

Your ref:  
Our ref:  
DD: 07976579376  
E: Alison.wright@bidwells.co.uk  
Date: 14/06/2022

Fiona Bradley  
Greater Cambridge Shared Planning  
Cambridge City Council  
PO Box 700  
Cambridge  
CB1 0JH

Dear Fiona,

**CAMBRIDGE NORTH PHASE 2 COMMERCIAL QUARTER  
HYBRID PLANNING APPLICATION  
PLANNING PORTAL REFERENCE: PP-11315352**

I write on behalf of the applicant, Brookgate Land Ltd on behalf of The Chesterton Partnership, regarding the submission of the above referenced planning application which comprises;

*“An outline application (all matters reserved apart from access and landscaping) for the construction of three new residential buildings of four to eight storeys, providing flexible Class E and Class F uses on the ground floor, and two commercial buildings of five storeys for Use Classes E(g) I (offices), ii (research and development) providing flexible Class E and Class F uses on the ground floor, with associated car and cycle parking and infrastructure works;*

*A full application for the construction of three commercial buildings of four and seven storeys for Use Classes E(g)I (offices) ii (research and development), providing flexible Class E and Class F uses on the ground floor, with associated car and cycle parking, a multi storey car and cycle park and associated landscaping, infrastructure works and demolition of existing structures”*

**Background to the Proposal**

The scheme makes a major contribution towards addressing an acute demand and short supply of offices and laboratories in an area identified by the LPA as essential for catering for any overspill need, that need is now, not in four years' time when an AAP might or might not be adopted. Directly adjacent the new Cambridge North Station, the application is anticipated to provide very substantial economic benefits in terms of further employment and building on the existing cluster in North East Cambridge. These benefits would be significant in terms of supporting the ongoing vitality of what is a nationally important Cambridge-based knowledge economy.

Housing including Build to Rent accommodation is provided as part of a genuine mixed-use development with generous open spaces and public realm and access to retail, leisure and other social infrastructure. There would be the further benefits from the uplift provided to the architectural character of this underutilised and partially derelict area and from an enhancement to the public realm. The site already benefits from good accessibility by sustainable transport modes, close to a mainline train station and transport interchange, this would be enhanced by the application. The application scheme would be built and operate to a high standard of sustainability and wellbeing. This development would provide

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substantial economic and significant social and environmental benefits. These would, by a considerable margin, outweigh a moderate degree of harm from a conflict with a small part of LP Policy SS/4 and Policy NH/14.

The application scheme represents a well-considered, high-quality design which reflects and responds to local context. The design promotes high levels of sustainability. It has a significant number of benefits that are considered as very great overall. The Cultural Heritage Assessment (ES Appendix 8.3) concludes that the proposals are considered to result in a very minor detrimental alteration to the existing rural setting of the Fen Ditton and Riverside and Stourbridge Common Conservation Areas which affects their significance because the appreciation of the relationship between these areas and the river corridor, open space and views of meadows and fenland is affected. This is considered to result in 'less than substantial harm' in NPPF terms, and at the very lowest end of this scale. Applying the balancing exercise as required by Paragraph 202 of the Framework, the benefits of the scheme, by a considerable margin, outweigh the less than substantial harm identified.

Material considerations would in this case clearly support the proposal and indicate that the application be approved otherwise than in accordance with the development plan, should there be any conflict with this as a whole.

### **The Application**

The Application comprises the following drawings and documents:

- Planning Statement incl. draft Heads of Terms;
- Occupational Market Report;
- Build to Rent Market Report;
- Cambridge Retail and Leisure Update;
- Environmental Statement (ES), comprising;
  - Volume 1: Main Report;
  - Volume 2: Technical Appendices; and
  - Volume 3: Non-Technical Summary
- Design and Access Statement;
- Drawing Pack including:
  - Site Location Plan;
  - Masterplan;
  - Parameter Plans (Outline Element);
  - Highway Works Plans (Detailed Element):
    - Proposed Cowley Road/Milton Avenue Junction
    - Proposed Milton Avenue/The Link Junction
    - Landscape Plans (Detailed Element)
  - Full Application Drawing Pack for Buildings S4, S6, and S7
  - Full Application Drawing Pack for Building S5 (MSCP)
  - Please see the Schedule of Plans for Approval enclosed with this Covering Letter for a complete list of Architectural, Landscaping and Highways Drawings submitted with the planning application

- Landscape and Open Space Strategy
- Statement of Community Involvement;
- Public Art Strategy
- Arboricultural Implications Assessment Report
- Odour Report
- Utilities Statement
- Sustainability Strategy, including a BREEAM Pre-Assessment for One Milton Avenue (S04), and One and Three Station Row (S06 and S07)
- Energy Statement (detailed element)
- Energy Strategy
- Preliminary Operational Waste Management Plan
- Site Waste Management and Materials Management Plan
- Archaeology Desk-Based Assessment
- Outline Construction Environmental Management Plan (CEMP) (ES Appendix 4.2)
- Air Quality Assessment (ES Chapter 6)
- Cultural Heritage Statement (ES Appendix 8.3)
- Ecology Baseline Report (ES Appendix 9.1)
- Biodiversity Net Gain Assessment (ES Appendix 9.3)
- Flood Risk Assessment (FRA) and Drainage Strategy (ES Appendix 10.1)
- Health Impact Assessment (ES Chapter 11)
- Phase 1 Geo-environmental Desk Study (ES Appendix 16.1)
- Landscape and Visual Impact Assessment (ES Chapter 12)
- Sunlight and Daylight Assessment (ES Appendix 13.1)
- Noise Impact Assessment (ES Chapter 14)
- Transport Assessment (ES Appendix 17.1)
- Travel Plan (ES Appendix 17.2)

The accompanying planning application fees of £168,481.20 (full element) and £8348.20 (outline element) have been paid by the applicant.

### **Summary**

I trust that the above and enclosed are self-explanatory, however should you require any further information to allow your full consideration of this application, then please contact me as soon as possible and prior to the determination of the application.

I look forward to receiving confirmation that this application has been registered and validated in due course.

Kind regards



**Alison Wright**  
Partner, Planning

**Copy: Brookgate Land Limited on behalf of The Chesterton Partnership**

**Enclosures: Schedule of Plans for Approval**

PLAN SUBMITTED FOR APPROVAL	DRAWING REFERENCE	PREPARED BY
<b>SITE-WIDE PARAMETER PLANS</b>		
239-ACME-PLA-S00-0010	Location Plan	Acme
239-ACME-PLA-S01-0101	Existing Site Conditions	Acme
239-ACME-PLA-S01-0102	Building Layout + Application Type	Acme
239-ACME-PLA-S01-0103	Maximum Building Envelope – Basement	Acme
239-ACME-PLA-S01-0104	Maximum Building Envelope – Ground Floor level	Acme
239-ACME-PLA-S01-0105	Maximum Building Envelope – Typical level	Acme
239-ACME-PLA-S01-0106	Building Heights Plan	Acme
239-ACME-PLA-S01-0107	Proposed Uses – Ground Floor	Acme
239-ACME-PLA-S01-0108	Access Plan	Acme
239-ACME-PLA-S01-0109	Landscape and Open Spaces Plan	Acme
239-ACME-PLA-S01-0300	Parameter Plans Area Schedule	Acme
<b>S4</b>		
1781-MAKE-S04-PA1999	S4 Basement Plan	MAKE
1781-MAKE-S04-PA2000	S4 Ground Floor Plan	MAKE
1781-MAKE-S04-PA2001	S4 Level 01 Plan	MAKE
1781-MAKE-S04-PA2002	S4 Levels 02-04 Typical Plan	MAKE
1781-MAKE-S04-PA2005	S4 Level 05 Plan	MAKE

PLAN SUBMITTED FOR APPROVAL	DRAWING REFERENCE	PREPARED BY
1781-MAKE-S04-PA2006	S4 Level 06 Plan	MAKE
1781-MAKE-S04-PA2007	S4 Level 07 Plan: Plant	MAKE
1781-MAKE-S04-PA2008	S4 Roof Plan	MAKE
1781-MAKE-S04-PA2200	S4 Proposed East Elevation	MAKE
1781-MAKE-S04-PA2201	S4 Proposed South-East Elevation	MAKE
1781-MAKE-S04-PA2202	S4 Proposed South-West Elevation	MAKE
1781-MAKE-S04-PA2203	S4 Proposed North-West Elevation	MAKE
1781-MAKE-S04-PA2250	S4 Proposed Section AA and Section BB (Short and Long Section)	MAKE
<b>S6 and S7</b>		
1818-MAKE-S06-PA1949	S6 and S7 Combined Basement Plan	MAKE
1818-MAKE-S06-PA1950	S6 and S7 Combined Ground Floor Plan	MAKE
1818-MAKE-S06-PA1999	S6 Basement Plan	MAKE
1818-MAKE-S06-PA2000	S6 Ground Floor Plan	MAKE
1818-MAKE-S06-PA2001	S6 Levels 01-02 Typical Plan	MAKE
1818-MAKE-S06-PA2003	S6 Level 03 Plan	MAKE
1818-MAKE-S06-PA2004	S6 Level 04 Plan: Plant	MAKE
1818-MAKE-S06-PA2005	S6 Roof Plan	MAKE

PLAN SUBMITTED FOR APPROVAL	DRAWING REFERENCE	PREPARED BY
1818-MAKE-S07-PA1999	S7 Basement Plan	MAKE
1818-MAKE-S07-PA2000	S7 Ground Floor Plan 1:100 at A0	MAKE
1818-MAKE-S07-PA2001	S7 Levels 01-02 Typical Plan	MAKE
1818-MAKE-S07-PA2003	S7 Level 03 Plan	MAKE
1818-MAKE-S07-PA2004	S7 Level 04 Plan: Plant	MAKE
1818-MAKE-S07-PA2005	S7 Roof Plan	MAKE
1818-MAKE-S06-PA2150	S6 and S7 Combined North-West Elevation	MAKE
1818-MAKE-S06-PA2151	S6 and S7 Combined South-East Elevation	MAKE
1818-MAKE-S06-PA2200	S6 Proposed North-West Elevation	MAKE
1818-MAKE-S06-PA2201	S6 Proposed North-East Elevation	MAKE
1818-MAKE-S06-PA2202	S6 Proposed South-East Elevation	MAKE
1818-MAKE-S06-PA2203	S6 Proposed South-West Elevation	MAKE
1818-MAKE-S06-PA2240	S6 and S7 Proposed Combined Section AA (Long Section)	MAKE
1818-MAKE-S06-PA2250	S6 Proposed Section BB and Section AA (Short and Long Section)	MAKE
1818-MAKE-S07-PA2200	S7 Proposed North-West Elevation	MAKE
1818-MAKE-S07-PA2201	S7 Proposed North-East Elevation	MAKE
1818-MAKE-S07-PA2202	S7 Proposed South-East Elevation	MAKE

PLAN SUBMITTED FOR APPROVAL	DRAWING REFERENCE	PREPARED BY
1818-MAKE-S07-PA2203	S7 Proposed South-West Elevation	MAKE
1818-MAKE-S07-PA2250	S7 Proposed Section DD and Section AA (Short and Long Section)	MAKE
<b>S5</b>		
239-ACME-PLA-S05-1100	S5 Ground Floor Plan	Acme
239-ACME-PLA-S05-1101	S5 First Floor Plan	Acme
239-ACME-PLA-S05-1102	S5 Second Floor Plan	Acme
239-ACME-PLA-S05-1103	S5 Third Floor Plan	Acme
239-ACME-PLA-S05-1104	S5 Fourth Floor Plan	Acme
239-ACME-PLA-S05-1105	S5 Roof Plan	Acme
239-ACME-PLA-S05-1110	S5 Basement Plan	Acme
239-ACME-PLA-S05-1200	S5 Mobility Hub Section	Acme
239-ACME-PLA-S05-1300	Western And Eastern Elevations	Acme
239-ACME-PLA-S05-1301	Northern And Southern Elevations	Acme
<b>SITE-WIDE MASTERPLAN</b>		
239-ACME-PLA-S00-0010	Location Plan	Acme
239-ACME-PLA-S00-0011	Site Plan	Acme
239-ACME-PLA-S00-0012	Illustrative Masterplan – Roof	Acme



PLAN SUBMITTED FOR APPROVAL	DRAWING REFERENCE	PREPARED BY
239-ACME-PLA-S00-0013	Illustrative Masterplan – Ground Floor	Acme
239-ACME-PLA-S00-0014	Illustrative Masterplan – Typical Floor	Acme
<b>SITE-WIDE HIGHWAY PLANS</b>		
05425-C-2103-P6	Lab Servicing Access SPA	PJA
05425-C-2110-P2	Milton Avenue Cycle	PJA
05425-C-2113-P2	Cowley Circus	PJA
05425-C-2203-P1	Fire Tender Tracking (Sheet 1 of 2)	PJA
05425-C-2204-P1	Fire Tender Tracking (Sheet 1 of 2)	PJA
05425-C-2206-P1	Rigid Truck Tracking	PJA
05425-C-2207-P1	Refuse Vehicle Tracking	PJA
<b>SITE-WIDE LANDSCAPING PLANS</b>		
630_01 (MP)001 P1	Landscape Masterplan	Robert Myers Associates
630_01 (MP)002 P1	Ecology Strategy Ground Floor	Robert Myers Associates
630_01 (MP)003 P1	Ecology Strategy Roof	Robert Myers Associates
630_01 (MP)004 P1	Public Open Space Provision	Robert Myers Associates
630_01 (MP)005 P1	Hard Landscape Strategy (West)	Robert Myers Associates
630_01 (MP)006 P1	Hard Landscape Strategy (East)	Robert Myers Associates
630_01 (MP)007 P1	Hard Landscape Strategy (Wild Park)	Robert Myers Associates

PLAN SUBMITTED FOR APPROVAL	DRAWING REFERENCE	PREPARED BY
630_01 (MP)008 P1	Tree Strategy	Robert Myers Associates
630_01 (MP)009 P1	Planting Strategy (West)	Robert Myers Associates
630_01 (MP)010 P1	Planting Strategy (East)	Robert Myers Associates
630_01 (MP)011 P1	Levels and Drainage (West)	Robert Myers Associates
630_01 (MP)012 P1	Levels and Drainage (East)	Robert Myers Associates
630_01 (MP)013 P1	Levels and Drainage (Wild Park)	Robert Myers Associates
630_01 (MP)014 P1	Attenuation Strategy	Robert Myers Associates
630_01 (MP)015 P1	Furniture Strategy (West)	Robert Myers Associates
630_01 (MP)016 P1	Furniture Strategy (East)	Robert Myers Associates
630_01 (MP)017 P1	Furniture Strategy (Wild Park)	Robert Myers Associates
630_01 (MP)018 P1	Existing Vegetation Strategy	Robert Myers Associates
630_01 (MP)019 P1	Roof Strategy	Robert Myers Associates
630_01 (MP)020 P1	Root Cell Extents	Robert Myers Associates
630_01 (MP)101 P1	Milton Avenue 1 of 2	Robert Myers Associates
630_01 (MP)102 P1	Milton Avenue 2 of 2	Robert Myers Associates
630_01 (MP)103 P1	Chesterton Way 1 of 3	Robert Myers Associates
630_01 (MP)104 P1	Chesterton Way 2 of 3	Robert Myers Associates
630_01 (MP)105 P1	Chesterton Way 3 of 3	Robert Myers Associates

PLAN SUBMITTED FOR APPROVAL	DRAWING REFERENCE	PREPARED BY
630_01 (MP)106 P1	Cowley Road North	Robert Myers Associates
630_01 (MP)107 P1	Cowley Road East	Robert Myers Associates
630_01 (MP)108 P1	The Link	Robert Myers Associates
630_01 (MP)109 P1	Bramblefields Way	Robert Myers Associates
630_01 (MP)201 P1	1 Milton Avenue and Milton Walk	Robert Myers Associates
630_01 (MP)202 P1	Chesterton Square	Robert Myers Associates
630_01 (MP)203 P1	Station Row	Robert Myers Associates
630_01 (MP)204 P1	Station Row Features	Robert Myers Associates
630_01 (MP)205 P1	Piazza	Robert Myers Associates
630_01 (MP)206 P1	Station Row Passage	Robert Myers Associates
630_01 (MP)207 P1	Chesterton Passage	Robert Myers Associates
630_01 (MP)208 P1	Cowley Circus	Robert Myers Associates
630_01 (MP)209 P1	Wild Park	Robert Myers Associates
630_01 (MP)210 P1	Typical Meanwhile Use for Pocket Park	Robert Myers Associates
630_01 (MP)212 P1	Roof Garden – Labs	Robert Myers Associates
630_01 (MP)213 P1	Roof Garden – 1 Milton Avenue	Robert Myers Associates
630_01 (CD)001 P1	Typical Tree pit in hard landscaping	Robert Myers Associates
630_01 (CD)002 P1	Typical Tree pit in soft landscaping	Robert Myers Associates

PLAN SUBMITTED FOR APPROVAL	DRAWING REFERENCE	PREPARED BY
630_01 (CD)003 P1	Typical Tree pit in raised planter over basement	Robert Myers Associates
630_01 (CD)004 P1	Rain garden kerb detail	Robert Myers Associates
630_01 (CD)005 P1	Biodiverse Roof typical detail	Robert Myers Associates
630_01 (CD)007 P1	Chesterton Square paving detail	Robert Myers Associates
630_01 (CD)008 P1	Chesterton Gardens paving detail	Robert Myers Associates
630_01 (SC)001 P1	Chesterton Square	Robert Myers Associates
630_01 (SC)002 P1	Station Row – Causeway	Robert Myers Associates
630_01 (SC)003 P1	Station Row – Steps	Robert Myers Associates
630_01 (SC)004 P1	Station Row – Banks and bench seating	Robert Myers Associates
630_01 (SC)006 P1	1 Milton Avenue	Robert Myers Associates
630_01 (SC)007 P1	Milton Avenue	Robert Myers Associates
630_01 (SC)009 P1	Cowley Road East	Robert Myers Associates
630_01 (SC)010 P1	Chesterton Gardens: Pergola	Robert Myers Associates
630_01 (SC)012 P1	Chesterton Gardens: Earth mounds	Robert Myers Associates
630_01 (RP)001 P1	Landscape and Open Space Report	Robert Myers Associates
630_01 (MP)301	Residential Masterplan	Robert Myers Associates
630_01 (MP)304	Play Areas – LEAP and LAP	Robert Myers Associates
630_01 (MP)305	Play Areas – Natural Play	Robert Myers Associates

PLAN SUBMITTED FOR APPROVAL	DRAWING REFERENCE	PREPARED BY
630_01 (MP)306	Play Areas – Wild Park	Robert Myers Associates
630_01 (MP)307	Residential Roof Garden Masterplan	Robert Myers Associates
630_01 (MP)308	Roof Garden Features	Robert Myers Associates