

**TRANSPORT AND WORKS ACT 1992**

**TRANSPORT AND WORKS (INQUIRIES PROCEDURES) RULES 2004**

**NETWORK RAIL (CAMBRIDGE SOUTH INFRASTRUCTURE ENHANCEMENTS) ORDER**

**MAIN PROOF OF EVIDENCE**

**ON MATTERS OF TOWN & COUNTRY PLANNING**

**PAUL MILLINER MRTPI, HEAD OF ESTATE PLANNING,**

**ESTATES DIVISION**

**ON BEHALF OF THE CHANCELLORS, MASTERS AND SCHOLARS OF THE  
UNIVERSITY OF CAMBRIDGE**

<b>Inquiry Document Reference</b>	<b>[TBC] /OBJ 8</b>
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<b>Date</b>	<b>6 January 2022</b>



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## **1 QUALIFICATION AND EXPERIENCE**

- 1.1 I am Paul Milliner MRTPI. I hold a BA (Hons) Degree in Geography, a Diploma in Town Planning, and a MA in Urban Regeneration. I am a Member of the Royal Town Planning Institute and have 34 years planning experience in the public and higher education sectors.
- 1.2 I am Head of the Estate Planning in the Estates Division at the University of Cambridge. I manage an in-house town planning service for the development and management of the University's estate. This has included obtaining the reserved matters consent for the Anne McLaren Building and the outline planning permission for Plot 9 of the Cambridge Biomedical Campus.
- 1.3 The evidence I have prepared and provide for this Inquiry and in this Proof of Evidence is true and has been prepared and given in accordance with the guidance of my professional institute, the RTPI. I confirm that the opinions expressed are my true and professional opinions.

## 2 **INTRODUCTION**

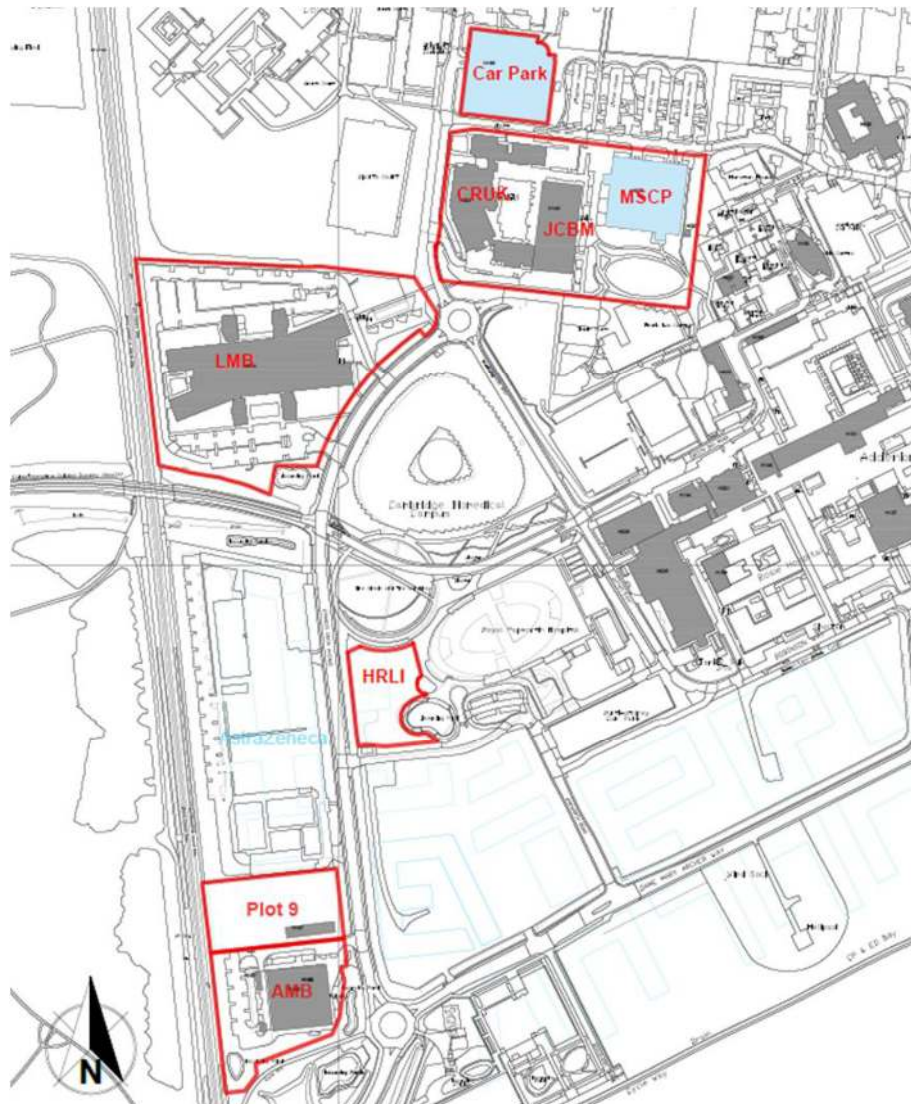
### **Scope of Evidence**

- 2.1 This Proof of Evidence (“**Proof**”) is submitted on behalf of the Chancellor, Masters and Scholars of the University of Cambridge (the “**University**”), the owner of land and interests in land in parts of the Cambridge Biomedical Campus (“**CBC**”) included within the Order scheme (“**Scheme**”). The University is a registered statutory objector to Network Rail’s application for the (Cambridge South Infrastructure Enhancements) Order (the “**Order**”).
- 2.2 This Proof covers the Town and Country Planning (“**Planning**”) matters relating to the Scheme. I identify relevant planning policies against which the application should be considered, I assess the application relative to those policies, and I assess the adequacy of Network Rail’s proposal to identify measures to mitigate adverse environmental effects through a pre-commencement condition for deemed planning consent.

### **The University’s Interest**

- 2.3 The mission of the University of Cambridge is to contribute to society through the pursuit of education, learning and research at the highest international levels of excellence.
- 2.4 Founded in 1209, the University is one of the most prestigious academic institutions in the world. It is a top ranked Russell Group University and was ranked joint 3<sup>rd</sup> in the QS World University Rankings 2022. The 2020 Research Excellence Framework - the UK’s system for assessing the quality of research in UK higher education institutions - placed 99% of the University’s research activity to be “world leading”, “internationally excellent” or “internationally recognised”, with the University being recognised as excellent in disciplines that span the full range of academic research. Two of the University’s six academic schools are life sciences based: the School of Clinical Medicine is located at CBC, and the School of Biological Sciences has presence at CBC.
- 2.5 The provision of an environment in which education and research can flourish, including those parts of the University’s estate at CBC, is critical to the University’s mission.

- 2.6 The University has a number of property ownership interests within and near the application site, comprising:
- 2.6.1 a long leasehold interest in the Anne McLaren Building (“**AMB**”), a world-leading biofacility that supports University and partner research activities;
  - 2.6.2 a long leasehold interest in Plot 9, undeveloped land with potential for approximately 14,000m<sup>2</sup> development for biomedical and biotechnology research use;
  - 2.6.3 the principal leaseholder of the Heart and Lung Research Institute Building (HRLI), which achieved practical completion on 13 December 2021, located adjacent to the Royal Papworth Hospital building;
  - 2.6.4 a leasehold interest in approximately 1,000 m<sup>2</sup> space at the Medical Research Council’s Laboratory for Molecular Biology (LMB);
  - 2.6.5 freehold ownership of the Cancer Research UK Cambridge Institute (CRUK);
  - 2.6.6 freehold ownership of the Jeffrey Cheah Biomedical Centre (JCBM), home to the Cambridge Stem Cell Institute, the Cambridge Institute of Therapeutic Immunology & Infectious Disease, the Milner Therapeutics Institute and the Cambridge Centre for Myelin Repair;
  - 2.6.7 freehold interest in car park known as MSCP and leasehold interest in car park known as “Car Park” in proximity to CRUK and JCMC.
- 2.7 The location of these interests is shown on the plan below, which is also included in **Appendix 1**.



2.8 The University is particularly concerned with the effects of the Scheme proposed by the Order in relation to the AMB – for which Network Rail has assessed significant adverse effects arising from vibration - and the plot of land immediately to its north, known as “Plot 9”, both of which adjoin the application site and would be affected by compulsory acquisition, construction works and the operation of the railway, as shown at **Appendix 1**.

2.9 **Appendix 1** also contains further information relating to the University’s understanding of how its land interests may be affected by the Order. However, as the University’s Statement of Case explained, it is presently unclear how the Order and its supporting documentation seeks to address the University’s property interests and the impact of the Order on them. These matters are covered further in **Appendix 1**. It is anticipated that further information may be provided by Network Rail in advance of the Inquiry but

it has not yet been made available to the University. The University will comment as necessary if and when further details are provided that are relevant to the material contained in **Appendix 1**.

- 2.10 The AMB was constructed following the grant of Reserved Matters consent 16/0653/REM (pursuant to outline approval 06/0796/OUT, varied by S73 approval reference 14/2094/S73) for a 9,033 m<sup>2</sup> (GEA excluding plant) Biotech and Biomedical Research and Development Building, including associated car and cycle parking, hard and soft landscaping, internal access roads, supporting facilities and ancillary infrastructure, dated 3 August 2016. AMB is a biofacility that supports University and partner research activities and is therefore a vital component of the University's life science research at CBC. Research undertaken in the AMB is of significant public benefit, as set out Karl Wilson's Proof of Evidence on Research and the University. The University does not (nor do wider campus occupiers who use the AMB) have access to an equivalent facility within the CBC or the wider University estate.
- 2.11 Therefore, if adverse environmental effects from vibration, or indeed from noise, electro-magnetic interference ("EMI") or flooding, could not be mitigated effectively, to the extent that the AMB could not operate within its core design parameters, the harm to life science research of high public value would be severe, through the loss of research income, the impact on research quality and outputs, and/or the prevention of new research.
- 2.12 Plot 9 is undeveloped land at CBC for which the University obtained outline planning permission with all matters reserved for up to 14,193 sqm (excluding plant areas) of biomedical and biotech research and development (Use Class B1(b)); landscaping; car and cycle parking areas and all other associated infrastructure, in February 2017 (reference 16/1078/OUT). Land was acquired together with Plot 8 on which the AMB has since been developed, for two reasons: to provide a supply of land at CBC for University-related development, and to enable University client control over the management of construction effects arising from the development of Plot 9, relative to the AMB. The outline planning permission 16/1078/OUT has since expired, as a funded building project did not materialise in time. Nevertheless, I am satisfied that the policy position as set out below and the previous grant of permission establish the principle of development on the site for approximately 14,000m<sup>2</sup> (excluding plant areas) of biomedical and biotech research facilities.



- 2.13 Network Rail has also identified significant adverse effects arising from vibration to research at the LMB. LMB has raised other concerns in its Statement of Case relating to noise and electromagnetic interference. Research undertaken in the University's leased-in space may be affected. Objectors to the Order based at CBC have agreed to prosecute the case for the assets in which they are the freeholders/principal leaseholders, however, and the University is therefore relying on the Medical Research Council-LMB to ensure that a satisfactory research environment is maintained at LMB, through its objections to the Order. A similar scenario exists at AMB, where the University has leased Level 2 to AstraZeneca.
- 2.14 Network Rail has not identified adverse effects arising from noise, vibration or electromagnetic interference for the University interests at HLRI, CRUK or JCBM, and there is no such evidence of risk.
- 2.15 The University benefits from access and servicing rights along Francis Crick Avenue and Robinson Way. All of the property interests depend on a functional drainage system to mitigate flood risk.

#### **Summary of the University's Case**

- 2.16 The CBC is the largest centre of clinical research and health science in Europe. Whilst the University supports the broad objectives of the Scheme, it has serious concerns that Network Rail has failed to present sufficient evidence to identify potential impacts on the University arising from the Scheme and the measures that may mitigate such impacts. The suite of Transport and Works Act Order 1992 application documents (the "**Application**") highlights potential significant adverse effects but does not contain sufficient information to ensure that significant harm to the interests of the University can be avoided, or mitigated, within the parameters made possible by the Application.
- 2.17 In parallel with the preparation of this Proof, the University has been seeking further information from Network Rail regarding the proposed Scheme, which it hoped would enable the University to better assess the impacts of the Scheme on the University's land and interests in land and agreed a suitable package of mitigation measures. Unfortunately, the level of detail provided by Network Rail in the Application on matters, including mitigation, continues to be inadequate. As such, the University cannot undertake a full assessment of the impacts of the Scheme.
- 2.18 Network Rail has identified potential significant adverse environmental effects arising from noise and vibration during the construction phase, but has not identified the

detailed measures that would be implemented to mitigate those effects. Rupert Thornely-Taylor, the University's expert witness for Noise and Vibration, identifies in his Proof of Evidence the deficiencies in Network Rail's environmental impact assessment relating to noise and vibration in both the construction phase and the operational phase of the Scheme. Network Rail propose to identify mitigation measures within a Noise and Vibration Management Plan, to be included within a Code of Construction Practice ("**CoCP**") (Part B). They also propose that the CoCP (Part B) would be submitted to the local planning authority in order to discharge a proposed pre-commencement condition to a proposed deemed planning consent. For reasons that I explain later, in my view this approach falls far short of what is required to protect the University's legitimate interests and, as matters stand, Network Rail has not made out a case that would justify the confirmation of the Order.

- 2.19 In relation to drainage, the Scheme does not specify what temporary or permanent works would take place within the AMB land and Plot 9. The University's expert witness for drainage, Paul Jenkins, has raised issues in his Proof of Evidence relating to drainage connectivity, flood storage, water quality and future-proofing drainage for AMB and for the eventual development of Plot 9. The University is concerned about the risk of flooding at the AMB and Plot 9 in particular and the wider CBC area generally.
- 2.20 In relation to electro-magnetic interference, the University's expert witness John McAuley has raised concerns with the extent of assessment undertaken in the Environmental Statement on this form of environmental impact.
- 2.21 In relation to transport infrastructure and vehicle movements during the construction phase, the University's expert witness Graham Hughes has identified in his Proof of Evidence that whilst the haul roads, site compounds and proposed major Road Network connections all appear to be sensible from a construction perspective, there is no meaningful discussion in the Environmental Statement of alternatives that have been considered and alternative forms of mitigation beyond good operational practice that could be adopted. This omission is a further concern given the sensitivity of the AMB to noise and vibration.

### **Structure of Evidence**

- 2.22 The evidence presented within this Proof is structured as follows:
- Outline of Planning Policy Relating to the University and the Campus

- Response to Network Rail's case for the Scheme
- Planning Conditions and Potential Mitigation
- Summary and Conclusions

### **3 PLANNING POLICY ASSESSMENT**

#### **Introduction**

- 3.1 Paragraph 1.28 of the DfT Guide to TWA Procedures (2006) provides that “In determining an application for a TWA order to authorise works, and any related application for deemed planning permission, the Secretary of State will have regard to, amongst other things, relevant national, regional and local planning policies. Therefore, in drawing up works proposals, prospective applicants should pay particular attention to relevant national policy guidance and development plan policies, including those in local development documents. In line with the plan led system for determining planning applications, projects that conflict with relevant policies in the development plan are unlikely to be authorised, unless material considerations indicate otherwise”.
- 3.2 The development plan for Cambridge, for the Scheme proposals relative to the University's estate at CBC, comprises the Cambridge Local Plan adopted in 2018. Cambridge City Council and South Cambridgeshire District Council are in the early stages of preparing a Greater Cambridge Local Plan, but this is not programmed to proceed to consultation Regulation 19 consultation on a ‘Proposed Submission’ until 2023. I therefore focus on relevant policies in the Cambridge Local Plan (2018) (“**the Plan**”). I address relevant aspects of policy and guidance below, in particular the National Planning Policy Framework (“**NPPF**”) and National Planning Policy Guidance (“**NPPG**”).
- 3.3 I consider, first, development plan policy relating to the CBC specifically before, secondly, addressing other aspects of policy by reference to the Planning Statement submitted with the application by Network Rail.

#### **Policy relating to the University and the Campus**

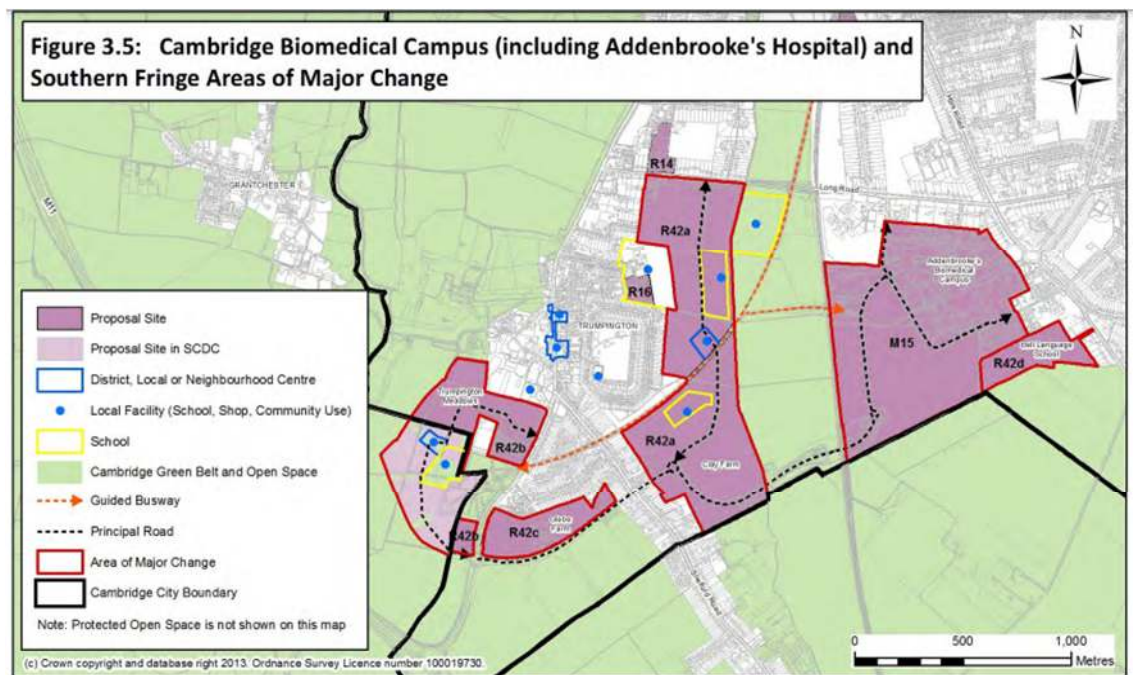
- 3.4 The Plan contains a ‘Vision for Cambridge to 2031’, which seeks to ensure that Cambridge continues to develop as a centre of excellence and world leader in the fields of higher education and research. The Plan seeks to guide and facilitate growth whilst ensuring securing the infrastructure required to support development. This generally assumes that proposed developments should be compatible with those aims rather than presenting conflict.

- 3.5 Policy 17 'Cambridge Biomedical Campus (including Addenbrooke's Hospital) Area of Major Change' supports the continuing growth and development of the Campus. It states that (inter alia):

*"Development proposals will be permitted at Cambridge Biomedical Campus (including Addenbrooke's Hospital) **where it can be demonstrated that development is required to meet local, regional or national health care needs or for biomedical and biotechnology research and development activities within class B1(b), related higher education and sui generis medical research institutes**.... Section 106 agreements and planning conditions will be used to ensure occupation accords with this mix of uses and that sufficient land is available to meet the hospital's future development needs.*

*Associated support activities for the site as a whole, including a hotel, seminar conference centre and small scale A1 (local shop), A3 (café), A4 (public house) and D1 (crèche) type uses, would be acceptable to meet the needs of employees and visitors and to add to the vibrancy of the area.*

*Any proposals for development should...c. retain and incorporate the existing watercourses" (**My emphasis**)*



- 3.6 Policy 17 does not contain a reference to a proposal to develop Cambridge South Station; the Plan was prepared and adopted before Network Rail's promotion of the station development.
- 3.7 Policy 43 'University Development' supports the development of research sites for the University of Cambridge, including development at CBC:

*"The development or redevelopment of faculty, research and administrative sites for the University of Cambridge and Anglia Ruskin University (including teaching hospital facilities) will be supported when it meets the principles set out in this policy and other planning policies.... Beyond the city centre, the following sites will provide opportunity for enhanced faculty and research facilities: e. the development of medical teaching and research facilities and related university research institutes at Cambridge Biomedical Campus."*

- 3.8 Policy 17 and Policy 43 do not themselves provide a test for whether proposals outside the CBC are acceptable, but they identify the importance of the CBC and the need to safeguard its future operation.

### **Local Transport Plan**

- 3.9 The Cambridgeshire and Peterborough Combined Authority published the Local Transport Plan ("LTP") in January 2020. Whilst not part of the Development Plan for Cambridge, the LTP does identify Cambridge South Station as a key project, which will significantly improve access to the Cambridge Biomedical Campus from the region and beyond. As stated in the LTP, *"Improved rail services, such as...a new station at Cambridge South, will help to improve inter-regional connectivity, and provide important longer-distance commuting links into Cambridge. Cambridge South station will support development at the Cambridge Biomedical Campus, expected to generate over 30,000 additional journeys by 2031, and relieve congestion in and around the campus by providing greater sustainable transport options. Commuting into Cambridge by rail will become a more attractive option, allowing residents to switch from car and improving access to skilled labour for our dynamic, productive firms."* (Section 3.66). The LTP does not in itself provide a test for whether proposals are acceptable.

The map illustrates the Cambridge Area Capacity Study, highlighting various transport routes and growth areas. Key features include:

- Highways:** Major roads like the A1, A10, A14, A16, A18, A19, A20, A21, A22, A23, A24, A25, A26, A27, A28, A29, A30, A31, A32, A33, A34, A35, A36, A37, A38, A39, A40, A41, A42, A43, A44, A45, A46, A47, A48, A49, A50, A51, A52, A53, A54, A55, A56, A57, A58, A59, A60, A61, A62, A63, A64, A65, A66, A67, A68, A69, A70, A71, A72, A73, A74, A75, A76, A77, A78, A79, A80, A81, A82, A83, A84, A85, A86, A87, A88, A89, A90, A91, A92, A93, A94, A95, A96, A97, A98, A99, A100, A101, A102, A103, A104, A105, A106, A107, A108, A109, A110, A111, A112, A113, A114, A115, A116, A117, A118, A119, A120, A121, A122, A123, A124, A125, A126, A127, A128, A129, A130, A131, A132, A133, A134, A135, A136, A137, A138, A139, A140, A141, A142, A143, A144, A145, A146, A147, A148, A149, A150, A151, A152, A153, A154, A155, A156, A157, A158, A159, A160, A161, A162, A163, A164, A165, A166, A167, A168, A169, A170, A171, A172, A173, A174, A175, A176, A177, A178, A179, A180, A181, A182, A183, A184, A185, A186, A187, A188, A189, A190, A191, A192, A193, A194, A195, A196, A197, A198, A199, A200, A201, A202, A203, A204, A205, A206, A207, A208, A209, A210, A211, A212, A213, A214, A215, A216, A217, A218, A219, A220, A221, A222, A223, A224, A225, A226, A227, A228, A229, A230, A231, A232, A233, A234, A235, A236, A237, A238, A239, A240, A241, A242, A243, A244, A245, A246, A247, A248, A249, A250, A251, A252, A253, A254, A255, A256, A257, A258, A259, A260, A261, A262, A263, A264, A265, A266, A267, A268, A269, A270, A271, A272, A273, A274, A275, A276, A277, A278, A279, A280, A281, A282, A283, A284, A285, A286, A287, A288, A289, A290, A291, A292, A293, A294, A295, A296, A297, A298, A299, A300, A301, A302, A303, A304, A305, A306, A307, A308, A309, A310, A311, A312, A313, A314, A315, A316, A317, A318, A319, A320, A321, A322, A323, A324, A325, A326, A327, A328, A329, A330, A331, A332, A333, A334, A335, A336, A337, A338, A339, A340, A341, A342, A343, A344, A345, A346, A347, A348, A349, A350, A351, A352, A353, A354, A355, A356, A357, A358, A359, A360, A361, A362, A363, A364, A365, A366, A367, A368, A369, A370, A371, A372, A373, A374, A375, A376, A377, A378, A379, A380, A381, A382, A383, A384, A385, A386, A387, A388, A389, A390, A391, A392, A393, A394, A395, A396, A397, A398, A399, A400, A401, A402, A403, A404, A405, A406, A407, A408, A409, A410, A411, A412, A413, A414, A415, A416, A417, A418, A419, A420, A421, A422, A423, A424, A425, A426, A427, A428, A429, A430, A431, A432, A433, A434, A435, A436, A437, A438, A439, A440, A441, A442, A443, A444, A445, A446, A447, A448, A449, A450, A451, A452, A453, A454, A455, A456, A457, A458, A459, A460, A461, A462, A463, A464, A465, A466, A467, A468, A469, A470, A471, A472, A473, A474, A475, A476, A477, A478, A479, A480, A481, A482, A483, A484, A485, A486, A487, A488, A489, A490, A491, A492, A493, A494, A495, A496, A497, A498, A499, A500, A501, A502, A503, A504, A505, A506, A507, A508, A509, A510, A511, A512, A513, A514, A515, A516, A517, A518, A519, A520, A521, A522, A523, A524, A525, A526, A527, A528, A529, A530, A531, A532, A533, A534, A535, A536, A537, A538, A539, A540, A541, A542, A543, A544, A545, A546, A547, A548, A549, A550, A551, A552, A553, A554, A555, A556, A557, A558, A559, A560, A561, A562, A563, A564, A565, A566, A567, A568, A569, A570, A571, A572, A573, A574, A575, A576, A577, A578, A579, A580, A581, A582, A583, A584, A585, A586, A587, A588, A589, A590, A591, A592, A593, A594, A595, A596, A597, A598, A599, A600, A601, A602, A603, A604, A605, A606, A607, A608, A609, A610, A611, A612, A613, A614, A615, A616, A617, A618, A619, A620, A621, A622, A623, A624, A625, A626, A627, A628, A629, A630, A631, A632, A633, A634, A635, A636, A637, A638, A639, A640, A641, A642, A643, A644, A645, A646, A647, A648, A649, A650, A651, A652, A653, A654, A655, A656, A657, A658, A659, A660, A661, A662, A663, A664, A665, A666, A667, A668, A669, A670, A671, A672, A673, A674, A675, A676, A677, A678, A679, A680, A681, A682, A683, A684, A685, A686, A687, A688, A689, A690, A691, A692, A693, A694, A695, A696, A697, A698, A699, A700, A701, A702, A703, A704, A705, A706, A707, A708, A709, A710, A711, A712, A713, A714, A715, A716, A717, A718, A719, A720, A721, A722, A723, A724, A725, A726, A727, A728, A729, A730, A731, A732, A733, A734, A735, A736, A737, A738, A739, A740, A741, A742, A743, A744, A745, A746, A747, A748, A749, A750, A751, A752, A753, A754, A755, A756, A757, A758, A759, A760, A761, A762, A763, A764, A765, A766, A767, A768, A769, A770, A771, A772, A773, A774, A775, A776, A777, A778, A779, A780, A781, A782, A783, A784, A785, A786, A787, A788, A789, A790, A791, A792, A793, A794, A795, A796, A797, A798, A799, A800, A801, A802, A803, A804, A805, A806, A807, A808, A809, A810, A811, A812, A813, A814, A815, A816, A817, A818, A819, A820, A821, A822, A823, A824, A825, A826, A827, A828, A829, A830, A831, A832, A833, A834, A835,

## Response to the Case for the Scheme

- 3.10 The following analysis comments upon Network Rail's assessment of the scheme with regard to relevant planning policy and guidance, as set out within their Planning Statement (document NR14) and section 3 of this Proof, and identifies issues of contention or where the Network Rail's analysis is either lacking in detail or omits references to additional policies of relevance.
- 3.11 The Network Rail's Planning Statement addresses a wide range of policies that are relied on to support the Scheme. The University recognises in general terms the potential benefits held in prospect by the Scheme and that this may be reflected in aspects of the policy assessment carried out in the Planning Statement. In the absence of information as addressed by the University witnesses, however, including detail of

means to satisfactorily mitigate the effects of the Scheme on the operation of the AMB and the future development and operation of Plot 9, the Scheme would in my view create conflict with a number of policies and would be inconsistent with development plan policies for the sustainable development of CBC. Until these issues are resolved, these policy conflicts are sufficient to mean that Network Rail has not made out its policy case for the confirmation of the Order.

- 3.12 A number of planning policies have the potential to be breached by the Scheme as currently proposed in the Application, as follows.

### **National Planning Policy Framework (NPPF)**

- 3.13 Reference is made within the bullet points at 5.2.4 of the Planning Statement to a number of sections of the NPPF, including “Paragraph 181 (2019)”<sup>1</sup> as follows:

*“Paragraph 181 provides details in relation to ground conditions and pollution, explaining that ‘Planning policies and decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local areas. Opportunities to improve air quality or mitigate impacts should be identified, such as through traffic and travel management, and green infrastructure provision and enhancement’”*

- 3.14 However, there is no reference to paragraph 185 of the NPPF, which is relevant for noise impact, but has not been demonstrated to be satisfied by the Scheme:

*“Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should: a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life (My emphasis)”*

For the reasons set out by Rupert Thornely-Taylor in his Proof of Evidence on Noise and Vibration, the Scheme does not include a full assessment of noise and vibration effects during the construction and operational phases, and does not identify the

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<sup>1</sup> This has since been updated in July 2021, post submission of the Application and the corresponding paragraph is now paragraph 186 (2021)



measures required to mitigate those effects. There is no certainty that the effects have the potential to be mitigated within the Scheme's parameters and, therefore the Scheme does not comply with paragraph 185 of the NPPF.

- 3.15 Similarly the Planning Statement does not make any reference to paragraphs 167 and 169 of the NPPF relative to sustainable drainage:

*“167. When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that: a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location; b) the development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment; c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate; d) any residual risk can be safely managed; and e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.*

*169. Major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate. The systems used should: a) take account of advice from the lead local flood authority; b) have appropriate proposed minimum operational standards; c) have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development; and d) where possible, provide multifunctional benefits. (My emphasis)”*

- 3.16 For the reasons set out in Paul Jenkins' Proof of Evidence on Drainage, the information provided by Network Rail within the Application does not yet demonstrate that these policy objectives have been met. Therefore the Scheme does not comply with paragraphs 167 and 169 of the NPPF.

### **National Planning Practice Guidance (NPPG)**

- 3.17 Paragraphs 001 and 002 of the NPPG for noise are summarised in the Planning Statement, but not paragraph 003 which makes specific reference to significant adverse effects including those arising from construction activity. For the reasons set out in Rupert Thornely-Taylor's Proof of Evidence on Noise and Vibration, Network Rail has not yet demonstrated clear and objective compliance with this guidance:

*“Plan-making and decision making need to take account of the acoustic environment and in doing so consider:*

*-whether or not a significant adverse effect is occurring or likely to occur;*

*-whether or not an adverse effect is occurring or likely to occur; and*

*whether or not a good standard of amenity can be achieved.*

*In line with the Explanatory note of the noise policy statement for England, this would include identifying whether the overall effect of the noise exposure (including the impact during the construction phase wherever applicable) is, or would be, above or below the significant observed adverse effect level and the lowest observed adverse effect level for the given situation. As noise is a complex technical issue, it may be appropriate to seek experienced specialist assistance when applying this policy.*

*Paragraph: 003 Reference ID: 30-003-20190722*

*Revision date: 22 07 2019”*

### **Guidance for the Natural Environment 2019**

- 3.18 Similarly, brief mention of Guidance for the Natural Environment (2019) is made within the Planning Statement but without specific reference to sustainable drainage features (paragraph 004), or the management of flood risk (005, 006), or to paragraph 008 which contains guidance that:

*“Green infrastructure opportunities and requirements need to be considered at the earliest stages of development proposals, as an integral part of development and infrastructure provision, and taking into account existing natural assets and the most suitable locations and types of new provision” (our emphasis added).*

- 3.19 For the reasons set out in Paul Jenkins’ Proof of Evidence on Drainage, whilst it is generally accepted that a technical solution may be available to provide a suitable drainage design that protects the University’s estate, it is as yet unclear whether such a scheme is capable of being delivered within the proposed application site boundary, and therefore capable of being secured and implemented by way of planning conditions. The Scheme does not therefore comply with Guidance for the Natural Environment.

## **Cambridge Local Plan (2018)**

- 3.20 It is noted in the Planning Statement that Cambridge Local Plan Policy 17 'Cambridge Biomedical Campus (including Addenbrooke's Hospital) Area of Major Change' sets out to support the continuing growth and development of the CBC. However, specific land uses for biomedical and biotechnology research and development, related higher education and sui generis medical research institutes, are not referenced in the Planning Statement. It is common for noise and vibration sensitive research and equipment to be present within that group of uses, and therefore to maintain consistency with policy objectives it is important to ensure that any proposals involving noise and vibration generating development – including those arising from construction activity – are managed and designed to mitigate negative effects on the CBC, with specific measures identified at an early stage. For the reasons set out in Rupert Thornely-Taylor's Proof of Evidence on Noise and Vibration, Network Rail has not assessed the full effects from noise and vibration, and is yet to demonstrate that suitable mitigation is possible.
- 3.21 The Planning Statement contains reference to Cambridge Local Plan Policy 17 requiring any proposal for development to retain and incorporate the existing watercourses. As per the above comments in relation to national policy guidance, it has not yet been demonstrated satisfactorily by Network Rail that this can be achieved within the confines of the scheme boundary such that it can be secured via planning condition. The Application includes a proposed haul road built over the AMB and Plot 9. However, details of how drainage is to be provided and maintained, both temporarily and permanently, in compliance with Policies 17 and 43 of the Cambridge Local Plan (2018), has not yet been demonstrated by Network Rail.
- 3.22 Reference is also made in the Planning Statement to Policy 31 'Integrated water management and the water cycle', there has been no proper demonstration that specific requirements for sustainable drainage are satisfied, including:
- 3.22.1 surface water is managed close to its source and on the surface where reasonably practicable to do so;
  - 3.22.2 the features that manage surface water are commensurate with the design of the development in terms of size, form and materials and make an active contribution to making places for people;

- 3.22.3 there is no discharge from the developed site for rainfall depths up to 5 mm of any rainfall event;
  - 3.22.4 the run-off from all hard surfaces shall receive an appropriate level of treatment in accordance with Sustainable Drainage Systems guidelines, SUDS Manual (CIRIA C753), to minimise the risk of pollution;
  - 3.22.5 watercourses are not culverted and any opportunity to remove culverts is taken;
  - 3.22.6 all hard surfaces are permeable surfaces where reasonably practicable, and having regard to groundwater protection.
- 3.23 Similarly, while reference is made in the Planning Statement to Policy 32 'Flood Risk' setting out the flood risk requirements which developments will need to consider and accord with if they are to be permitted, the specific requirements of that policy are not detailed, such as *"development will be permitted providing it is demonstrated that (inter alia): the development is designed so that the flooding of property in and adjacent to the development would not occur for a 1 in 100 year event, plus an allowance for climate change and in the event of local drainage system failure; and e. there is a management and maintenance plan for the lifetime of the development, which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime"* (My emphasis)

#### **Cambridgeshire Flood and Water SPD**

- 3.24 Whilst general reference is made to the SPD in the Planning Statement, there is no reference to the specific requirement to plan in SuDS from the start (page 57 of the SPD). The Scheme has not incorporated SuDS from the start of the design process, and as the application stands there is insufficient detail on how SuDS would be delivered during the construction phase or the operational phase. The Scheme therefore does not comply with guidance in the SPD.

#### **Greater Cambridge Sustainable Design and Construction SPD**

- 3.25 General reference is made to the SPD in the Planning Statement, which requires *"in certain situations, for instance where there is a proposal for a substantial development or infrastructure project, a Noise and Vibration Demolition and Construction*

*Environmental Management Plan, detailing the management and control of noise and vibration, will be required as part of planning consent” (paragraph 3.6.126).*

- 3.26 The SPD sets out what is generally good practice – it is reasonable for a Noise and Vibration Demolition and Construction Environmental Management Plan to be required as part of planning consent, where there is a reasonable prospect that adverse effects can be mitigated within the parameters of a scheme. The AMB has special circumstances, however, as it contains highly sensitive receptors to noise and vibration, and the research work has high public value. The submitted Environmental Statement highlights a potential significant adverse effect arising from the Scheme, particularly during the construction phase, on those receptors but presently offers insufficient evidence to demonstrate that the potential mitigation required is capable of being secured via a Noise and Vibration Demolition and Construction Environmental Management Plan.

### **Planning Considerations**

- 3.27 The relevant planning considerations for the proposed Development are examined in Section 6 of the Planning Statement and considered against the relevant planning and transport policies set out above.

### **Noise**

- 3.28 In relation to noise impact, paragraphs 6.8.2 to 6.8.5 of the Planning Statement identify that it is predicted that the construction phase of the proposed Development will result in significant but temporary effects on a number of locations/receptors, including the AMB. It is concluded *“in order to appropriately control construction plant noise, the CoCP Part B will set out construction methodologies and methods for noise control”*.
- 3.29 The University’s case is that a significant adverse effect from noise arising from construction activity, however temporary, has the potential to have a harmful and potentially catastrophic impact on research quality and outputs, funding and animal welfare (see Rupert Thornely-Taylor’s Proof of Evidence on Noise and Vibration and Karl Wilson’s Proof of Evidence on Research and the University). Whilst the University accepts that it is likely that some construction effects can be mitigated through a ‘monitor and manage’ approach, the reference to the CoCP Part B lacks sufficient detail to provide certainty that significant adverse effects can be avoided. It is essential for Network Rail to demonstrate that the proposed Scheme can proceed without harming research operations within the AMB through noise impact. This requires

certainty that the Scheme is capable of effective mitigation, through the early identification of measures secured in the Application in order to comply with NPPF paragraph 185, NPPG paragraph 003, the Greater Cambridge Sustainable Design & Construction SPD paragraph 3.6.126.

## **Vibration**

- 3.30 In relation to vibration impact, it is stated at paragraphs 6.8.6 to 6.8.12 in the Planning Statement that “significant effects are predicted in relation to the most sensitive imaging equipment located within the Laboratory of Molecular Biology, however this can be reduced to acceptable levels through the use of mitigation measures. The approach will be developed in the detailed design stage of the Development and as part of ongoing consultation with users of the Laboratory of Molecular Biology” (paragraph 6.8.11). However, no reference is made to the vibration sensitive equipment and research in the AMB, despite the fact that, as confirmed by Network Rail “respective building users have been consulted in order to agree their sensitivity as part of the assessment” (paragraph 6.8.8). The University notes that it provided details the imaging equipment contained within the AMB substantially in advance of the Order being made.
- 3.31 It is stated in the Planning Statement that the *“approaches to mitigation of potential significant effects from construction activities are set out within ES Chapter 5 and 6, with more detail to be included within the CoCP Part B. The CoCP Part B will include guidance and measures to be implemented to reduce the vibration levels as far as practicable, and set out the proposed construction vibration monitoring and the consultation and liaison plan with neighbouring properties. These measures will ensure activities that have the potential to lead to significant effects are reduced to a minimum where achievable and communicated well in advance with those that could be affected”*.
- 3.32 As explained above, whilst the University is willing to work with Network Rail to identify whether monitor and management protocols can form part of a suitable approach, the level of information presently available means that it cannot be certain that it would prove sufficient to protect the operation of the AMB. Chapter 6 of the ES (Acoustics Assessment Part 2 Vibration Report) identifies moderate impacts for the AMB from works that are in close proximity, resulting in a significant adverse effect even with the mitigations proposed by Network Rail. A significant adverse effect from vibration could have a harmful and potentially catastrophic impact on research quality and outputs,

funding and animal welfare (see the University Proof and the Noise and Vibration Proof). It is essential for Network Rail to demonstrate that the TWAO proposals will not harm research operations within the AMB through vibration. This requires certainty that the Scheme is capable of effective mitigation via planning condition or obligation, through the early identification of measures secured in the Application, in order to comply with NPPF paragraph 185, NPPG paragraph 003 and the Greater Cambridge Sustainable Design & Construction SPD paragraph 3.6.126.

### **Water Resources and Flood Risk**

- 3.33 Water is considered in section 6.20 of the Planning Statement. This simply states that the CoCP (Part B) will set out best practice protocols that will be applied to prevent an increase in flood risk to both the site and the surrounding area runoff. There is no assessment, however, of whether any activities (either during construction or operation of the proposed Scheme) would impact on the existing drainage system for either AMB or Plot 9 and in particular the swale to the west. Moreover, there is no evidence in the Application that the proposals have considered the detail of what exists and how it works or, critically, how construction and operational impacts on drainage – including for the AMB and Plot 9 – can be mitigated satisfactorily.
- 3.34 Mitigation should not be deferred to the CoCP, but should be identified and incorporated within the Order, in order to comply with NPPF paragraphs 167 and 169, NPPG paragraphs 005, 006 and 008, Cambridge Local Plan Policies 31 and 32, and the Cambridgeshire Flood and Water SPD page 57.

### **Electromagnetic Interference**

- 3.35 There is no specific policy relating to electromagnetic compatibility / interference in the NPPF or the Cambridge Local Plan. However, impacts relating to electromagnetic interference on the AMB are plainly material considerations when considering the overall effect of the Scheme.

## **4 PLANNING CONDITIONS AND POTENTIAL MITIGATION**

- 4.1 Proposed planning conditions are set out in the Request for Deemed Planning Permission (“**Deemed Permission**”) (Document NR12). This includes a pre-commencement condition requiring the submission and approval of a CoCP, to include a Noise and Vibration Management Plan (Condition 10).

- 4.2 The proposed planning conditions also include a proposed pre-commencement condition for the submission and approval of a surface water drainage scheme (Condition 13).
- 4.3 For the reasons set out above, it is the University's case that the Scheme currently contains insufficient information to demonstrate that significant adverse effects on the University's research in the AMB arising from noise and vibration can be mitigated adequately. Similarly, the Scheme contains insufficient information to demonstrate that impacts on drainage that may affect the operation of the AMB and the future development and operation of Plot 9 can be mitigated adequately.
- 4.4 In my opinion, the submission of detailed mitigation proposals after the Order has been consented, but prior to commencement of works, is not appropriate as the full extent of effects has not been properly assessed and there is no certainty that significant adverse effects are capable of being mitigated. The risk to the public benefit of the research being carried out in the AMB, and to the future development of Plot 9, is too great. Network Rail ought to undertake a full assessment of environmental effects and identify the measures required to mitigate the assessed significant adverse effects and to incorporate them into an amendment in the Order, for approval. Consent for the Scheme should not be granted unless it can be demonstrated beyond doubt that appropriate mitigation can be delivered to mitigate adverse effects on noise, vibration and drainage.
- 4.5 Alternatively, I consider that Network Rail would have to enter into legally binding commitments, through Protective Provisions on the face of the Order and through a Land and Works Agreement with the University in which they would commit to measures including: not to exceed defined noise and vibration thresholds; the preparation of works packages with mitigation measures; and other measures including monitoring, all to be submitted to the University for its approval prior to the commencement of each works stage. The approval of the University is necessary to avoid works and operations taking place under the Order, which would have a detrimental effect on its important interests in the Campus. Specific measures are set out in the other evidence submitted on behalf of the University.



## **5 UNIVERSITY'S OBLIGATIONS IN RELATION TO EXTANT CONSENT**

5.1 Outline Planning Permission 14/2094/S73 was granted subject to the following conditions:

42. *Structural Landscaping: Site Wide Scheme – requiring structural landscaping along the western edge of the allocated biotech and biomedical research and development area to be carried out in accordance with the scheme approved by the discharge of condition 42 of outline planning permission 06/9796/OUT, or an alternative scheme to be approved.*
43. *Structural Landscaping: Implementation and Replacement – requiring all planting, seeding or turfing comprised in the approved structural landscaping scheme to be fully carried out in the first planting and seeding seasons following the commencement of development of any building, or in accordance with an alternative approved scheme. Also, any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species as those originally planted, unless the Local Planning Authority gives written consent to any variation.*
44. *Structural Landscaping: Management Plan - requiring the management of the structural landscaping approved through condition 42 to be carried out in accordance with the Cambridge Biomedical Campus Western Boundary Landscape Management Specification (as approved through the discharge of condition 22 for outline planning permission 06/0796/OUT)*
45. *Landscaping: Development Plot Schemes – requiring any reserved matters application for the erection of a building to include a landscaping scheme for the plot and for the scheme to be carried out in accordance with the approved plans.*
46. *Landscaping: Development Plot Implementation and Replacement – requiring all planting, seeding or turfing comprised in the approved scheme to be fully carried out in the first planting and seeding seasons following the commencement of development. Also, any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species as those originally planted, unless the Local Planning Authority gives written consent to any variation.*

*47. Landscaping: Development Plot Management Plan – requiring a landscaping management plan for any building plot to be submitted to and approved by the Local Planning Authority.*

- 5.2 The approved scheme for the Anne McLaren Building included details to satisfy these conditions, and is therefore subject to their terms.
- 5.3 The building achieved practical completion on 15<sup>th</sup> March 2019 and therefore falls within the 5 year replacement period identified in conditions 43 and 46.
- 5.4 The removal of landscaping implemented in conjunction with development of the Anne McLaren Building as a consequence of the proposed works, therefore, could place the University in breach of planning control, through non-compliance of conditions. The University requires Network Rail to secure measures to remove the risk of enforcement action by the Local Planning Authority.

## **6 SUMMARY AND CONCLUSIONS**

- 6.1 The University wishes to restate that it supports the objectives of the Scheme, but must ensure that the arising effects do not detrimentally affect the University's research and the operations of its estate, most particularly the AMB and Plot 9, as the University's main interests most immediately adjacent to the application site.
- 6.2 For the reasons set out in this Proof, the University is concerned that the application contains insufficient evidence to demonstrate that the effects of the Scheme, principally with regard to noise and vibration, and also drainage (both in terms of temporary effects arising during construction and permanently during the operational phase of the Scheme), have been appropriately assessed and been shown to be capable of being resolved through a suitable package of design and mitigation measures within the constraints of the application site.
- 6.3 As such, the University respectfully requests that the Order should not be approved until such time that a full and proper assessment and package of mitigation measures is articulated and encapsulated within the proposed Scheme.
- 6.4 Alternatively, I consider Network Rail would have to enter into legally binding agreements with the University through Protected Provisions on the face of the Order and through a Land and Works Agreement in which they would commit to a package

of protective measures including a commitment not to exceed defined noise and vibration thresholds and drainage flow rates, and a commitment to submit works packages with mitigation measures to the University for its approval prior to the commencement of each works stage. Specific measures are set out in the other evidence submitted on behalf of the University.

**7      WITNESS DECLARATION**

I hereby declare as follows:

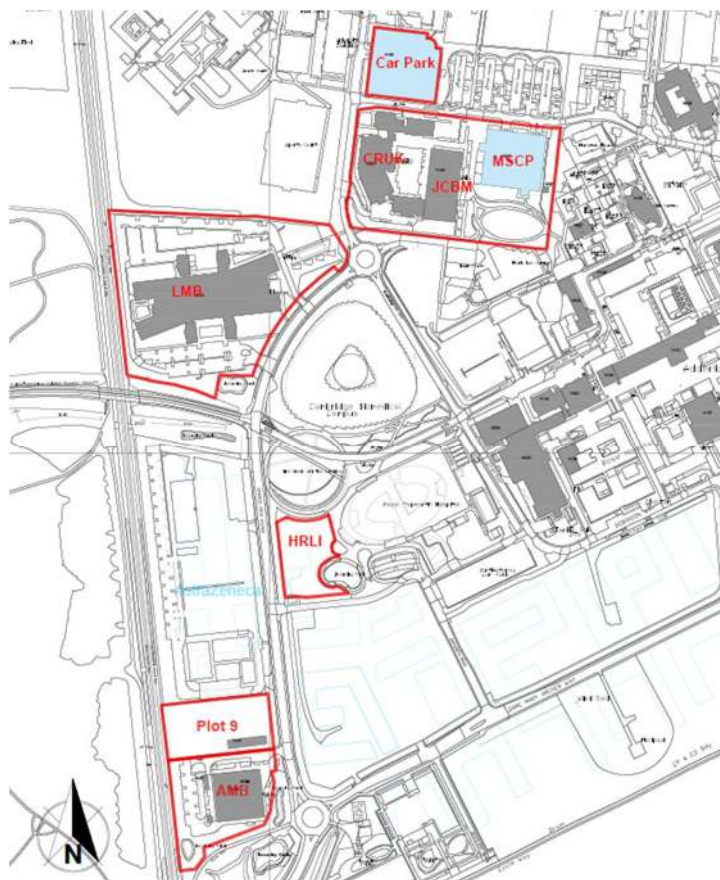
- 7.1      This Proof of Evidence includes all facts which I regard as being relevant to the opinions that I have expressed and that the inquiry's attention has been drawn to any matter which would affect the validity of that opinion.
- 7.2      I believe the facts that I have stated in this Proof of Evidence are true and that the opinions expressed are correct.
- 7.3      I understand my duty to the inquiry to help it with matters within my expertise and have complied with that duty.

**Paul Milliner (MRTPI)**

**Head Of Estate Planning, Estates Division, University of Cambridge**

## APPENDIX 1 TO MAIN PROOF OF EVIDENCE OF PAUL MILLINER

- 1.1 The University has various land interests at the CBC, as shown on Figure 1 below:



- 1.2 The University has a long leasehold interest in the AMB and Plot 9. The AMB and Plot 9 are the closest of the University's affected land interests to the Scheme, alongside tenanted space within the Laboratory of Molecular Biology (marked as "LMB" in Figure 1 above). Part of the AMB is subject to a lease to AstraZeneca UK Limited dated 24 October 2019 for a term expiring on 23 October 2029.
- 1.3 In addition to these interests, the University is also the principal leaseholder of the Heart and Lung Research Institute Building (marked "HLRI" on Figure 1 above), which sits between the Royal Papworth Hospital building and Francis Crick Avenue, under which it has access and servicing rights along Francis Crick Avenue and Robinson Way. It also has freehold and leasehold interests

in other property to the north of the CBC, which are accessed from Robinson Way. These are known as “CRUK”, “JCBM” (and are shown marked as such of Figure 1 above) and two car parks.

- 1.4 Each of the interests noted above comprise the University’s estate (“**Estate**”) for the purposes of this Proof of Evidence. The University considers that the properties on the Estate which will be most significantly impacted by the Scheme are the AMB and Plot 9. However, the University’s use and enjoyment of the other properties will be detrimentally affected if the Scheme impinges on its rights to use Francis Crick Avenue for access and servicing and to use the Hobson’s Conduit for drainage, as well as its right to use external areas at the LMB.
- 1.5 The revised NR09: Deposited Plans and Sections, Rights of Way Plans and Open Space Plan dated November 2021 and issued to the University on 26 November 2021 (at 14.50) identifies plots of land which are owned by the University and included within the limits of deviation for the Works and related compulsory acquisition powers in the Draft Order. However, the University is concerned that a revised Book of Reference and related revisions to the Draft Order have not been issued to allow the University to understand the full extent of land (or rights) being proposed to be used or taken (whether permanently or temporarily and for what purpose). Network Rail confirmed at the Pre Inquiry Meeting that a revised Draft Order and a revised Book of Reference will be provided on 7 January 2022 which is the same day as this Proof is required to be submitted by. This puts the University and other statutory objectors at a disadvantage.
- 1.6 Following submission of the University’s Statement of Case a clarification was issued by email by Paul Humphrey of Network Rail on 26 November 2021 (at 14.50). This identified that there would be changes to the proposed land take, but did not clarify what the precise extent of land take would be, or otherwise resolve the queries raised in the University’s Statement of Case.
- 1.7 However, the updated land plans do not correlate with the existing Book of Reference. In these circumstances, and pending receipt of the updated Book of Reference, the University has had no option but to use the current (Application submission) version of the Book of Reference to identify as far as possible the plots of land which are owned by the University or over which the

University has rights that may be affected by the Scheme. As far as it has been able to do so, the University has identified where these plots sit on an annotated version of the revised NR09 plan referred to above, and this is provided after the table below.

1.8 Please note, blocks of colour in the table correspond with the relevant colours shown on the annotated plans. In summary:

1.8.1 **Entries shown in pink** – potential interference with Hobson’s Conduit (the University’s drainage rights must be protected);

1.8.2 **Entries shown in blue** – potential interference with the University’s land interests and rights at Plot 9;

1.8.3 **Entries shown in yellow** – potential interference with the University’s land interests, rights and use of the AMB;

1.8.4 **Entries shown in orange** – potential interference with the University’s access / services rights; and

1.8.5 **Entries shown in green** – potential interference with the University’s rights over the MRC/LMB common parts.

Plot referred to in Book of Reference	University interest stated in Book of Reference	Remarks, special category land	Powers of acquisition	Purposes for which land/rights may be acquired and University comment where it has land or interests in or over and affected by the Order
005a	Freeholder in respect of an agreement for lease	Open space, green belt		University has no interest in this land so far as it is aware
006	Lessee in respect of an agreement for lease		Temporary use of land for construction	University has no interest in this land so far as it is aware
006a	Lessee in respect of an agreement for lease	Open space, green belt	Temporary use of land for construction	University has no interest in this land so far as it is aware
006b	Lessee in respect of an agreement for lease	Open space, green belt	Power to compulsorily acquire land within limits of deviation and described in the Book of Reference	University has no interest in this land so far as it is aware
006c	Lessee in respect of an agreement for lease	Open space, green belt	Temporary use of land for construction	University has no interest in this land so far as it is aware.  Plot since removed from land to be acquired or used by NR in any event.
007	Lessee in respect of an agreement for lease	Open space, green belt	Power to compulsorily acquire land within limits of deviation and described in the Book of Reference	University has no interest in this land so far as it is aware, save where the extent of the land/rights to be acquired or used within this plot includes part of the Hobson's Conduit, in respect of which the University has drainage rights. The University's Estate could suffer damage if it cannot be properly drained.



Plot referred to in Book of Reference	University interest stated in Book of Reference	Remarks, special category land	Powers of acquisition	Purposes for which land/rights may be acquired and University comment where it has land or interests in or over and affected by the Order
008	Lessee in respect of an agreement for lease	Part open space, green belt	Temporary use of land for construction and power to acquire new rights	<p><b>Power to acquire new rights:</b> Access to maintenance of authorised Works and use as a worksite in those places marked “c” on the deposited plans.</p> <p><b>Temporary possession for construction:</b> access for construction works site, accommodation works, landscaping works, drainage works, environmental mitigation, works compound, temporary storage of materials. Works Nos. 1, 3, 4, 6, 7 and 11</p> <p>University has no interest in this land so far as it is aware, save where the extent of the land/rights to be acquired or used within this plot includes part of the Hobson’s Conduit, in respect of which the University has drainage rights. The University’s Estate could suffer damage if it cannot be properly drained.</p>
008a	Lessee in respect of an agreement for lease	Part open space, green belt		University has no interest in this land so far as it is aware
010	Lessee in respect of an agreement for lease	Open space, green belt	Temporary use of land during construction	<p><b>Temporary possession for construction:</b> access for construction works site, accommodation works, landscaping works, drainage works, environmental mitigation, works compound, temporary storage of materials. Works Nos. 1, 3, 4, 6, 7 and 11</p> <p>University has no interest in this land so far as it is aware, save where the extent of the</p>

Plot referred to in Book of Reference	University interest stated in Book of Reference	Remarks, special category land	Powers of acquisition	Purposes for which land/rights may be acquired and University comment where it has land or interests in or over and affected by the Order
				land/rights to be acquired or used within this plot includes part of the Hobson's Conduit, in respect of which the University has drainage rights. The University's Estate could suffer damage if it cannot be properly drained.
011	Lessee in respect of an agreement for lease	Green belt	Temporary use of land during construction	University has no interest in this land so far as it is aware
015	University's interest is not detailed in the Book of Reference		Power to compulsorily acquire land within limits of deviation and described in the Book of Reference	Extent of land unclear but the University has rights over land surrounding LMB as tenant and this is not referenced in the Book of Reference, which needs to be corrected. Rights may be detrimentally affected by the Scheme. NR to clarify extent of rights to be acquired.
015a	Plot 15a not referenced in the Book of Reference		Temporary use of land during construction is assumed from the plans received but not described in the Book of Reference	Extent of land unclear - University has rights over land surrounding LMB as tenant and neither the plot nor the University's rights are described in the Book of Reference. Rights may be detrimentally affected by the Scheme. NR to clarify extent of land to be used.
016	University's interest is not detailed in the Book of Reference			Extent of land unclear but the University has rights over land surrounding LMB as tenant and this is not referenced in the Book of Reference, which needs to be corrected. Rights may be detrimentally affected by the Scheme. NR to clarify extent of rights to be acquired.

Plot referred to in Book of Reference	University interest stated in Book of Reference	Remarks, special category land	Powers of acquisition	Purposes for which land/rights may be acquired and University comment where it has land or interests in or over and affected by the Order
017	University's interest is not detailed in the Book of Reference			Extent of land unclear but the University has rights over land surrounding LMB as tenant and this is not referenced in the Book of Reference, which needs to be corrected. Rights may be detrimentally affected by the Scheme. NR to clarify extent of rights to be acquired.
018	University's interest is not detailed in the Book of Reference			Extent of land unclear but the University has rights over land surrounding LMB as tenant and this is not referenced in the Book of Reference, which needs to be corrected. Rights may be detrimentally affected by the Scheme. NR to clarify extent of rights to be acquired.
019	University's interest is not detailed in the Book of Reference			Extent of land unclear but the University has rights over land surrounding LMB as tenant and this is not referenced in the Book of Reference, which needs to be corrected. Rights may be detrimentally affected by the Scheme. NR to clarify extent of rights to be acquired.
020	Tenant/occupier – in respect of access to Robinson Way/Francis Crick Avenue		Power to compulsorily acquire land within limits of deviation and described in the Book of Reference	University has rights over Francis Crick Avenue as tenant in respect of access and servicing for the LMB, AMB, Plot 9 and the HLRI. Network Rail needs to set out what land and/or rights it proposes to acquire and for what purpose. Free and unrestricted access to the University's Estate must be maintained at all times. Any services running through the services strip alongside Francis Crick Avenue must remain undisturbed. The University would be detrimentally affected if it were unable to properly access or service any of the properties in its Estate.

Plot referred to in Book of Reference	University interest stated in Book of Reference	Remarks, special category land	Powers of acquisition	Purposes for which land/rights may be acquired and University comment where it has land or interests in or over and affected by the Order
				NR to clarify extent of land to be compulsorily acquired.
021	Tenant/occupier – in respect of access to Robinson Way/Francis Crick Avenue		Power to acquire new rights	<p><b>Power to acquire new rights:</b> Rights to pass and repass over Francis Crick Avenue and Robinson Way for purposes to access the station for Network Rail and its licensees and access for construction of authorised Works including construction of new station.</p> <p>University has rights over Francis Crick Avenue and Robinson Way in respect of access and servicing. Network Rail needs to set out what land and/or rights it proposes to acquire and for what purpose. Free and unrestricted access to the University's Estate must be maintained at all times. Any services running through the services strip alongside Francis Crick Avenue must remain undisturbed. The University would be detrimentally affected if it were unable to properly access or service any of the properties in its Estate.</p> <p>NR to clarify extent of rights to be acquired.</p>
022	Tenant/occupier – in respect of access to Robinson Way/Francis Crick Avenue		Power to acquire new rights	<p><b>Power to acquire new rights:</b> Rights to pass and repass over Francis Crick Avenue and Robinson Way for purposes to access the station for Network Rail and its licensees and access for construction of authorised Works including construction of new station.</p>

Plot referred to in Book of Reference	University interest stated in Book of Reference	Remarks, special category land	Powers of acquisition	Purposes for which land/rights may be acquired and University comment where it has land or interests in or over and affected by the Order
				<p>University has rights over Francis Crick Avenue and Robinson Way in respect of access and servicing. Network Rail needs to set out what land and/or rights it proposes to acquire and for what purpose. Free and unrestricted access to the University's Estate must be maintained at all times. Any services running through the services strip alongside Francis Crick Avenue must remain undisturbed. The University would be detrimentally affected if it were unable to properly access or service any of the properties in its Estate.</p> <p>NR to clarify extent of rights to be acquired.</p>
024	Tenant/occupier – in respect of rights granted		Power to acquire new rights	<p><b>Power to acquire new rights:</b> Access for maintenance of authorised works.</p> <p>University has rights over land surrounding LMB as tenant, which may be detrimentally affected by the Scheme. NR to clarify extent of rights to be acquired.</p>
025	Tenant/occupier – in respect of rights granted		Temporary use of land during construction	<p><b>Temporary possession for construction:</b> access for construction and works site. Work Nos.1 and 2</p> <p>University has rights over land surrounding LMB as tenant, which may be detrimentally affected by the Scheme. NR to clarify extent of rights to be acquired.</p>

Plot referred to in Book of Reference	University interest stated in Book of Reference	Remarks, special category land	Powers of acquisition	Purposes for which land/rights may be acquired and University comment where it has land or interests in or over and affected by the Order
026	University's interest is not detailed in the Book of Reference			Extent of land unclear but the University has rights over land surrounding LMB as tenant and this is not referenced in the Book of Reference, which needs to be corrected. Rights may be detrimentally affected by the Scheme. NR to clarify extent of rights to be acquired.
027	University's interest is not detailed in the Book of Reference			Extent of land unclear but the University has rights over land surrounding LMB as tenant and this is not referenced in the Book of Reference, which needs to be corrected. Rights may be detrimentally affected by the Scheme. NR to clarify extent of rights to be acquired.
028	Tenant/occupier – in respect of rights granted		Temporary use of land during construction	<b>Temporary possession for construction:</b> access for construction and works site. Work Nos.1 and 2  University has rights over land surrounding LMB as tenant, which may be detrimentally affected by the Scheme. NR to clarify extent of rights to be acquired.
029	Tenant/occupier – in respect of access to Robinson Way/Francis Crick Avenue		Power to acquire new rights	<b>Power to acquire new rights:</b> Rights to pass and repass over Francis Crick Avenue and Robinson Way for purposes to access the station for Network Rail and its licensees and access for construction of authorised Works including construction of new station.  University has rights over Francis Crick Avenue and Robinson Way in respect of access and servicing. Network Rail needs to set out what land and/or rights it proposes to acquire and for

Plot referred to in Book of Reference	University interest stated in Book of Reference	Remarks, special category land	Powers of acquisition	Purposes for which land/rights may be acquired and University comment where it has land or interests in or over and affected by the Order
				<p>what purpose. Free and unrestricted access to the University's Estate must be maintained at all times. Any services running through the services strip alongside Francis Crick Avenue must remain undisturbed. The University would be detrimentally affected if it were unable to properly access or service any of the properties in its Estate.</p> <p>NR to clarify extent of rights to be acquired.</p>
030	Tenant/occupier – in respect of access to Robinson Way/Francis Crick Avenue		Power to acquire new rights	<p><b>Power to acquire new rights:</b> Rights to pass and repass over Francis Crick Avenue and Robinson Way for purposes to access the station for Network Rail and its licensees and access for construction of authorised Works including construction of new station.</p> <p>University has rights over Francis Crick Avenue and Robinson Way in respect of access and servicing. Network Rail needs to set out what land and/or rights it proposes to acquire and for what purpose. Free and unrestricted access to the University's Estate must be maintained at all times. Any services running through the services strip alongside Francis Crick Avenue must remain undisturbed. The University would be detrimentally affected if it were unable to properly access or service any of the properties in its Estate.</p> <p>NR to clarify extent of rights to be acquired.</p>

Plot referred to in Book of Reference	University interest stated in Book of Reference	Remarks, special category land	Powers of acquisition	Purposes for which land/rights may be acquired and University comment where it has land or interests in or over and affected by the Order
031	University's interest is not detailed in the Book of Reference		Power to acquire new rights	University has no interest in this land so far as it is aware, save where the extent of the land/rights to be acquired or used within this plot may include part of the Hobson's Conduit, in respect of which the University has drainage rights. The University's Estate could suffer damage if it cannot be properly drained.
032	University's interest is not detailed in the Book of Reference		Power to compulsorily acquire land within limits of deviation and described in the Book of Reference	University has no interest in this land so far as it is aware, save where the extent of the land/rights to be acquired or used within this plot may include part of the Hobson's Conduit, in respect of which the University has drainage rights. The University's Estate could suffer damage if it cannot be properly drained.
035	Lessee in respect of an agreement for lease and Tenant/occupier in respect of rights granted		Power to compulsorily acquire land within limits of deviation and described in the Book of Reference	University has no interest in this land so far as it is aware, save where the extent of the land/rights to be acquired or used within this plot may include part of the Hobson's Conduit, in respect of which the University has drainage rights. The University's Estate could suffer damage if it cannot be properly drained.
036	Lessee in respect of an agreement for lease and Tenant/occupier in respect of rights granted		Power to compulsorily acquire land within limits of deviation and described in the Book of Reference	Extent of plot unclear from the submitted plans—University has servicing rights under land adjacent to Francis Crick Avenue. Note also where this plot may include part of the Hobson's Conduit, in respect of which the University has drainage rights. The University's Estate could suffer damage if it cannot be properly drained.



Plot referred to in Book of Reference	University interest stated in Book of Reference	Remarks, special category land	Powers of acquisition	Purposes for which land/rights may be acquired and University comment where it has land or interests in or over and affected by the Order
037	Freeholder in respect of an agreement for lease and Tenant/occupier in respect of access to Robinson Way/Francis Crick Avenue and in respect of rights granted		Power to acquire new rights	<p><b>Power to acquire new rights:</b> Rights to pass and repass over Francis Crick Avenue and Robinson Way for purposes to access the station for Network Rail and its licensees and access for construction of authorised Works including construction of new station.</p> <p>University has rights over Francis Crick Avenue and Robinson Way in respect of access and servicing. Network Rail needs to set out what land and/or rights it proposes to acquire and for what purpose. Free and unrestricted access to the University's Estate must be maintained at all times. Any services running through the services strip alongside Francis Crick Avenue must remain undisturbed. The University would be detrimentally affected if it were unable to properly access or service any of the properties in its Estate.</p> <p>NR to clarify extent of rights to be acquired.</p>
038	Lessee in respect of an agreement for lease and Tenant/occupier in respect of access to Robinson Way/Francis Crick Avenue and in respect of rights granted		Power to acquire new rights	<p><b>Power to acquire new rights:</b> Rights to pass and repass over Francis Crick Avenue and Robinson Way for purposes to access the station for Network Rail and its licensees and access for construction of authorised Works including construction of new station.</p> <p>University has rights over Francis Crick Avenue and Robinson Way in respect of access and</p>

Plot referred to in Book of Reference	University interest stated in Book of Reference	Remarks, special category land	Powers of acquisition	Purposes for which land/rights may be acquired and University comment where it has land or interests in or over and affected by the Order
				servicing. Network Rail needs to set out what land and/or rights it proposes to acquire and for what purpose. Free and unrestricted access to the University's Estate must be maintained at all times. Any services running through the services strip alongside Francis Crick Avenue must remain undisturbed. The University would be detrimentally affected if it were unable to properly access or service any of the properties in its Estate.  NR to clarify extent of rights to be acquired.
039	Lessee in respect of an agreement for lease and Tenant/occupier in respect of rights granted		Power to compulsorily acquire land within limits of deviation and described in the Book of Reference	Extent of plot unclear from the submitted plans—University has rights over Francis Crick Avenue and Robinson Way in respect of access and servicing. Network Rail needs to set out what land and/or rights it proposes to acquire and for what purpose. Free and unrestricted access to the University's Estate must be maintained at all times. Any services running through the services strip alongside Francis Crick Avenue must remain undisturbed. The University would be detrimentally affected if it were unable to properly access or service any of the properties in its Estate.  NR to clarify extent of land to be acquired.

Plot referred to in Book of Reference	University interest stated in Book of Reference	Remarks, special category land	Powers of acquisition	Purposes for which land/rights may be acquired and University comment where it has land or interests in or over and affected by the Order
040	Lessee in respect of an agreement for lease		Power to compulsorily acquire land within limits of deviation and described in the Book of Reference	Extent of plot unclear from the submitted plans – University has long leasehold interest in Plot 9. Development potential of Plot 9 may be detrimentally affected if land compulsorily acquired by NR. Drainage rights may also be adversely affected.
041	Lessee in respect of an agreement for lease		Temporary use of land during construction	<b>Temporary possession for construction:</b> Access for construction works site, accommodation works and temporary mobile crane. Work No. 3  University has no interest in this land so far as it is aware, save where the extent of the land/rights to be acquired or used within this plot may include part of the Hobson's Conduit, in respect of which the University has drainage rights. The University's Estate could suffer damage if it cannot be properly drained.
042	Lessee in respect of an agreement for lease and Tenant/occupier in respect of rights granted		Power to acquire new rights	University has no interest in this land so far as it is aware
043	Lessee in respect of an agreement for lease and Tenant/occupier in respect of rights granted		Power to acquire new rights	University has no interest in this land so far as it is aware
044	Lessee in respect of an agreement for lease and Tenant/occupier in respect of access to Robinson Way/Francis Crick Avenue and in respect of rights granted		Power to acquire new rights	<b>Power to acquire new rights:</b> Rights to pass and repass over Francis Crick Avenue and Robinson Way for purposes to access the station for Network Rail and its licensees and access for construction of authorised Works including construction of new station.

Plot referred to in Book of Reference	University interest stated in Book of Reference	Remarks, special category land	Powers acquisition of	Purposes for which land/rights may be acquired and University comment where it has land or interests in or over and affected by the Order
				<p>University has rights over Francis Crick Avenue as tenant in respect of access and servicing. Network Rail needs to set out what land and/or rights it proposes to acquire and for what purpose. Free and unrestricted access to the University's Estate must be maintained at all times. Any services running through the services strip alongside Francis Crick Avenue must remain undisturbed. The University would be detrimentally affected if it were unable to properly access or service any of the properties in its Estate.</p> <p>NR to clarify extent of rights to be acquired.</p>
045	Freeholder in respect of an agreement for lease and Tenant/occupier in respect of rights granted		Temporary use of land during construction	<p><b>Temporary possession during construction:</b> Access for construction works site, accommodation works landscaping works and drainage works. Work Nos. 3, 6 and 7.</p> <p>University has long leasehold interest in Plot 9. Development potential of Plot 9 may be detrimentally affected and/or development programme restricted during temporary land use by NR. Drainage rights may also be adversely affected</p> <p>Believe University has no interest in new plots 045a, 045b and 045c.</p>

Plot referred to in Book of Reference	University interest stated in Book of Reference	Remarks, special category land	Powers of acquisition	Purposes for which land/rights may be acquired and University comment where it has land or interests in or over and affected by the Order
046	Freeholder in respect of an agreement for lease and Tenant/occupier in respect of rights granted		Temporary use of land during construction	<b>Temporary possession during construction:</b> Access for construction works site, accommodation works landscaping works and drainage works. Work Nos. 3, 6 and 7.  University has long leasehold interest in Plot 9. Development potential of Plot 9 may be detrimentally affected and/or development programme restricted during temporary land use by NR. Drainage rights may also be adversely affected
047	Lessee in respect of an agreement for lease		Power to compulsorily acquire land within limits of deviation and described in the Book of Reference	University has long leasehold interest in Plot 9. Development potential of Plot 9 may be detrimentally affected if land compulsorily acquired by NR. Drainage rights may also be adversely affected
048	Freeholder in respect of an agreement for lease and lessee and Tenant/occupier		Power to compulsorily acquire land within limits of deviation and described in the Book of Reference	University has long leasehold interest in Plot 9. Development potential of Plot 9 may be detrimentally affected if land compulsorily acquired by NR. Drainage rights may also be adversely affected
049	Lessee in respect of an agreement for lease and Tenant/occupier		Temporary use of land during construction	<b>Temporary possession during construction:</b> Access for construction works site, accommodation works landscaping works and drainage works. Work Nos. 3, 6 and 7.

Plot referred to in Book of Reference	University interest stated in Book of Reference	Remarks, special category land	Powers of acquisition	Purposes for which land/rights may be acquired and University comment where it has land or interests in or over and affected by the Order
				<p>University has long leasehold interest in AMB/Plot 9.</p> <p>Development potential of Plot 9 may be detrimentally affected and/or development programme restricted during temporary land use by NR. Drainage rights may also be adversely affected</p> <p>Impact of construction works on AMB could be of significant detrimental effect.</p>
050	Lessee in respect of an agreement for lease and Tenant/occupier		Power to compulsorily acquire land within	University has long leasehold interest in AMB/Plot 9. Development potential of Plot 9 may be detrimentally affected and/or development programme restricted if land acquired. Drainage rights may also be adversely affected
			limits of deviation and described in the Book of Reference	<p>compulsorily acquired by NR. Drainage rights may also be adversely affected</p> <p>Impact of Scheme on AMB could be of significant detrimental effect.</p> <p>NR to clarify extent of land to be acquired and proposed future uses.</p>
051	Lessee in respect of an agreement for lease and Tenant/occupier		Temporary use of land during construction	<b>Temporary possession:</b> Access for construction works site, accommodation works landscaping works and drainage works. Work Nos. 3, 6 and 7.

Plot referred to in Book of Reference	University interest stated in Book of Reference	Remarks, special category land	Powers of acquisition	Purposes for which land/rights may be acquired and University comment where it has land or interests in or over and affected by the Order
				<p>University has long leasehold interest in AMB/Plot 9.</p> <p>Development potential of Plot 9 may be detrimentally affected and/or development programme restricted during temporary land use by NR. Drainage rights may also be adversely affected</p> <p>Impact of construction works on AMB could be of significant detrimental effect.</p>
052	Lessee in respect of an agreement for lease and Tenant/occupier		Power to compulsorily acquire land within limits of deviation and described in the Book of Reference	<p>University has long leasehold interest in AMB/Plot 9. Development potential of Plot 9 may be detrimentally affected if land compulsorily acquired by NR. Drainage rights may also be adversely affected</p> <p>Impact of Scheme on AMB could be of significant detrimental effect.</p> <p>NR to clarify extent of land to be acquired and proposed future uses.</p>
053	Freeholder in respect of an agreement for lease and lessee and Tenant/occupier		Temporary use of land during construction	<p><b>Temporary possession during construction:</b> Access for construction works site, accommodation works landscaping works and drainage works. Work Nos. 3, 6 and 7.</p>

Plot referred to in Book of Reference	University interest stated in Book of Reference	Remarks, special category land	Powers of acquisition	Purposes for which land/rights may be acquired and University comment where it has land or interests in or over and affected by the Order
				<p>University has long leasehold interest in AMB/Plot 9. Development potential of Plot 9 may be detrimentally affected and/or development programme restricted during temporary land use by NR. Drainage rights may also be adversely affected</p> <p>Impact of construction works on AMB could be of significant detrimental effect.</p>
054	Lessee in respect of an agreement for lease			University has no interest in this land so far as it is aware, save where the extent of the land/rights to be acquired or used within this plot may include part of the Hobson's Conduit and/or the balancing pond, in respect of which the University has drainage rights. The University's Estate could suffer damage if it cannot be properly drained.
054b	University's interest is not detailed in the Book of Reference		Power to compulsorily acquire land within limits of deviation and described in the Book of Reference	<p>Extent of plot unclear from the plans - University has long leasehold interest in AMB and drainage rights into balancing pond.</p> <p>Impact of Scheme on AMB could be of significant detrimental effect.</p>
055	Lessee in respect of an agreement for lease and Tenant/occupier		Temporary use of land during construction	<b>Temporary possession during construction:</b> Access for construction works site, accommodation works landscaping works and drainage works. Work Nos. 3, 6 and 7.



Plot referred to in Book of Reference	University interest stated in Book of Reference	Remarks, special category land	Powers of acquisition	Purposes for which land/rights may be acquired and University comment where it has land or interests in or over and affected by the Order
				<p>University has long leasehold interest in AMB. Impact of Scheme and construction works on AMB could be of significant detrimental effect.</p> <p>NR to clarify how land will be used and for what periods.</p>
056	Lessee in respect of an agreement for lease and Tenant/occupier		Power to compulsorily acquire land within limits of deviation and described in the Book of Reference	<p>Extent of plot unclear from the plans - University has long leasehold interest in AMB and drainage rights into balancing pond</p> <p>University has long leasehold interest in AMB. Impact of Scheme and construction works on AMB could be of significant detrimental effect.</p> <p>NR to clarify extent of land to be compulsorily acquired.</p>
057	Tenant/occupier in respect of rights granted		Temporary use of land during construction	<p><b>Temporary possession during construction:</b> Access for construction works site, accommodation works landscaping works and drainage works. Work Nos. 3, 6 and 7.</p> <p>Extent of plot unclear - University has long leasehold interest in AMB and drainage rights into balancing pond. Impact of Scheme and construction works on AMB could be of significant detrimental effect.</p>
061	Lessee in respect of an agreement for lease		Temporary use of land during construction	<p><b>Temporary possession during construction:</b> Access for construction works site, accommodation works, works compound, landscaping works, environmental mitigation,</p>

Plot referred to in Book of Reference	University interest stated in Book of Reference	Remarks, special category land	Powers of acquisition	Purposes for which land/rights may be acquired and University comment where it has land or interests in or over and affected by the Order
				<p>drainage works and works for temporary diversion of National Cycle Network Route 11 and Genome path. Work Nos. 3, 6 and 7.</p> <p>University has no interest in this land so far as it is aware.</p>
062	Tenant/occupier in respect of rights granted		Temporary use of land during construction	<p><b>Temporary possession during construction:</b> Access for construction works site, accommodation works, works compound, landscaping works, environmental mitigation, drainage works and works for temporary diversion of National Cycle Network Route 11 and Genome path. Work Nos. 3, 6 and 7.</p> <p>University has rights as tenant over estate roads at CBC. Network Rail needs to set out what land and/or rights it proposes to acquire and for what purpose. Free and unrestricted access to the University's Estate must be maintained at all times. The University would be detrimentally affected if it were unable to properly access any of the properties in its Estate.</p>
064	Tenant/occupier in respect of rights granted		Temporary use of land during construction	University has no interest in this land so far as it is aware
065	Lessee in respect of an agreement for lease and Tenant/occupier in respect of rights granted		Temporary use of land during construction	<p><b>Temporary possession during construction:</b> Access for construction works site, accommodation works, works compound, landscaping works, environmental mitigation, drainage works and works for temporary</p>

Plot referred to in Book of Reference	University interest stated in Book of Reference	Remarks, special category land	Powers of acquisition	Purposes for which land/rights may be acquired and University comment where it has land or interests in or over and affected by the Order
				diversion of National Cycle Network Route 11 and Genome path. Work Nos. 3, 6 and 7.  University has no interest in this land so far as it is aware.
084	Lessee in respect of an agreement for lease		Power to compulsorily acquire land within limits of deviation and described in the Book of Reference	University has no interest in this land so far as it is aware, save where this plot may include part of the Hobson's Conduit, in respect of which the University has drainage rights. The University's Estate could suffer damage if it cannot be properly drained.
084a	Lessee in respect of an agreement for lease		Power to compulsorily acquire land within limits of deviation and described in the Book of Reference	University has no interest in this land so far as it is aware, save where this plot may include part of the Hobson's Conduit, in respect of which the University has drainage rights. The University's Estate could suffer damage if it cannot be properly drained.

- 1.9 The University awaits further information and clarity from Network Rail to determine the impacts of the Scheme during construction and operation on the operation of the Estate.
- 1.10 Without more comprehensive plans at a more detailed scale setting out full details of the Scheme, it is difficult for the University to assess the extent to which its Estate will be impacted. These concerns have been raised with Network Rail, but to date further information is still awaited.
- 1.11 Where land is to be compulsorily acquired or rights are to be acquired by NR over land, it may have a detrimental effect on
  - 1.11.1 the value of the University's interests in its Estate, in particular with regard to the AMB and Plot 9;
  - 1.11.2 the beneficial use and enjoyment of the Estate, by the University, where it affects the rights granted to the University, for example in relation to accessing and servicing;
  - 1.11.3 the development potential for the Estate, where the size of the University's land interest is reduced.
- 1.12 Where NR is to acquire land for temporary use and use it for construction works, this may have a detrimental effect on the University's beneficial use and enjoyment of its Estate. In particular, the effects on the use of the AMB could be severe, as set out in more detail in the University's Proofs. It may also restrict the University's development plans for Plot 9, which may be prevented from coming forward for development for 5 years or more whilst the Scheme is carried out.

## ANNOTATED PLANS











Key Plan  
Scale 1:50,000

County Of Cambridgeshire  
District Of South Cambridgeshire  
Parish Of Great Shelford

County of Cambridgeshire  
City Of Cambridge



- Potential interference with Hobson's Landmark. VOC drainage rights to be protected.
- Potential interference with VOC's land interest & rights at Pt 9
- Potential interference with VOC's land interest, rights + use of Arms.
- Potential interference with VOC's access / servicing rights.

The Network Rail (Cambridge South  
Infrastructure Enhancements) Order

Sheet No. 3 of 10

#### UNRESTRICTED POWERS TO ACQUIRE LAND

No. On Plan:  
007, 048, 050, 052, 054, 056, 058, 059, 060, 061, 072, 074, 075,  
084a, 089, 090

#### POWERS OF LIMITED TEMPORARY USE OF LAND

No. On Plan:  
006, 008c, 010, 011, 049, 051, 053, 054a, 055, 057, 061, 082, 083, 084,  
085, 088, 089, 090, 091, 092, 093, 094, 095, 096, 097, 098, 099, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

#### POWERS OF LIMITED TEMPORARY USE OF LAND AND ACQUISITION OF RIGHTS

No. On Plan:  
008, 059, 060, 084, 085

#### POWERS LIMITED TO ACQUISITION OF RIGHTS

No. On Plan:  
044

#### HIGHWAYS TO BE STOPPED UP PERMANENTLY (WITH POWER TO STOP UP TEMPORARILY DURING CONSTRUCTION WORKS)

HIGHWAY TO STOPPED	NEW HIGHWAY TO PROVIDED
None	None

#### HIGHWAYS TO BE STOPPED UP TEMPORARILY

HIGHWAY TO STOPPED
National Cycle Network Route 11
Garsene Path
Addenbrookes Road Footway (Leading to Hobsons Park with parcel 006c)

#### KEY

- CENTRE LINE OF WORK
- LIMIT OF DEVIATION
- LIMIT OF LAND TO BE USED OR ACQUIRED
- COUNTY / BOROUGH / DISTRICT BOUNDARY
- PARISH BOUNDARY
- EXISTING OR ALLEGED PUBLIC RIGHT OF WAY
- PUBLIC HIGHWAY OR ALLEGED PUBLIC
- HIGHWAY TO BE TEMPORARILY STOPPED UP
- CYCLE TRACK (ADOPTED HIGHWAY)
- PRIVATE LEVEL CROSSING TO BE STOPPED UP
- CUT LINE
- PROPOSED CYCLE TRACK TEMPORARY DIVERSION
- NEW / IMPROVED ACCESS
- COMPOUND
- COMMENCEMENT OF WORK
- TERMINATION OF WORK
- LAND PARCEL NUMBERS

Notes: The area enclosed by any limit of deviation or by any limit of land to be acquired or used is the area extending to the outer edge of the line marking these limits.

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0 25 50 75 100 125m  
SCALE 1:1250 @ A1



