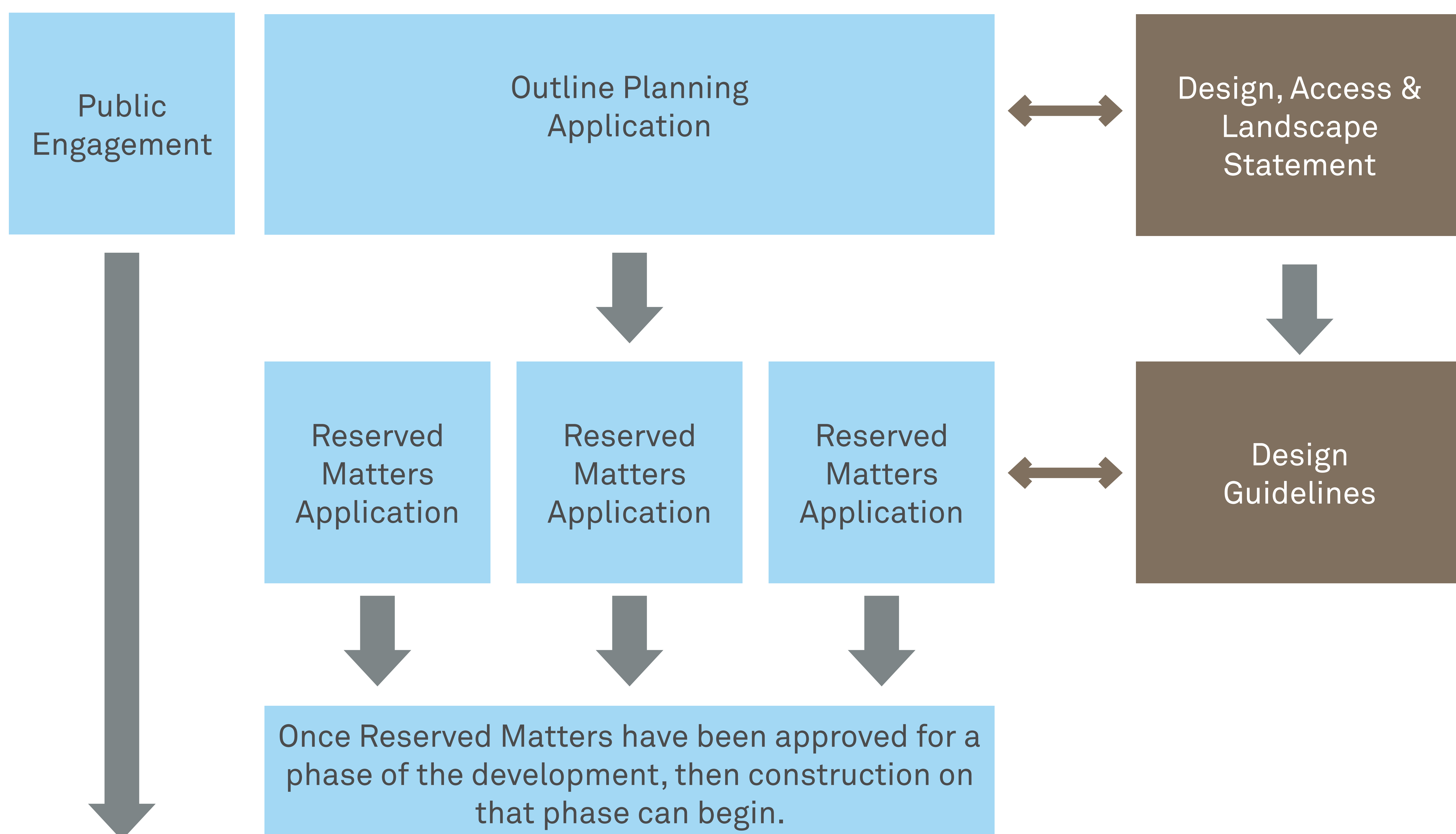


## What Happens Next?

The Planning Application has been submitted to the Local Planning Authorities. The application will be reviewed and the consultation period with the public will last until 4 November 2011. At the end of this period, the Local Authorities will review representations that have been made regarding the application, and decide on the outcome for the application in line with both the local planning authorities' Development Plans and specifically the North West Cambridge Area Action Plan.

If the Planning Application is granted consent, this will lead to a series of Reserved Matters applications, which provide further detail on the development. Alongside this, Design Guidelines will be produced by the University and agreed with the Local Authorities before buildings can be built on site. Information from this planning application will inform the Design Guidelines. These Design Guidelines will provide additional design detailing, meet planning requirements and ensure a consistently high quality development. This process can be seen in the diagram below.



Once a reserved matters application has been consented for a phase, then construction on that phase can begin. This will continue for each phase of the development.

The Proposed Development will require an extensive build-out over a number of years. The Development will be phased to take into consideration the University's interest in delivering key worker housing at an early stage, establishing a sense of place through early delivery of the local centre, as well as market housing. This process is expected to take about 15 years to complete. It is therefore crucial that the phasing seeks to create the feeling of a completed development after each phase, and also reduces the impact on existing and new residents throughout the build period.