

TRANSPORT AND WORKS ORDER ACT 1992

TRANSPORT AND WORKS (INQUIRIES PROCEDURES) RULES 2004

INQUIRY IN TO:

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

APPENDICES TO MAIN PROOF OF EVIDENCE

**ON MATTERS RELATING TO THE OPERATION OF CAMBRIDGE UNIVERSITY
HOSPITALS WITHIN THE CAMBRIDGE BIOMEDICAL CAMPUS**

CARIN CHARLTON BSc, PgDipDiet, MBA

ON BEHALF OF CAMBRIDGE UNIVERSITY HOSPITALS NHS FOUNDATION TRUST

Inquiry Document Reference	OBJ-6/W1/3
Author	Carin Charlton
Date	07 January 2022

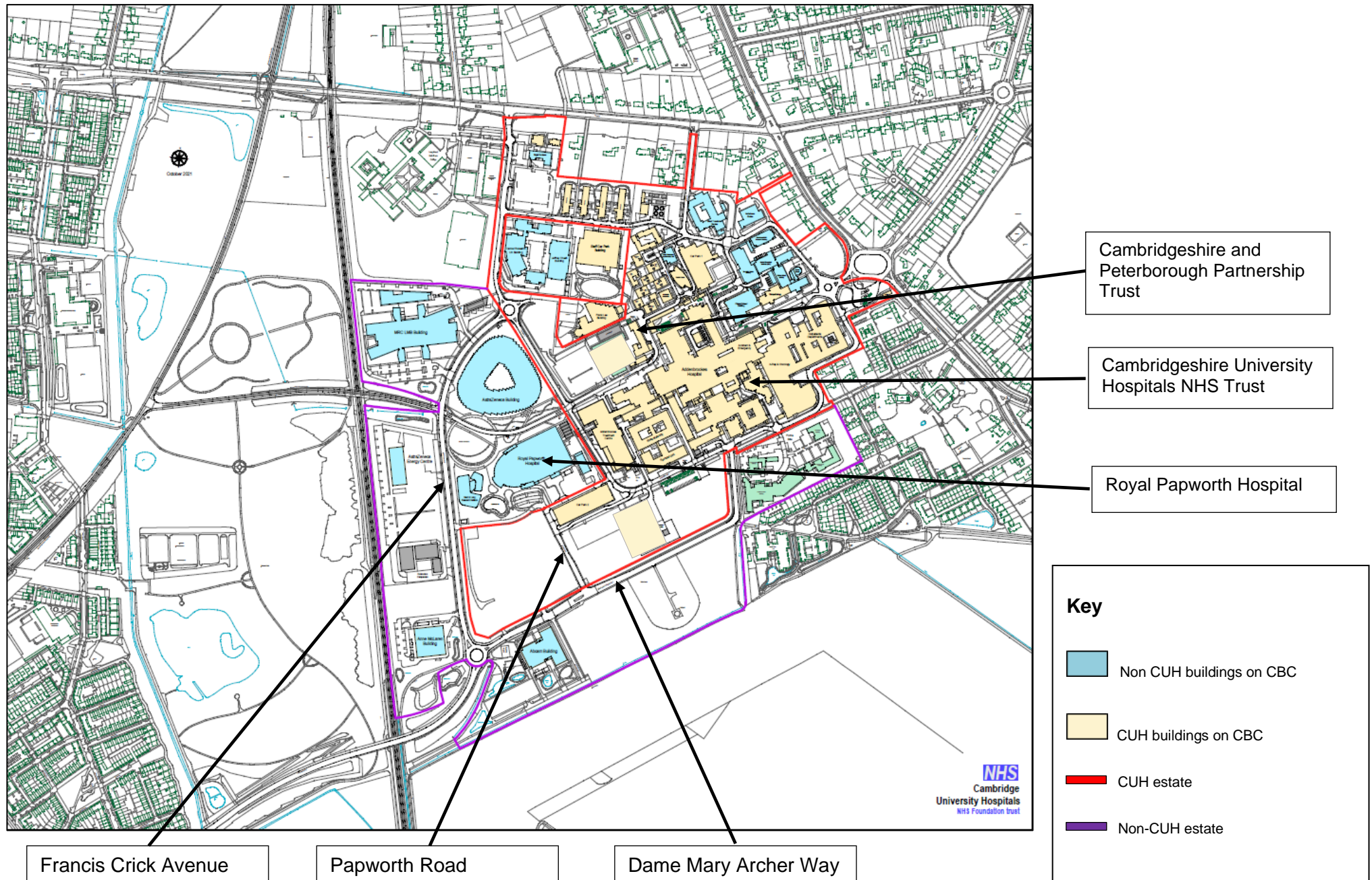
List of Appendices

- Appendix 1:** Cambridge Biomedical Campus Site Plan
- Appendix 2:** Blue Light Routes Plan
- Appendix 3:** Extract from committee report for the Cambridge City Council Planning Committee sitting on 7 November 2007 relating to planning application reference 06/0796/FUL
- Appendix 4:** Extract from section 106 agreement dated 15 October 2009 made between (1) Cambridge City Council (2) Cambridgeshire County Council (3) South Cambridgeshire District Council (4) Cambridge Medipark Ltd (5) Cambridge University Hospitals NHS Foundation Trust (6) Sir Francis Wingate William Pemberton (7) Antony Francis Pemberton and (8) Peter Richard Wingate Pemberton, Edward Anthony Bromet, William Robert Bartle Edwards and Antony Francis Pemberton.

Appendix 1

Cambridge Biomedical Campus Site Plan

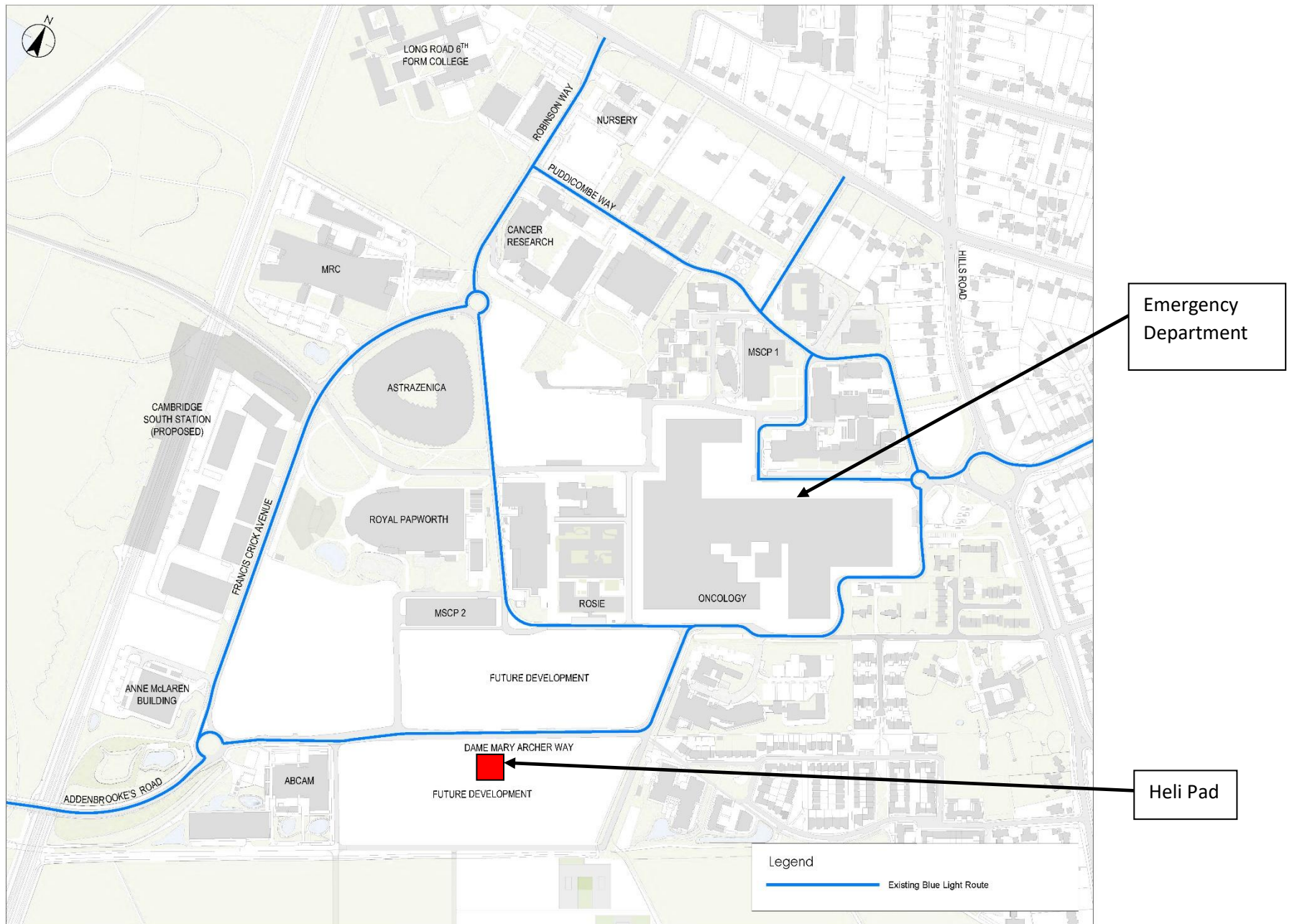
Cambridge Biomedical Campus Site Plan



Appendix 2

Blue Light Routes Plan

Blue Light Routes Plan



Appendix 3

Extract from committee report for the Cambridge City Council Planning Committee sitting on
7 November 2007



Cambridge City Council

Planning Committee

To: Councillors Bailey, Baker (Chair), Blencowe (Lab sp), Dixon, Dryden, Durrant, Reid, Slatter (Vice Chair), Zmura Alternate: Blair

Published & despatched: Tuesday 30 October 2007

Date: Wednesday 7 November 2007
Time: 9.30am
Place: Committee Room 1, The Guildhall
Contact: John Blunt Ext: 7012

AGENDA

1 Minutes

To confirm the attached minutes of the 12 September 2007 as a correct record.
Page 1

2 Apologies

3 Declarations of Interest

Members are asked to declare at this stage any interests, which they may have in any of the following items on the agenda. If any member is unsure whether or not they should declare an interest on a particular matter, they are requested to seek advice from the Head of Legal and Democratic Services before the meeting.

4 Planning Applications

- 4.1 07/0990/FUL Former Priory Motors site, 315 – 349 Mill Road
Page 5
- 4.2 06/0796/FUL Land to the west and southwest of Addenbrookes Campus, Robinson Way
Page 41
- 4.3 07/0651/FUL Land lying generally to the south of Long Road Sixth Form College, to the east of the London – Cambridge railway line and to the west of Robinson Way and including the length of Robinson Way between Long Road and the proposed development site
Page 191

Application Number	06/0796/OUT	Agenda Item	4.2
Date Received	25th October 2006	Officer	Mr Toby Williams
Target Date	24th January 2007		
Ward	Queen Ediths		
Site	Land To The West And South West Of Addenbrookes Campus Robinson Way Cambridge Cambridgeshire		
Proposal	Up to 215,000sqm floorspace (excluding plant areas) comprising 60,000sqm of clinical research and treatment (D1), 115,000sqm of biomedical and biotech research and development (B1(b)), 15,000sqm of biomedical and biotech research and development (B1(b)) or clinical research and treatment (D1), and 25,000sqm of either clinical research and treatment (D1) or higher education or sui generis medical research institute uses, and including related support activities within use classes A1, A3, B1, D1 (creches/nurseries) or sui generis uses, with no individual premises used for support activities to exceed 500sqm; new areas of public realm; landscaping; parking areas; highway works; drainage works and all other associated infrastructure.		
Applicant	Countryside Properties Plc And Liberty Property UK Ltd, Cambridge University Hospitals NHS Foundation Trust And The Pemberton Trustees C/o Bidwells		

submits that all stops will be designed to suit 'kneeling buses' and will be provided with bus shelters and timetables. I have drafted a condition to agree such details.

8.160 There are currently five bus services that run through the Addenbrooke's campus utilising Robinson Way. It is anticipated that all of these routes will be redirected along the southern spine road and the Boulevard.

8.161 In order to accommodate the increase in public transport, various improvements to conventional bus services are required. These are detailed in the County Council's transport comments that are attached to appendix F. The details of the financial contributions required are set out in the S106 section of my report. Contributions towards the SCATP will also deal with a range of public transport improvements, such as the extension of Babraham Road Park and Ride site. These measures are listed in the SCATP.

8.162 Elimination of Through Traffic

8.163 The provision of the AAR and the prohibition of its use as a through-route for traffic that does not have a legitimate reason for visiting Addenbrooke's is a requirement of policy 9/5 of the Local Plan. The TA discusses a number of options that have been considered to achieve this outcome and concludes that vehicle registration plate recognition should be used to detect through-traffic.

8.164 Through-traffic is defined as 'a vehicle that enters via one access point and leaves by a different access within a 15-minute period'. This period of time has been used because most visitor types will stay significantly longer than a 15-minute period. However, patient drop-off and service vehicles may operate on a shorter timescale and therefore authorisation cameras will be required to be installed at designated drop-off and servicing points in order for the technology to classify such visits as legitimate.

8.165 Illegitimate traffic will be issued with a penalty notice and there will be appeals procedure in place. The value of the penalty notice has not been fixed. The system will collect registration plate information, time of entry and exit and photographic evidence of the vehicle to show make and model of car. Legal advice obtained by the applicants has suggested that the proposed scheme is enforceable through the civil courts.

8.166 A clear signage strategy will be required along the AAR, the surrounding road network and within Addenbrooke's campus. This is to ensure that motorists are made aware of the consequences of using Addenbrooke's and the AAR as a through-route. The recommendation includes a S106 schedule to ensure the full details of the system, its timing of introduction in relation to development and management are provided to and agreed by the LPA and Highway's Authority.

8.167 The applicants have provided copies of correspondence with the DVLA which show that progress has been made with regard to obtaining the

necessary consents for using DVLA data-base information to enforce the no-through route. Any S106 agreement would have to carefully worded to ensure that agreement with the DVLA is in place together with other more practical operating matters prior to the commencement of any development on the site. This issue is critical to prevent rat-running associated with the development of the AAR.

8.168 Car Parking

8.169 The proposed car parking strategy considers parking provision for clinical development and parking provision for research and development uses separately.

8.170 *Clinical*

8.171 The proposed car parking strategy for the Clinical development is to provide a car parking ratio for staff, patients and visitors similar to that currently provided at Addenbrooke's. This equates to one space per 72m² for staff and one space per 773m² for patients and visitors. The higher ratio for patients and visitors is explained by the turnover of spaces during the course of a day. Further explanation of these proposed standards is included in appendix K.

8.172 The adopted car parking standard contained within appendix C of the Local Plan does not specify a particular ratio for Hospitals and states that provision must be treated on merit.

8.173 I consider that the approach to parking provision for the clinical development is sound. The staff parking ratio is based upon a modal share that is concurrent with existing levels, which have seen a decrease to 45% through an effective travel plan. In 1993, seven out of 10 staff arrived on site by car. Half of all staff now either cycle or catch a bus to work. The level of provision for patients and visitors is based upon an established approach that is equitable with the wider campus and therefore has merit under the terms of the policy.

8.174 *Research and Development*

8.175 The applicants propose an on-plot car parking ratio of 1:72m² with a shorter-term fixed period of an option to park at 1:50m². This would be in a maximum of two temporary off-plot car parks that would eventually be removed through the development of the site or review of provision. Occupiers of the site would be licensed to use the car park for a limited period of time, which would be barrier controlled, provided at a charge and managed by an estate management company using Smart Card technology, the information from which would be incorporated into annual Travel Plan reports submitted to the LPA.

8.176 It is proposed that the temporary car park provision is reviewed 4 years following occupation of the first commercial research and development building, with subsequent reviews on a business-by-business basis every

Appendix 4

Extract from section 106 agreement dated 15 October 2009

DATED 15th October 2009

CAMBRIDGE CITY COUNCIL
and
CAMBRIDGESHIRE COUNTY COUNCIL
and
SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL
and
CAMBRIDGE MEDIPARK LTD
and
CAMBRIDGE UNIVERSITY HOSPITALS
NHS FOUNDATION TRUST
and
SIR FRANCIS WINGATE WILLIAM PEMBERTON
and
ANTONY FRANCIS PEMBERTON
and
THE PEMBERTON TRUSTEES

DEED
under Section 106 of the Town and Country
Planning Act 1990
Land to the West and South West of
Addenbrooke's Campus
Robinson Way Cambridge
Known as the Cambridge Biomedical
Campus Extension Site

Simon Pugh LL.B.
Solicitor
Head of Legal Services
Cambridge City Council
The Guildhall
Cambridge
CB2 3QJ

File reference PLJAG/2/889, Document Number 046932

THIS DEED is made the 15th day of October 2009

BETWEEN

- (1) **CAMBRIDGE CITY COUNCIL** of The Guildhall Cambridge ("the **Council**")
- (2) **CAMBRIDGESHIRE COUNTY COUNCIL** of Shire Hall Castle Hill Cambridge ("the **County Council**")
- (3) **SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL** of South Cambridgeshire Hall Cambourne Business Park Cambourne Cambridge CB23 6EA ("**SCDC**")
- (4) **CAMBRIDGE MEDIPARK LIMITED** (Company Registration No 04620453) of Countryside House The Drive Great Warley Brentwood Essex CM13 3AT ("the **Developer**")
- (5) **CAMBRIDGE UNIVERSITY HOSPITALS NHS FOUNDATION TRUST** of Addenbrooke's Hospital Hills Road Cambridge CB2 2QQ ("the **NHS Trust**")
- (6) **SIR FRANCIS WINGATE WILLIAM PEMBERTON** of Enterprise House Maris Lane Trumpington CJ2 2LE ("**Sir Francis**")
- (7) **ANTONY FRANCIS PEMBERTON** of Trumpington Hall Trumpington CB2 2LH
- (8) **PETER RICHARD WINGATE PEMBERTON** of 2 The Drive Kingston-upon-Thames KT2 7NY, and **EDWARD ANTHONY BROMET** of Wrigleys Solicitors LLP 19 Cookridge Street Leeds LS2 3AG and **WILLIAM ROBERT BARTLE EDWARDS** of Hardingham Hall Norwich Norfolk NR9 4A and **ANTONY FRANCIS PEMBERTON** of Trumpington Hall Trumpington CB2 2LH ("the **Pemberton Trustees**")

RECITALS

- (A) The Council is the local planning authority for the purposes of this Deed for the area within which the Land is situated and by whom the Planning Obligations contained in the City Schedules are enforceable
- (B) The County Council is the local highway authority for the purposes of this Deed for the area within which the Land is situated and by whom the Planning Obligations contained in the County Schedules are enforceable
- (C) SCDC is a local planning authority for the area within which the Southern Landscaped Area is situated and by whom the Planning Obligations in the Eleventh Schedule relating to the Southern Landscaped Area are enforceable

11 It is agreed and declared as follows:

in respect of covenants made under Section 106 the expression "the Owners" shall include their successors in title and function and assigns to the Land or the relevant part thereof

The following expressions have the following meanings:

"1972 Act" means the Local Government Act 1972

"1990 Act" means the Town and Country Planning Act 1990 and includes any regulations made under it and any Act amending re-enacting or replacing it

"AAR" means the whole of the off-site new Addenbrooke's Access Road shown on the AAR Plan

"AAR Contributions" means both the AAR Phase 1 Contribution and the AAR Phase 2 Contribution

"AAR Plan" means the plan annexed hereto and so marked

"AAR Phase 1 Contribution" means the contribution payable by the Developer under the Fifth Schedule of this Deed in respect of the AAR Phase 1 in the sum of £2,310,000 adjusted in accordance with clause 19

"AAR Phase 2 Contribution" means the contribution payable by the Developer under the Fifth Schedule of this Deed in respect of the AAR Phase 2 in the sum of £7,238,000 adjusted in accordance with clause 19

"AAR Phase 1" means the construction of that part of the AAR which runs from Hauxton Road to a point east of Shelford Road and shown coloured green on the AAR Plan

"AAR Phase 2" means the construction of that part of the AAR which runs from a point east of Shelford Road towards Addenbrooke's Hospital and shown coloured orange on the AAR Plan

"Addenbrooke's Building" means any building on the Land constructed for the NHS Trust or any successor to the statutory functions of the NHS Trust providing NHS services (and for the avoidance of doubt excludes the Papworth Hospital Development) and includes the land on which any such building is constructed together with its curtilage and any other part of the Land owned by the NHS Trust or any successor to the statutory functions of the NHS Trust providing NHS services in connection with it or otherwise

"Addenbrooke's Site" means the existing site of Addenbrooke's Hospital as shown edged blue on the Section 106 Plan

"Addenbrooke's Travel Plan" means the travel plan entitled 'Access to Addenbrooke's' dated 2004

"Agreement for Lease" means an agreement for lease that includes the right for the Long Leaseholder to enter into possession of the part of the Land to which the agreement for lease relates for purposes including construction prior to the commencement of the term of the lease to be granted pursuant to the agreement for lease

"Ancillary Building" means for the purposes of the Fifteenth Schedule any building or part of a building used for purposes ancillary to or supporting the research clinical or higher education uses on the Development and includes the land on which it is constructed together with its curtilage and any other land held by the relevant occupier in connection with it or for the purposes of the construction of the same and **"Ancillary Use"** in the Fourteenth and Fifteenth Schedules shall be construed accordingly

"Annex" means the annex to this deed and so marked containing provisions relating to security and a form of bond and a form of guarantee

"Areas for Plant" includes areas for plant within passive void areas between usable floor levels

"BCIS Index" means the Royal Institution of Chartered Surveyors Building Cost Information Service All in Tender Price Index

"Blue Land" means the part of the Land coloured blue on the Ownership Plan

"Biomedical and Biotechnology Research and Development Uses" shall mean a proposed use that falls within Class B1(b) that involves the investigation, design and development of an idea concept material component instrument machine product or process up to and including production (but excluding mass production) where the work routinely requires regular discussion and action on the part of the laboratory and design staff with a specific biomedical/biotechnology/life science focus specifically involving the application of science and engineering including medical imaging to the direct or indirect use of living organisms or parts or products of living organisms in their natural or modified forms for the benefit of the biological and medical arena to improve the health care and the lives of those with medical impairments or any other such use that the Council may reasonably consider might commonly be regarded as the same

"Boulevard" means the development situated within the Land and which is shown for identification purposes only coloured brown on the Section 106 Plan and forming part of the development applied for within the Boulevard Application

"Boulevard Application" means planning application reference 08/0521/FUL for the boulevard road through the proposed Cambridge biomedical campus together with supporting drainage and landscaping features received by the Council on 8 April 2008 and known by reference 08/0521/FUL and relating to the land shown for the purposes of identification only edged red on the Boulevard Plan

"Boulevard Permission" means the planning permission to be granted pursuant to the Boulevard Application in the form of the draft attached or any minor variations thereof or any planning permission granted pursuant to an application for removal or amendment of any conditions attached to the original planning permission granted pursuant to the Boulevard Application

"Boulevard Plan" means the plan annexed hereto and so marked

"Building" means any building or part of a building comprised in the Development on the Land

"Business Days" means a day other than a Saturday or a Sunday on which banks are open for commercial business in the City of London

"Cambridge Area" means the area defined by the Cambridgeshire Structure Plan (2003) as shown coloured yellow and marked 'Cambridge City' and 'South Cambs' on the Cambridge Area Plan

"Cambridge Area Plan" means the plan annexed hereto and so marked

"Cambridge Sub-Region" means the sub-region as shown coloured pink on the Sub-Region Plan

"Cambridgeshire Guided Busway" the scheme provided by the County Council authorised by the Cambridgeshire Guided Busway Order 2005 including that part of the scheme linking Trumpington to Cambridge Railway Station and the Addenbrooke's Site to Cambridge City Centre, and North Cambridge to St Ives

"CBC Campus" means the Land and the Addenbrooke's Site

"CGB Contribution" means the sum of £2,964,500 to be paid in accordance with the Eighth Schedule hereof adjusted in accordance with clause 19

"Contributions Bonds" means the bonds in respect of the AAR Phase 2 Contributions in the circumstances described in paragraphs 13, 14, 15 and 16 of the Fifth Schedule and in Part 1 of the Annex and substantially in the draft form set out in Part 2 of the Annex

"Contributions Bond Sum" means the sum to be covered by the Contribution Bonds which shall reduce in value in accordance with the relevant payments required under this Deed being paid

"Council" includes any local authority successor to it and also includes SCDC and local authority successors to it for the purposes of paragraphs 4 and 5 of the Eleventh Schedule only

"County Council" includes any local authority successor to it

"County Schedules" means the following schedules to this Deed:

Third Schedule

Fifth Schedule

Sixth Schedule

Seventh Schedule

Eighth Schedule

Tenth Schedule

Twelfth Schedule

Thirteenth Schedule

Sixteenth Schedule

Seventeenth Schedule

The Annex

"Development" means the development applied for within planning application reference 06/0796/OUT as outline application for up to 215,000 sqm floorspace (excluding plant areas) comprising 60,000sqm of clinical research and treatment (D1and/or clinical in-patient), 115,000sqm of biomedical and biotech research and development (B1(b)), 15,000sqm of biomedical and biotech research and

development (B1(b)) or clinical research and treatment (D1 and/or clinical in-patient,) and 25,000sqm of either clinical research and treatment (D1 and/or clinical in-patient) or higher education or sui generis medical research institute uses, and including related support activities within use classes A1, A3, B1, D1 (crèches/nurseries) or sui generis uses, with no individual premises used for support activities to exceed 500sqm; new areas of public realm; landscaping; parking areas; highway works, drainage works and other associated infrastructure

"Director of Environment and Planning" means the Director of Environment and Planning for the time being of the Council and includes any successors and any person in the equivalent role in the event that the title is changed and for the avoidance of doubt for the purposes of the covenants by the Council in respect of the Fifteenth Schedule it also includes any Council officers acting expressly on behalf of such person

"East of England Plan" means the Revision to the Regional Spatial Strategy for the East of England published on 12 May 2008

"Expert" means a person appointed in accordance with clause 26

"First AAR Phase 2 Contribution" means part of the AAR Phase 2 Contribution totalling £1,640,000 and payable in accordance with paragraph 6 of the Fifth Schedule of this Deed and adjusted in accordance with clause 19 of this Deed

"Green Corridor" means an area of strategic open space between Hobson's Brook to the west and the London – Cambridge railway line to the east, south of Long Road and north of the AAR

"Green Land" means the part of the Land coloured green on the Ownership Plan

"Gross Area" means the gross external floor space excluding Areas for Plant and car parking structures

"Land" means the land to the West and South West of Addenbrooke's Campus Robinson Way Cambridge known as the Cambridge Biomedical Campus Expansion Site and shown for the purposes of identification only edged red on the Section 106 Plan that is the land to which the Application applies (excluding the MRC Site) together with (for the purposes of the Eleventh Schedule only) the Landscaped Areas shown for the purposes of identification only edged green and hatched green on the Section 106 Plan

"Landscaped Areas" means the Southern Landscaped Area and the Western Landscaped Area

appropriate arms of the Government may have; the views of the University of Cambridge and other local research interests; whether the proposed use is at the forefront of national or international research and what export potential it may have

"Nine Wells Local Nature Reserve" means the nature reserve situated to the south of the Land shown for the purposes of identification edged red with a broken line on the Nine Wells Plan

"Nine Wells Contribution" means the sum of £27,384 to be used to mitigate ecological damage to the Nine Wells Local Nature Reserve adjusted in accordance with clause 16

"Nine Wells Maintenance Contribution" means the sum of £27,907 to be used to maintain the Nine Wells Local Nature Reserve adjusted in accordance with clause 16

"Nine Wells Plan" means the plan annexed hereto and marked 'Nine Wells LNR'

"Occupation" means occupation other than for the purpose of commissioning construction security marketing fitting out or repair and **"Occupy"** **"Occupier"** and **"Occupied"** shall be construed accordingly and **"First Occupation"** means the first day on which there is Occupation

"Off-plot Parking Spaces" means car parking spaces for shared use by Occupiers (including their employees and visitors) within the Development (excluding the Addenbrooke's Buildings) and **"Off-plot Parking"** shall be construed accordingly

"Off-Site Highway Works" means traffic management schemes to be carried out in the vicinity of the Trumpington Road/Fen Causeway roundabout

"Off-Site Highway Works Contribution" means a contribution of £20,000 towards the design and construction of the Off-Site Highway Works adjusted in accordance with clause 17

"On-plot Parking Spaces" means car parking spaces on a building plot for sole use by Occupiers (including their employees and visitors) of that building and **"On-plot Parking"** shall be construed accordingly

"Owners" means Sir Francis, Antony Francis Pemberton and the Pemberton Trustees and includes their respective successors in title in relation to their respective parts of the Land

"Owners' Covenant" means any Planning Obligation given by the Owners in this Deed with provisions relating to enforcement described in clause 39

- (c) The strategy area and its description in the wider, local and site specific contexts
- (d) details of how the strategy links with the provision of public art on the Addenbrooke's Site together with evidence of agreement with the NHS Trust on the Public Art Strategy
- (e) The management of the strategy
- (f) The planned phased delivery of the strategy and the apportionment of the Public Art Sum in relation to the phased delivery of the Development
- (g) The estimated monetary value of each Public Art element including professional design fees of artistic consultant(s) and artist(s) the procurement project management fees consultants' fees and the fabrication delivery installation maintenance insurance and decommissioning costs for each element (if applicable)
- (h) Details of the proposed measures for community engagement and consultation
- (i) Proposed locations and themes/contexts for Public Art
- (j) Details of how the strategy complies with any approved public realm strategy
- (k) Details of how the strategy is to be delivered

"Relevant Limited Company" means up to three limited companies registered in England and Wales (or registered abroad if approved by the Council and the County Council and confirmed by the Developer as having the capacity to provide such security but providing an address for service in England and Wales) having alone or together a net asset value of at least £15 million and **"Relevant Limited Companies"** shall be construed accordingly

"Restricted Roads" are the Boulevard and the Southern Perimeter Road

"RPI Index" means the All Items Index of Retail Prices issued by the Office for National Statistics

"SCATP Contribution" means a contribution towards the SCATP of £800,000 and which shall be reduced by the amount of the MRC SCATP Contribution in accordance with the Sixth Schedule hereto adjusted in accordance with clause 18

"Schedules" means the Third Schedule to the Seventeenth Schedule (inclusive) to this Deed

"Section 106" means Section 106 of the 1990 Act

"Section 106 Plan" means the plan annexed hereto and marked 'CBC S106 Plan'

"Section 111" means Section 111 of the 1972 Act

"Significant Development" means a development of a Building or Buildings in excess of 40,000 square metres Gross Area (excluding the Addenbrooke's Buildings) and intended for the same Long Leaseholder

"Southern Corridor Area Transport Plan" (SCATP) means proposals approved by the Council or the County Council in 2002 to be implemented by the Council or the County Council to improve accessibility to from and within the Southern part of Cambridge or any review or replacement thereof

"Southern Landscaped Area" means an area to the south of the Land extending eastwards from Nine Wells Springs being not less than 508m long and not less than 30 metres wide equivalent to that shown on the Landscaping Provisions Drawing and shown for the purposes of identification only hatched green on the Section 106 Plan

"Southern Perimeter Road" means the proposed road connecting Robinson Way and the Addenbrooke's Access Road along the southern boundary of the Development

"Special Need for a Location within the Cambridge Area" means those public or private persons institutions or other organisations which can show a strong requirement to be closely related to the University of Cambridge or other established research facilities within the Cambridge Area or existing public or private persons institutions or other organisations within the Cambridge Area through either future or existing links or relationships which could not be furthered through a location outside the Cambridge Area and whose presence on this Development would enhance the existing biomedical or biotechnology cluster in the Cambridge Sub-Region

"Sub-Region Plan" means the plan annexed hereto and so marked

"Sui Generis Medical Research Institute Uses" means an institution or organisation which is engaged in knowledge-based medical or biomedical research in conjunction or collaboration with Cambridge University or other

recognised educational institution the NHS Trust Papworth Hospital or the MRC where such research is generic but could result in new commercially orientated application in the longer term

"Through Traffic" means traffic which enters the CBC Campus from the AAR and leaves via any exit onto Long Road or Hills Road or vice versa within a defined time limit designed or determined by agreement with the County Council to meet the Through Traffic Control Objective

"Trigger Point" and **"Trigger Points"** mean the events or dates or thresholds contained in each Schedule the reaching of which as defined in the Schedule activate a Planning Obligation in that Schedule and where no date event or threshold is specified in a schedule the Trigger Point will be on Commencement of Development

"Trumpington Meadows Developer" means the developer which will develop the land known as Trumpington Meadows which is the subject of planning applications referenced S/1310/06 and S/0054/08 (submitted to SCDC) and 06/0706/OUT and 08/0048/OUT (submitted to the Council)

"Use Classes Order" means the Use Classes Order 1987 as amended and includes any act or regulations amending re-enacting or replacing it

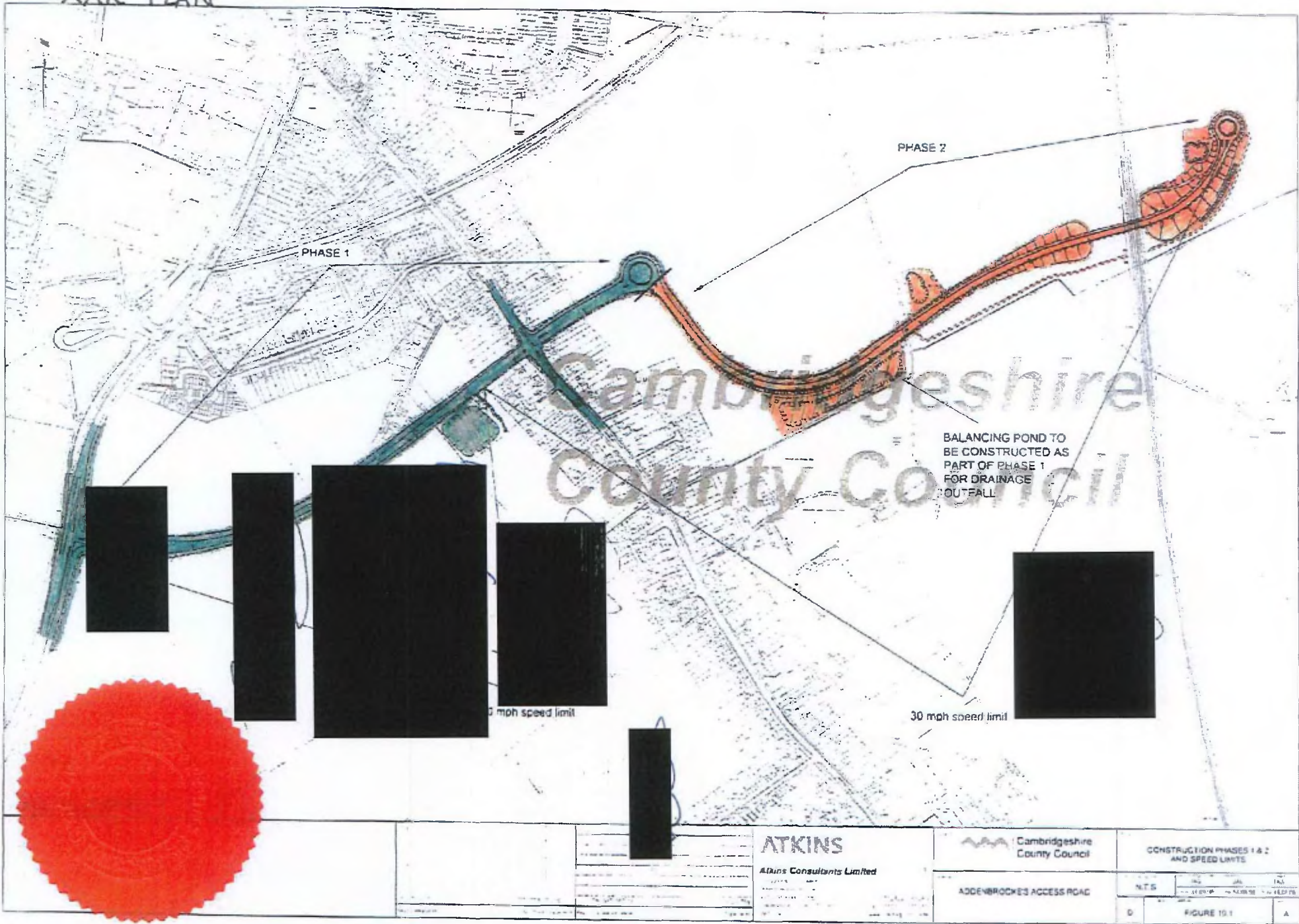
"Western Landscaped Area" means two blocks of land the first block being to the west of the Land and south of the Cambridgeshire Guided Busway being not less than 480m metres long and on average not less than 20 metres wide and the second block being to the west of the Land and north of the Cambridgeshire Guided Busway being not less than 180m metres long and on average not less than 20 metres wide both blocks being equivalent to those shown on the Landscaping Provisions Drawing and shown for the purposes of identification only edged green on the Section 106 Plan

"Yellow Land" means the part of the Land coloured yellow on the Ownership Plan

12 This Deed is conditional upon:

- 12.1 the grant of Planning Permission and the Boulevard Permission and
- 12.2 the Commencement of Development or the Commencement of the Boulevard whichever is the sooner

SAVE FOR any provisions which prohibit Commencement of Development until the performance of a specified matter which provisions shall come into effect immediately



SECTION 106 PLAN

Aukett Fitzroy Robinson

- MNC Site
- Boulevard
- Adjenbrooke's Site
- The Land
- Western Landscape Strip
- Southern Landscape Strip

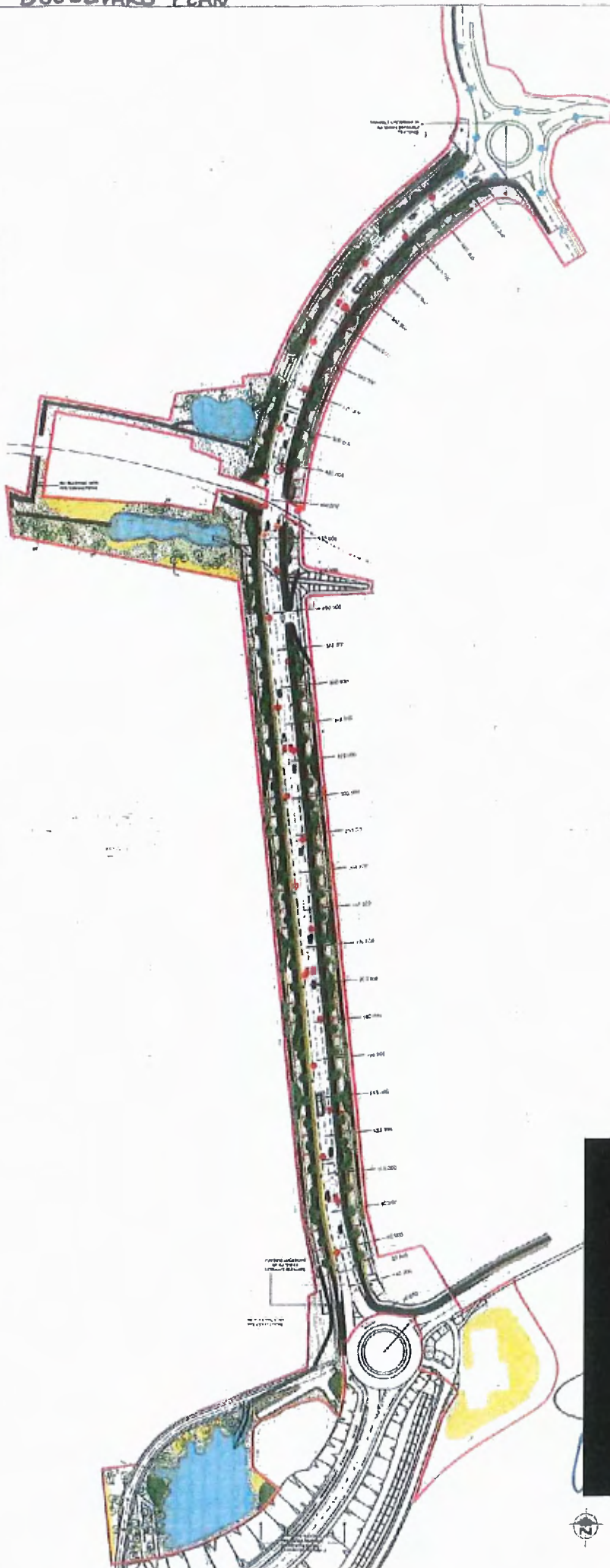


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CBC S106 PLAN

DATE	20/01/2010	BY	AFR	FOR	AFR
REV	1	DATE	20/01/2010	BY	AFR
DESCRIPTION	SECTION 106 PLAN				

BOULEVARD PLAN



BARRETS SCHEDULE

Barretts Schedule
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KEY

- APPLICATION BOUNDARY
- SEMI-MATURE TREE PLANTING
- STANDARD TREE PLANTING
- HEDGE PLANTING
- GRASS
- BULB PLANTING
- WHEATGRASS
- GROUND COVER PLANTING AT THE TOP OF GABION WALL
- SWALE PLANTING
- SLAB PAVING - MARSHALLS SLOAN, NATURAL, 600 x 600 x 63mm SQUARE COURSE
- FLINT FILLED GABION WALL
- 500mm WIDE STONE TRENCH AT BASE OF WALL
- 120mm FRENCH DRAIN WITH SELF BINDING GRAVEL TOP SURFACE
- LIGHTING COLUMNS - REFER TO LARSEN MAINTENANCE PLAN (15.17) FOR DETAILS
- TARMAAC
- WETLAND PLANTING
- SHRUB PLANTING
- WETLAND GRASS AND MARGINAL PLANTING
- PROPOSED BENCH STREET LIFE, LONG & LEAN, CEDAR WOOD 60cm WIDE, 1800mm LONG



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FARMINGTON MED-PARK LTD

THE BOULEVARD
CONDOMINIUM

LANDSCAPE PROPOSALS
SITE DRAWING

1000 1st St. N.
AUGUST 2000

1777/150/0070

THIRTEENTH SCHEDULE

Through Traffic Control

1. The obligations contained in this Schedule shall relate to the Boulevard only and not to any other part of the Land.
2. The purpose of the obligations in this Schedule is to ensure that traffic is restricted from entering the CBC Campus along the Restricted Roads except for the purpose of gaining access to the CBC Campus for persons or for the delivery of goods which restrictions are deemed necessary by the County Council to protect the safe and effective use of the roads within the Development for the benefit of the occupiers and users of the Development ("the **Through Traffic Control Objective**")

Traffic Control Measures

3. The Owners covenant with the County Council under Section 106 in relation to the Boulevard only not to open the Boulevard for Through Traffic (excluding the Cambridgeshire Guided Busway) until details of the traffic control measures to seek to ensure that the Restricted Roads are not used contrary to the Through Traffic Control Objective ("the **Traffic Control Measures**") shall have been submitted to and approved in writing by the County Council where appropriate to support the making of a road traffic regulation order by the County Council. The Traffic Control Measures shall include the following:
 - 3.1 Confirmation of a grant of a licence from the DVLA for either Cambridgeshire County Council or its nominated agent to access the DVLA's database to gain registered keeper details for the purpose of enforcement of the Through Traffic Control Objective; and
 - 3.2 Details of a camera-based enforcement system including all recording encryption number plate matching facilities and associated software and hardware to be capable of meeting the requirements of the Traffic Management Act 2004 COAD civil enforcement certification requirements to assure full and proper recording of offences in support of the enforcement of the Through Traffic Control Objective; and
 - 3.3 Confirmation that the vehicle registration camera enforcement system to be used to enforce the Through Traffic Control Objective can demonstrate compliance with civil enforcement certification requirements; and

- 3.4 The proposed operational and enforcement methodology including details of any proposed penalty charge notice and fixed penalty notice issue arrangements; and
 - 3.5 The proposed operation of an approved user list (if applicable and deemed appropriate); and
 - 3.6 Details of associated regulatory signage and confirmation of Department of Transport authorisation if required; and
 - 3.7 Any other reasonable details pertinent to the implementation of the Traffic Control Measures as requested in writing by the County Council; or
 - 3.8 Details of such alternative measures (if any) and a programme for the delivery thereof as the County Council approves pursuant to paragraph 5 of this Schedule to achieve the Through Traffic Control Objective on a temporary or permanent basis provided that if such alternative measures are submitted as a temporary solution to achieve the Through Traffic Control Objective, such details shall also include a programme for the delivery of the Traffic Control Measures referred to in paragraphs 3.1 – 3.7 above or an alternative permanent solution to achieve the Through Traffic Control Objective after the opening of the Boulevard for Through Traffic
- 4 Subject to the provisions relating to alternative measures as set out in paragraph 5 below the Owners further covenant with the County Council under Section 106 in relation to the Boulevard only not to open the Boulevard for Through Traffic (excluding the Cambridgeshire Guided Busway) until the approved vehicle registration plate technology shall have been fully installed and are operational and evidence submitted in writing to the County Council to demonstrate that the installed system is capable of fulfilling its identified function.

Alternative Measures

5. If at any time it is not possible for legal financial or practical reasons to submit to the County Council details of the Traffic Control Measures referred to in paragraphs 3.1 – 3.7 above, or obtain the approval of or implement such details the Owners shall submit to and obtain approval (such approval not to be unreasonably withheld or delayed) in writing by the County Council of such alternative measures referred to in paragraph 3.8 and following the approval by the County Council of such alternative measures, the obligation in paragraph 4 shall no longer apply and the Owner covenants with the County Council under Section 106 in relation to the Boulevard only to implement such

alternative measures referred to in paragraph 3.8 (as approved by the County Council)
in accordance with the programme for delivery approved as part thereof