL	1,493		1,438	261	3,192	53,983		2,012
	46.77%		45.05%	8%	100%			
KWH / Market Housing	1,054		1,877	261	3,192	53,983		2,012
	33%		59%	8%	100%	54%		100%

REMAINING PHASES*	UNIVERSITY HOUSING		MARKET HOUSING	POTENTIAL OPPORTUNITY	TOTAL	RESEARCH (sqm)		STUDENT HOUSING
	KEY WORKER	KWH/Market Unit Flex Zone				ACADEMIC	COMMERCIAL	
	837	0	402		1,239	46,251		0
	68%	0%	32%		100%	100,234		0%
TOTAL ALL PHASES								
	1,891	439	1,840	261	4,431			
	43%	10%	42%	6%	100%	46%		
TOTAL	2,330		1,840	261	4,431	60,025	40,209	2,012
	52.6%		41.5%	5.9%	100%	100,234		
KWH / Market Housing	1,891		2,279	261	4,431			
	42.7%		51.4%	5.9%	100.0%			

# DENSIFICATION EXAMPLES - ACHIEVED THROUGH PLOT TESTING



<b>A13 PARCEL</b>			
2013 MP	MH	88 Units	
ALT TESTING	KWH	193 Units	
<b>A24 PARCEL</b>			
2013 MP	MH	85 Units	
ALT TESTING	KWH	156 Units	
<b>B1 PARCEL</b>			
2013 MP	A&R	7,760 sqm	
ALT TESTING	PO	133 Units	
<b>C22 PARCEL</b>			
2013 MP	A&R	8,230 sqm	
ALT TESTING	PO	128 Units	
<b>A26 PARCEL</b>			
2013 MP	A&R	8,104 sqm	
ALT TESTING	MH	97 Units	

- Planning application boundary
- Phase 1 boundary
- Phase 2 boundary
- Phase 3 boundary
- Lot number
- Lot boundary
- Parcel number
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  - Flats
- University housing
  - Key Worker housing (flats)
  - KWH/Market Unit Flex Zone
- Land uses (Non Residential)
  - Student accommodation
  - Academic and Commercial Research
  - Senior Care Village
  - Primary School
  - Hotel
  - Foodstore and Local Centre
  - Nursery and Community Hall
  - Energy Centre
  - Potential Additional Housing
  - Open Space
  - Infrastructure

KWH-Key Worker Housing  
 MH - Market Housing  
 PO - Potential Opportunity  
 A&R - Academic and Research

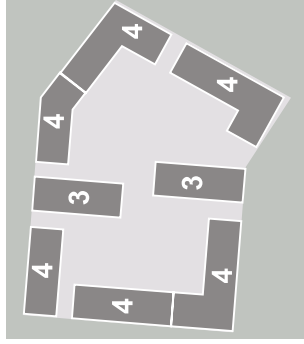
**North West Cambridge**  
 Site-wide Landuse Plan  
 March 2021



# PHASE3 PARCEL A13 Key Worker Housing

TOTAL UNITS 193  
PARCEL AREA 0.84 Ha  
DENSITY 230 Units/Ha

BUILDING HEIGHTS



**KEY**

Flats	Studio	1Bed	2B4P	3B4P
Yellow	Orange	Red	Purple	

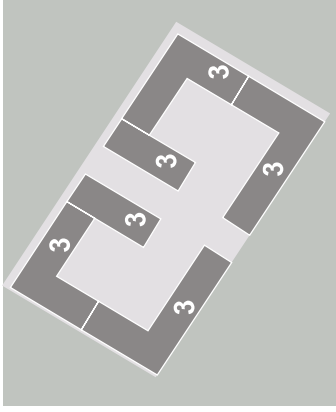
KEY WORKER HOUSING				
Flats Only				
Studio	1 Bed	2 Bed 4P	3 Bed 4P	
37-40 sqm	50 sqm	70 sqm	74 sqm	
14	93	77	9	
7%	48%	40%	5%	
<b>ACHIEVED TOTAL 193</b>				
<b>2013 TOTAL = 88</b>				
<b>NET INCREASE = 105</b>				



# PHASE3 PARCEL A24 Key Worker Housing

TOTAL UNITS 156  
PARCEL AREA 0.80 Ha  
DENSITY 195 Units/Ha

BUILDING HEIGHTS



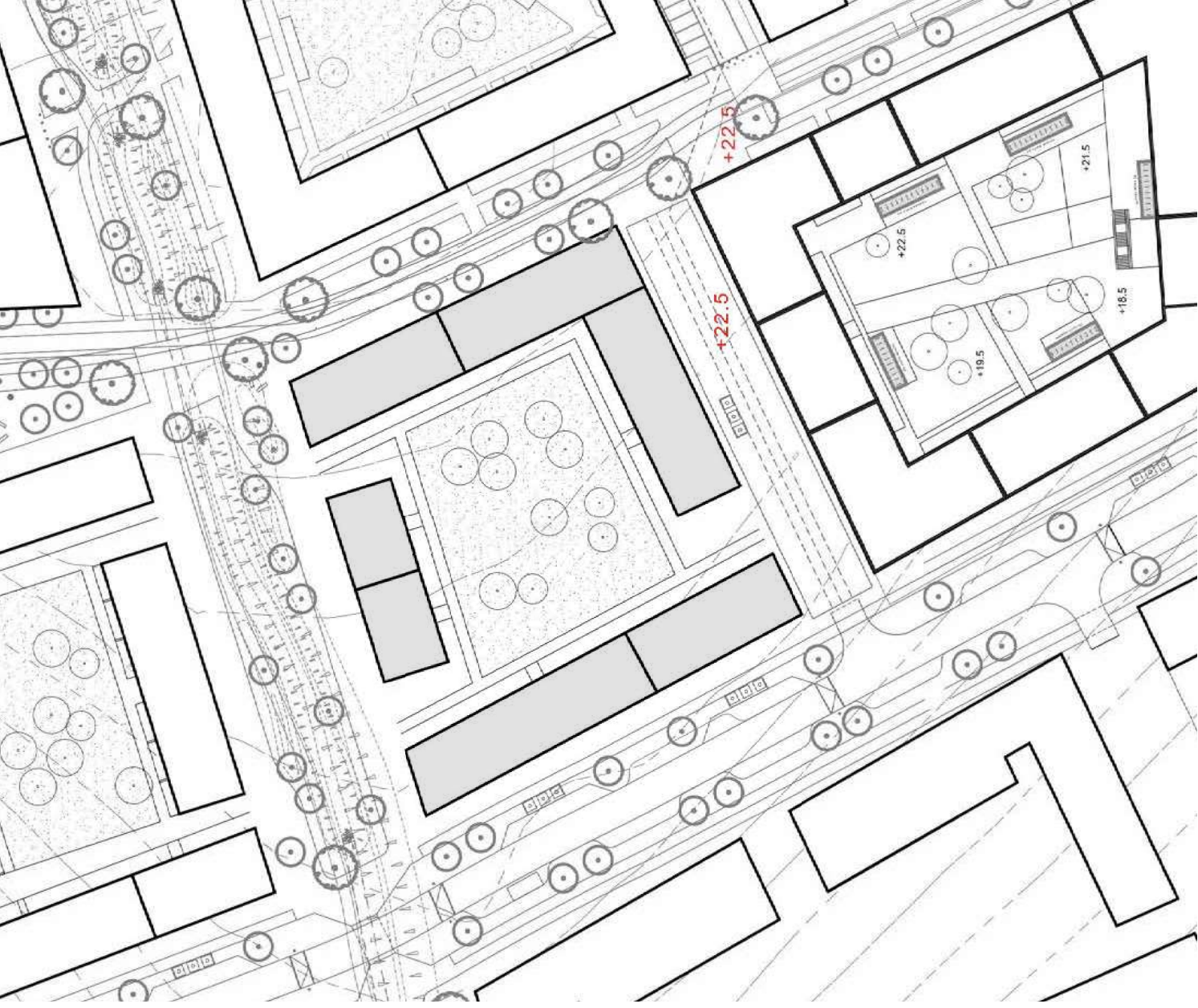
**KEY**

Flats	Studio	1Bed	2B4P	3B4P
Yellow	Orange	Red	Purple	

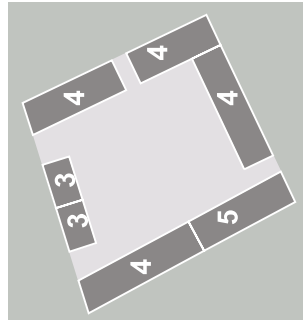
KEY WORKER HOUSING				
Flats Only				
Studio	1 Bed	2 Bed 4P	3 Bed 4P	
37-40 sqm	50 sqm	70 sqm	74 sqm	
26	64	52	14	
17%	41%	33%	9%	
<b>ACHIEVED TOTAL = 156</b>				
<b>2013 TOTAL = 85</b>				
<b>NET INCREASE = 71</b>				

# PHASE2 PARCEL B1 Potential Opportunity

TOTAL UNITS 133  
PARCEL AREA 0.55 Ha  
DENSITY 242 Units/Ha



BUILDING HEIGHTS

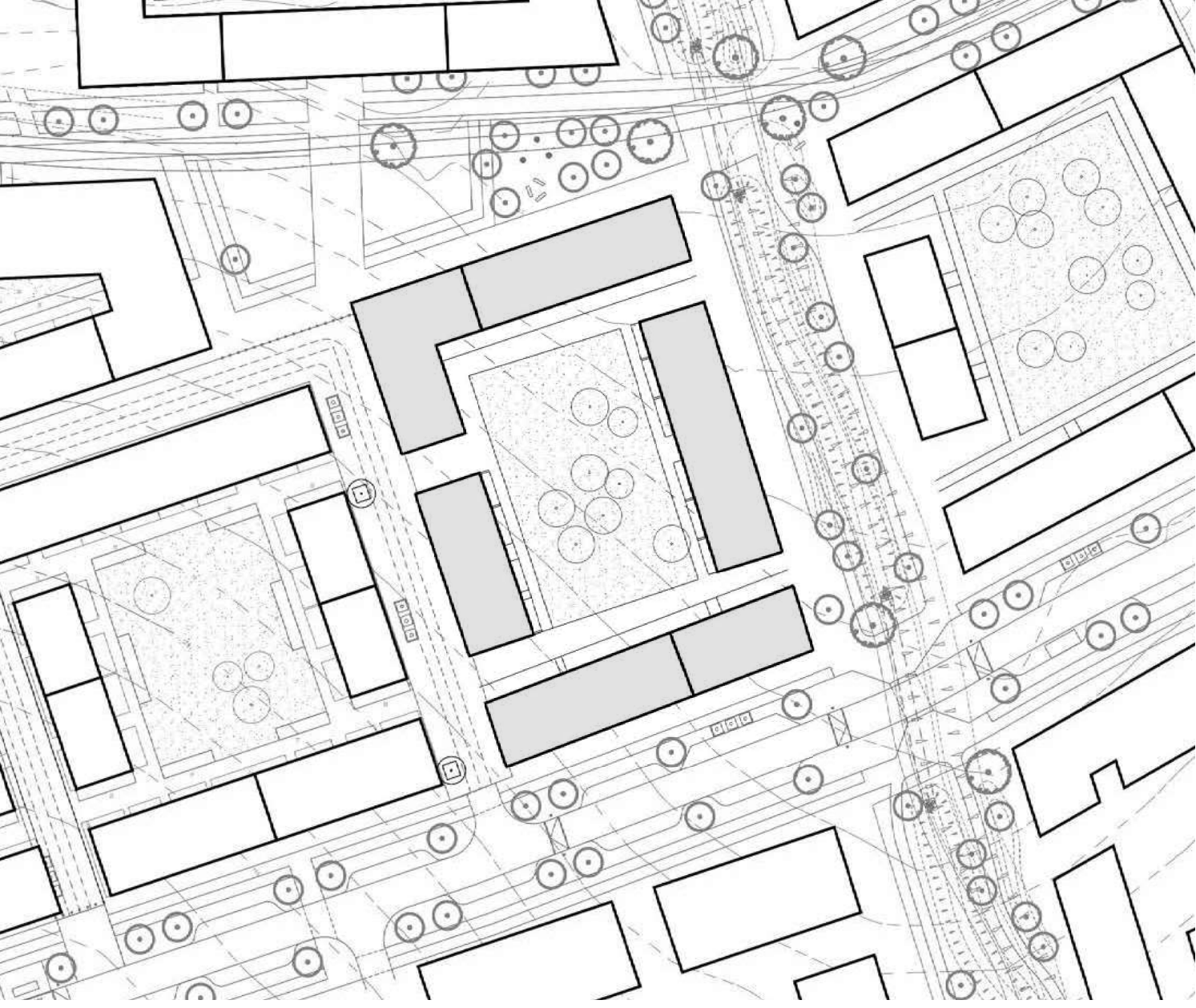
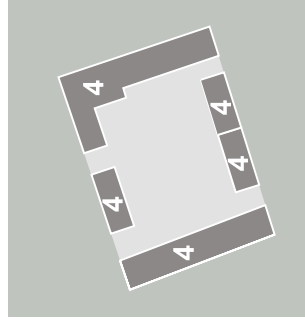


POTENTIAL OPPORTUNITY			
Flats Only			
Studio	1 Bed	2 Bed 4P	3 Bed 4P
37-40 sqm	50 sqm	70 sqm	74 sqm
20	56	52	5
15%	42%	39%	4%
<b>ACHIEVED TOTAL = 133</b>			
<b>2013 TOTAL = ACADEMIC &amp; RESEARCH</b>			
<b>NET INCREASE = 133</b>			

# PHASE 2 PARCEL C22 Potential Opportunity

TOTAL UNITS 128  
PARCEL AREA 0.51 Ha  
DENSITY 251 Units/Ha

BUILDING HEIGHTS

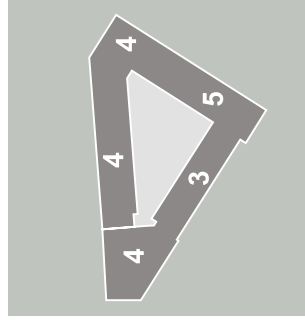


POTENTIAL OPPORTUNITY				
Flats Only				
Studio	1 Bed	2 Bed 4P	3 Bed 4P	
37-40 sqm	50 sqm	70 sqm	74 sqm	
18	54	50	6	
14%	42%	39%	5%	
<b>ACHIEVED TOTAL = 128</b>				
<b>2013 TOTAL = ACADEMIC &amp; RESEARCH</b>				
<b>NET INCREASE = 128</b>				

# PHASE3 PARCEL A26 Market Housing

TOTAL UNITS 97  
PARCEL AREA 0.81 Ha  
DENSITY 120 Units/Ha

BUILDING HEIGHTS



MARKET HOUSING					
Flats			Houses (Terraces)		
Studio	1 Bed	2 Bed	3 Bed	2/3 Bed	4 Bed
37 sqm	51 sqm	77 sqm	93 sqm	93 sqm	130 sqm
3	20	44	11	12	7
3%	21%	45%	11%	12%	8%
78			19		
ACHIEVED TOTAL 97					
2013 TOTAL = ACADEMIC & RESEARCH					
NET INCREASE = 97					

