

CAMBRIDGE

Major
Development
Growth Team

CAMBRIDGE CITY COUNCIL

The Guildhall, Cambridge, CB2 3QJ

TOWN AND COUNTRY PLANNING ACT 1990

OUTLINE PLANNING PERMISSION

SUBJECT TO CONDITIONS

Ref: **07/0620/OUT**

Bidwells
Mike Carpenter
Trumpington Road
Cambridge
CB2 2LD

The Council hereby grant outline planning permission for

Residential development of up to 2,300 new mixed-tenure dwellings and accompanying provision of community facilities; sports and recreation facilities and landscaped open spaces including 49 ha. of public open space in the green corridor, retail (A1), food and drink uses (A3, A4, A5), financial and professional services (A2), non-residential institutions (D1), a nursery (D1), alternative health treatments (D1); provision for education facilities; and all related infrastructure including: all roads and associated infrastructure, alternative locations for Cambridgeshire guided bus stops, alternative location for CGB Landscape Ecological Mitigation Area, attenuation ponds including alternative location for Addenbrookes's Access Road pond, cycleways, footways and crossings of Hobson's Brook.

at

**Land Between Long Road And Shelford Road (Clay Farm/Showground Site)
Cambridge Cambridgeshire**

in accordance with your application received 6th June 2007 and the plans, drawings and documents which form part of the application, subject to the conditions set out below:

Peter Studdert
Director of Joint Planning (Cambridge Fringes Sites)
Cambridge City Council, PO Box 700, Cambridge, CB1 0JH
Telephone 01223 457000 Minicom (non-speaking phone) 01223 457050



INVESTOR IN PEOPLE

Time Limits

1. Details of the access, appearance, landscaping, layout and scale of the site (hereinafter referred to as the reserved matters) shall be submitted to the Local Planning Authority. No development of any phase shall commence until approval of the details of the reserved matters for that phase have been approved in writing by the Local Planning Authority. The development shall be carried out as approved.

Reason: To accord with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004

2. The first application for approval of reserved matters shall be made to the Local Planning Authority no later than three years from the date of this permission.

Reason: To accord with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004

3. Application for approval of the last of the reserved matters shall be made to the Local Planning Authority before the expiration of ten years from the date of this permission.

Reason: To accord with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.

4. The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason: To accord with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.

Strategic Phasing Plan

5. Prior to or concurrently with the submission of the first of the reserved matters application(s) for the site, a Strategic Phasing Plan, which accords with the triggers in the S106, accompanying this application and dated # for the provision of infrastructure and which covers the entire application site, shall be submitted to and approved in writing by the Local Planning Authority. The Phasing Plan shall include the proposed sequence of provision of the following elements:

- (a) the development of tranches of land to the west of Hobson's Brook;
- (b) major distributor roads/routes within the site, including vehicular access to Fawcett School;
- (c) strategic foul and surface water features;
- (d) structural landscaping/planting provisions;
- (e) environmental mitigation measures;
- (f) the allotments and community gardens; and
- (g) phases within the Green Corridor to the east of Hobson's Brook.

No development shall commence apart from enabling works previously approved in writing by the Local Planning Authority until such time as the phasing plan has been approved in writing by the Local Planning Authority. The provision of the features shall be carried out in accordance with the approved sequencing, unless a revised sequence is otherwise agreed in writing by the Local Planning Authority. This condition does not prevent the construction periods for any tranches of land from running concurrently.

Reason: To clarify how the site is to be phased to assist with the determination of subsequent reserved matters applications and in order to ensure that major infrastructure provision and environmental mitigation is provided in time to cater for the needs and impacts arising out of the development (Cambridge Local Plan 2006 policies 9/3, 9/5 and 10/1).

Design Code

6. Prior to or concurrently with the submission of the first of the reserved matters applications for the built-up area of the site, a Design Code, excluding the green corridor, shall be submitted to the Local Planning Authority for approval. The Design Code shall be prepared in accordance with the principles and parameters established in the outline application and shall include both strategic and more detailed elements. The Design Code shall include:

- a) The character, mix of uses and density established through the parameter plans at the outline stage to include the block principles and the structure of public spaces;
- b) The street hierarchy, including the principles of adopting highway infrastructure, and typical street cross-sections;
- c) How the design of the streets and spaces takes into account mobility and visually impaired users;
- d) Block principles to establish use, density and building typologies. In addition, design principles including primary frontages, pedestrian access points, fronts and backs and perimeter of building definition;
- e) Key groupings and other key buildings including information about height, scale, form, level of enclosure, building materials and design features;
- f) The conceptual design and approach to the treatment of the public realm at: the five crossing points over Hobson's Brook; the Local Centre and the 5 other local squares shown as Landscape Matrix on Parameter Plan 3; proposed primary access points into both the secondary and primary schools; and transport interchanges;
- g) Approach to incorporation of ancillary infrastructure such as pipes, flues, vents, meter boxes, external letterboxes, fibres wires and cables required by statutory undertakers as part of building design;
- h) Details of the approach to vehicular parking across the entire site including the location and layout of car club spaces and parking for people with disabilities and for each building type, including details of a design approach for access points into and the ventilation of undercroft/underground parking;

- i) Details of the approach to cycle parking for all uses and for each building type, including the distribution (resident/visitor parking and location in the development), type of rack, spacing and any secure or non-secure structures associated with the storage of cycles.
- j) The approach to the character and treatment of the structural planting to the development areas;
- k) The approach to the treatment of any hedge or footpath corridors and retained trees and woodlands;
- l) The conceptual design and approach to the sustainable drainage management train and how this is being applied to the built-up area to control both water volume and water quality including specification of palette of sustainable drainage features to be used, and planting strategies to enhance biodiversity and improve water quality as much as possible before discharge into the ponds and basins within the Green Corridor.
- m) The conceptual design and approach of the public realm to include public art, materials, signage, utilities and any other street furniture.
- n) The conceptual design and approach to the lighting strategy and how this will be applied to different areas of the development with different lighting needs, so as to maximise energy efficiency, minimise light pollution and avoid street clutter;
- o) Details of waste and recycling provision for all building types and underground recycling points.
- p) Measures to demonstrate how opportunities to maximise resource efficiency and climate change adaptation in the design of the development will be achieved through external, passive means, such as landscaping, orientation, massing, and external building features;
- q) Details of measures to measures to minimise opportunities for crime;
- r) Details of Design Code review procedure and of circumstances where a review shall be implemented.

No development apart from enabling works previously approved in writing by the Local Planning Authority shall commence until such time as the Design Code for the entire site, excluding the green corridor, has been approved in writing by the Local Planning Authority.

Reason: To ensure high quality design and coordinated development (Cambridge Local Plan 2006 policies 3/4, 3/7, 3/11, 3/12, 4/15, 9/3 and 9/5).

7. Any application for approval of reserved matters shall be in accordance with the Design Code approved by the Local Planning Authority under Condition 6 and as part of the application for Reserved Matters approval shall incorporate a statement demonstrating compliance with the approved Design Code. The development hereby permitted shall be completed in accordance with the approved Design Code.

Reason: To ensure high quality design and coordinated development (Cambridge Local Plan 2006 policies 3/4, 3/7, 3/11, 3/12, 9/3 and 9/5).

Materials

8. No development of a building/s shall take place until a sample panel of the materials to be used in the construction of the external surfaces has been prepared on site for inspection and approved in writing by the Local Planning Authority. The sample panel shall be at least 1m x 1m and show the proposed material, bond, pointing technique and palette of materials (including roofing, cladding and render) to be used in the development. The development shall be constructed in accordance with the approved sample, which shall not be removed from the site until the completion of the development.

Reason: To ensure that the appearance of the external surfaces is appropriate (Cambridge Local Plan 2006 policies 3/4, 3/7, 3/12 and 3/14).

Youth Facility and Children's Play Provision

9. Prior to or concurrently with the submission of the first of the reserved matters application(s) for residential development, a Strategy for Youth Facilities and Children's Play provision, in accordance with the principles set out in the Design Statement of December 2007, shall be submitted to the Local Planning Authority for approval. The Strategy shall include the following details:

a) How the Strategy is intended to evolve following the occupation of the site to meet the needs of future local residents, young people and children.

b) The size, type, location and provision of access to all youth facilities and play provision both within the built up area and adjacent Green Corridor.

c) A proposed phasing programme for the delivery of youth facilities and play provision both within the built up area and adjacent Green Corridor in relation to the delivery of housing on the site.

No residential development shall commence until the submitted Strategy has been approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that appropriate youth facilities and children's play provision are provided in relation to the development of the site (Cambridge Local Plan policies 3/8, 5/13, 5/14, 9/3 and 9/5).

10. Any reserved matters application for residential development or proposed recreational use within the Green Corridor, shall include the detailed design and specification of youth facilities and play provision within the reserved matters site for which approval is sought. The details shall be accompanied by a Play Statement that demonstrates how the proposal accords with the approved Strategy for Youth Facility and Children's Play provision and any emerging or approved details sought as part of a Design Code for the site. The youth facility and play provision shall be provided in accordance with the approved phasing programme, unless an alternative programme for provision is otherwise agreed in writing by the Local Planning Authority. The youth facility and play provision shall be implemented in accordance with the approved details .

Reason: To ensure that youth facilities and children's play provision are provided in relation to the development of the site (Cambridge Local Plan policies 3/8, 5/13, 5/14, 9/3 and 9/5).

Green Corridor

11. Prior to or concurrently with the submission of the first of the reserved matters application(s) for residential development for the site, a strategic landscape proposal for the green corridor, excluding the area designated for secondary school and community sports provision, shall be submitted to the Local Planning Authority for approval. The strategic landscape proposal shall be defined by the western edge of Hobson's Brook and the western edge of the Cambridge-London railway line and shall include the following:
- a) Hard and soft areas, play areas, adventure play, mounding, surface materials, boundary treatment;
 - b) General arrangements of strategic SUDS features such as balancing ponds, including edge treatments and any proposed bunding;
 - c) Strategic earth modelling, mounding, re-grading and/or embankment areas (if applicable), taking into account the proposed structural landscaping associated with the proposal for the Addenbrooke's 2020 site;
 - d) Strategic planting details within soft open space areas including any strategic planting as part of a combined structural landscaping scheme pursuant to the development of the adjacent Addenbrooke's 2020 site if applicable;
 - e) The location, size and access arrangements for the provision of allotments;
 - f) Vehicular and pedestrian access points, maintenance tracks, footpaths and cycleway routes.

No development shall commence apart from enabling works approved in writing by the Local Planning Authority until the strategic landscape proposal for the green corridor has been approved in writing by the Local Planning Authority.

Reason: In the interests of the amenity of future residents of Clay Farm and other likely users of the green corridor and to ensure that a strategic approach to the development of the green corridor is agreed to safeguard the setting and special character of Cambridge, the retained Green belt, surrounding open countryside and to ensure a suitable relationship and integration of the green corridor with its boundaries in terms of links and visual mitigation (Cambridge Local Plan 2006 policies 3/2, 3/4, 3/7, 3/8, 3/11, 3/12, 9/3 and 9/5)

12. Within any reserved matters application pursuant to this approval for the green corridor, the landscape details required by condition 1 shall include a detailed landscaping scheme (including detailed designs and specifications) for the parcel of the green corridor that is being sought for approval. The details shall be accompanied by a design statement that demonstrates how the proposal accords with the approved green corridor strategy. Where applicable to the parcel of the green corridor for which approval is being sought, the landscape designs and specifications shall include the following:

Soft Landscaping

- a) Full details of planting plans and written specifications, including cultivation proposals for maintenance and management associated with plant and grass establishment, details of the mix, size, distribution, density and levels of all trees/hedges/shrubs (including tree pit details) to be planted and the proposed time of planting. The planting plan shall use botanic names to avoid misinterpretation. The plans should include a full schedule of plants.
- b) 1:500 plans (or at a scale otherwise agreed) with cross-sections of mounding, ponds, ditches and swales.
- c) Full details of any proposed alterations to existing watercourses/drainage channels within the green corridor, including Hobson's Brook.
- d) Details and specification of all earth modelling, mounding, re-grading and/or embankment areas or changes of level across the site to be carried out, including soil quantities and type, topsoil storage to BS 3882: 2007, haul routes, proposed levels and contours to be formed, sections through construction to show make-up, and timing of works.

Hard Landscaping

- e) Full details of all proposed methods of boundary treatment including details of all gates, fences, walls and other means of enclosure both within and around the edge of the site.
- f) Full details, including cross-sections, of all bridges and culverts.
- g) Utility routes, type and specification.
- h) The location and specification of minor artefacts and structures, including furniture, refuse or other storage units and signs.
- i) 1:500 plans (or at a scale otherwise agreed) including cross-sections, of paths, cycleways, broadwalks and access tracks.
- j) Details of all hard surfacing materials (size, type and colour)

The landscaping within the green corridor shall be implemented in accordance with the approved phasing programme, unless an alternative programme for provision is otherwise agreed in writing by the Local Planning Authority. The scheme shall be carried out in accordance with the approved details.

Reason: In the interests of the amenity of future residents of Clay Farm and other likely users of the green corridor and to ensure that a detailed approach to the development of the green corridor (or parcels thereof) is agreed to safeguard the setting and special character of Cambridge, the retained Green belt, surrounding open countryside and to ensure a suitable relationship and integration of the green corridor with its boundaries in terms of links and visual mitigation (Cambridge Local Plan 2006 policies 3/2, 3/4, 3/7, 3/8, 3/11, 3/12, 9/3 and 9/5).

Plantations

13. Within any reserved matters application pursuant to this approval abutting or covering a retained plantation as shown on Parameter Plan 3, the landscape details required by condition 1 shall include an accompanying landscaping scheme specifically concerning proposed landscaping measures associated with the affected plantation. The landscaping scheme shall include: full details of planting plans and written specifications, including cultivation proposals for maintenance and management associated with plant and grass establishment; details of the mix, size, distribution, density and levels of all trees/hedges/shrubs to be planted and the proposed time of planting; proposed buffer zones; access arrangements; retained trees; biodiversity enhancements; and proposed measures promoted by an approved ecological management plan. The scheme shall be carried out in accordance with the approved details and phasing plan.

Reason: In the interests of the amenity of future residents of Clay Farm and to ensure that a detailed approach to the management of the plantations (or parcels thereof) is agreed to safeguard their amenity value and secure a long-term retention and enhancement strategy (Cambridge Local Plan 2006 policies 3/2, 3/4, 3/7, 3/8, 3/11, 3/12, 4/2, 4/3, 4/4, 4/6, 4/7, 4/8, 9/3 and 9/5).

Landscaping

14. Within any reserved matters application pursuant to this approval within the built-up area, the landscape details required by condition 1 shall include detailed landscape designs and specifications for the associated reserved matters site. The details shall be accompanied by a Design Statement that demonstrates how the landscaping scheme accords with any emerging or approved details sought as part of a Design Code for the site. The landscape designs and specifications shall include the following:

Soft Landscaping

- a) Full details of planting plans and written specifications, including cultivation proposals for maintenance and management associated with plant and grass establishment, details of the mix, size, distribution, density and levels of all trees/hedges/shrubs to be planted and the proposed time of planting. The planting plan shall use botanic names to avoid misinterpretation. The plans should include a full schedule of plants.
- b) 1:200 plans (or at a scale otherwise agreed) with cross-sections of mounding, ponds, ditches and swales and proposed treatment of the edges and perimeters of the site.
- c) The landscape treatment of roads (primary, secondary, tertiary and green) through the development.
- d) A specification for the establishment of trees within hard landscaped areas including details of space standards (distances from buildings etc.) and tree pit details.
- e) The planting and establishment of structural landscaping to be provided in advance of all or specified parts of the site as appropriate.
- f) Full details of any proposed alterations to existing watercourses/drainage channels, including Hobson's Brook.
- g) Details and specification of proposed earth modelling, mounding, re-grading and/or embankment areas or changes of level across the site to be carried out including soil quantities, topsoil storage to BS 3882 : 2007, haul routes, proposed levels and contours to be formed, sections through construction to show make-up, and timing of works.

Hard Landscaping

- h) Full details of all proposed methods of boundary treatment including details of all gates, fences, walls and other means of enclosure both within and around the edge of the site.
- i) Full details, including cross-sections, of all bridges and culverts.
- j) Utility routes, type and specification.
- k) The location and specification of minor artefacts and structures, including furniture, refuse or other storage units, signs and lighting columns/brackets.
- l) 1:200 plans (or at a scale otherwise agreed) including cross sections, of roads, paths and cycleways.
- m) Details of all hard surfacing materials (size, type and colour)

The landscaping within the application site areas shall be implemented in accordance with the approved phasing programme unless an alternative programme for provision is agreed in writing by the Local Planning Authority. The scheme shall be carried out in accordance with the approved details.

Reason: In the interests of the amenity of future residents of Clay Farm and to ensure that a detailed approach to the development of the built-up area (or parcels thereof) is agreed to safeguard the setting and special character of Cambridge, the retained Green belt, surrounding open countryside and to ensure a suitable relationship and integration of the built development with its surroundings including the green corridor (Cambridge Local Plan 2006 policies 3/2, 3/4, 3/7, 3/8, 3/11, 3/12, 4/2, 4/3, 4/4, 9/3 and 9/5).

15. Any trees or plants provided as part of any landscaping scheme which, within a period of 5 years of planting date, 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.

Reason: In the interests of the amenity of future residents of Clay Farm and other likely users of the green corridor and open landscaped spaces and to safeguard the setting and special character of Cambridge, the retained Green belt and surrounding open countryside (Cambridge Local Plan 2006 policies 3/2, 3/7, 3/11, 3/12, 4/3, 4/4, 9/3 and 9/5).

16. Within any reserved matters application pursuant to this approval, the landscaping details required by condition 1 shall include the following landscape management and maintenance plans.

- a) Relating to the green corridor, a management plan that includes long-term design objectives, management responsibilities, management and maintenance schedules/specifications and monitoring processes for all landscape areas, including hard and soft elements, for a minimum period of 25 years.

- b) Relating to the plantations, a management plan that includes long-term design objectives, management responsibilities and management and maintenance schedules/specifications, including proposed restoration, thinning, replacement and new planting, biodiversity and ecological enhancements approved as part of the ecological mitigation strategy, for a minimum period of 25 years.

- c) Relating to reserved matters applications that come forward within the built-up area, a management plan that includes long-term design objectives, management responsibilities and management and maintenance schedules/specifications for all landscape areas, including hard and soft elements, for a minimum period of 5 years.

All landscape management and maintenance plans shall include where applicable, but not be limited to, the following details: an explanation of planting design objectives; planting, grass cutting, weeding and pruning schedules; management details relating to SUDS features; inspection, repair and maintenance details relating to hard landscaping (including tracks, paths, boundary treatment, play equipment, street furniture; litter picking, etc); a programme of management activities and monitoring and operational restrictions; a maintenance programme for the establishment period of the planting (the first five years after planting). The landscape management plan shall be carried out as approved.

Reason: To ensure satisfactory arrangements are in place to ensure the proper management and maintenance of landscaped areas (Cambridge Local Plan 2006 policies 3/2, 3/4, 3/7, 3/8, 3/11, 3/12, 4/2, 4/3, 4/4, 9/3, and 9/5).

Permitted Development Restrictions

17. Notwithstanding the provisions of Schedule 2, Part 2, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that order with or without modification) the erection, construction or alteration of a gate, fence, wall or other means of enclosure shall not be allowed within or adjacent to the green corridor.

Reason: To safeguard visual amenity (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/14).

18. Notwithstanding the provisions of Schedule 2, Part 1, Class F of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that order with or without modification) the hard surfacing of front gardens shall not be carried out.

Reason: In the interests of visual amenity ensuring that front gardens are retained as attractive landscape elements, in the interests of sustainable travel ensuring that there is no uncontrolled proliferation of car parking within the site, and to ensure that SUDS measures are not eroded on a piecemeal basis. (Cambridge Local Plan 2006 policy 3/4, 3/12 and 4/16).

Trees

19. No development within a site for which reserved matters approval is sought shall take place until such time as a land survey, tree survey and arboricultural implications assessment, applicable to the associated site, in accordance with BS:5837:2005, have been submitted to and approved in writing by the Local Planning Authority: The surveys shall include:
 - a) The location of all trees, shrub masses and hedges.
 - b) The location of streams, buildings and other structures, boundary features and services.
 - c) Spot heights of ground level throughout the site.

- d) The location of trees on land adjacent to or which overhang the development site.
- e) A categorization of trees or groups of trees for their quality and value in accordance with table 1 of the British Standard.

Reason: In the interests of accurately establishing the quality and value of trees on or adjacent to the site and the implications for development (Cambridge Local Plan 2006 policies 4/3 and 4/4).

20. No development within a site for which reserved matters approval is sought shall take place until such time as an arboricultural method statement, tree constraints plan and tree protection plan, applicable to the associated site, in accordance with BS:5837:2005, have been submitted to and approved in writing by the Local Planning Authority. These shall include:
- a) Plans showing trees to be removed, identified by number.
 - b) Plans showing trees to be retained, identified by number, with canopies accurately plotted.
 - c) A tree constraints plan that identifies root protection areas of retained trees within, adjacent to, or which overhang the development site.
 - d) The precise location and design details for the erection of protective tree barriers and any other physical protection measures.
 - e) A method statement in relation to construction operations in accordance with paragraph 7.2 of the British Standard.

The arboricultural method statement shall be carried out as approved.

Reason: In the interests of visual amenity and safeguarding trees that are worthy of retention (Cambridge Local Plan 2006 policies 4/3 and 4/4).

21. No development within a site for which reserved matters approval is sought shall take place until such time as fencing for the protection of any retained tree within, adjacent to, or which overhangs the development site, has been fully erected in accordance with the approved plans and particulars. The fencing shall be retained intact for the full duration of the development until all equipment, materials and surplus materials have been removed from the site. Nothing shall be stored or placed in any fenced area in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made without the written consent of the Local Planning Authority.

Reason: In the interests of visual amenity and safeguarding trees that are worthy of retention (Cambridge Local Plan 2006 policies 4/3 and 4/4).

22. No development within a site for which reserved matters approval is sought shall take place until such time as full details of the position and proposed depth of excavation trenches for all services (including cables, pipes, surface water drains, foul water drains and public utilities) and their means of installation which pass underneath the canopy of any retained tree within, adjacent to, or which overhangs the development site, have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and safeguarding trees that are worthy of retention (Cambridge Local Plan 2006 policies 4/3 and 4/4).

Allotments & Community Gardens

23. Prior to or concurrently with the submission of the first of the reserved matters application(s) for residential development, an Allotments and Community Gardens Proposal shall be submitted to the Local Planning Authority. The Proposal shall include the following details:

- a) Management guidelines to show how they will be managed and how the provision of plots will potentially adapt following the occupation of the allotments and community gardens to meet the needs of future plot holders and local residents;
- b) A plan of the allotments and community gardens, principles of plot layout and design providing for a range of plot sizes, raised beds, variable height planters and 'club' plots, designed to allow flexibility to meet the needs of future plot holders and access to areas for communal composting, chipping pile, and communal supplies of, for example, manure and compost.
- c) Shadow studies to the allotments and community gardens, taking into account proposed landscaping and boundary treatment and buildings both within and adjacent to the site demonstrating adequate levels of sunlight, rainfall and nutrition available to the allotments;
- d) Provision of good quality soil to British Standard or equivalent, structure and texture to allow free drainage, and suitable for cropping;
- e) Access and parking arrangements to allow easy and safe access to the allotments and community gardens, including regular access by plot holders and for the occasional delivery of bulk goods. This should include vehicular access and a turning area, access for those with disabilities and cycle parking within the site, and associated parking within the adjacent residential area;
- f) Permeability of the sites to encourage access to communal areas, enjoyment of biodiversity and natural surveillance whilst maintaining security and integrity of food growing areas and standing crops;
- g) Location and form of the communal buildings including secure storage for tools, seeds and crops serving allotments and community gardens, provision for administration with toilet provision, possibly including a composting toilet;
- h) Boundary treatment, including security arrangements for the allotments;
- i) Location of communal areas;

- j) The location of any Local Equipped Area for Play to be provided within or adjacent to the community gardens;
- k) Water supply, including use of stored rainwater and SUDs for watering crops; and
- l) Timing of the submission of detailed drawings for the design of the individual buildings and other details as appropriate.

No development apart from enabling works agreed in writing by the Local Planning Authority shall commence until such time as the Allotments and Community Gardens Proposal has been approved in writing by the Local Planning Authority. The provision of allotments and community gardens shall be carried out in accordance with the approved details and in accordance with the approved phasing programme.

Reason: To ensure that appropriate allotments and community gardens are provided in relation to the development of the site (Cambridge Local Plan policies 3/8, 9/3 and 9/5).

24. Notwithstanding the approval plan Parameter Plan Two, vehicular access across Hobson's Brook between the allotments and community gardens shall be provided.

Reason: To ensure that there is adequate access to the allotments to be provided in relation to the development of the site (Cambridge Local Plan policies 3/8, 9/3 and 9/5).

25. Notwithstanding the approval plan Parameter Plan Three and accompanying text, 1.5 ha of allotments shall be provided within the green corridor and 0.5 ha of community gardens shall be provided within the built-up area.

Reason: To ensure that an appropriate level of allotments are provided in relation to the development of the site in accordance with the adopted standards (Cambridge Local Plan policies 3/8, 9/3 and 9/5).

Housing

26. Any reserved matters application for residential development shall include a plan showing the distribution of market and affordable dwellings, including a schedule of dwelling size (by number of bedrooms) within the reserved matters site for which approval is sought. No development shall commence within the site for which reserved matters approval is being sought until such time as the affordable housing distribution and dwelling mix has been approved in writing by the Local Planning Authority. The affordable housing units shall be provided in accordance with the approved details.

Reason: To ensure that the scheme provides an appropriate balance and mix of housing units (Cambridge Local Plan policies 3/7, 5/5, 9/3 and 9/5)

27. A minimum of 15% of all market dwellings and all affordable housing units built on any parcel of land shall meet the life-time homes standards as set out in "Meeting Part M and Designing Lifetime Homes" published by the Joseph Rowntree Foundation 1999. Any reserved matters application for residential development shall include a plan showing the distribution of those dwellings to be built to life-time homes standards.

Reason: To ensure that new dwellings cater for the needs of residents throughout their lifetime, including the possibility of impaired mobility (Cambridge Local Plan policy 5/9).

Local Centre

28. Prior to or concurrently with the submission of any application for reserved matters approval for the Local Centre, the distribution and size of all A1, A2, A3, A4, A5 and D1 units shall be submitted to and approved in writing by the Local Planning Authority. The units shall accord with the mix and balance of uses as specified in the schedule of uses shown on page 20 of the amended Design and Access Statement dated Dec 2007. The local centre shall be completed in accordance with the approved size, mix and distribution.

Reason: To ensure that the local centre provides an appropriate range of facilities and services required by the development (Cambridge Local Plan policies 6/7, 9/3 and 9/5).

29. There shall be no amalgamation of the A1, A2, A3, A4, A5 or D1 units that comprise the Local Centre.

Reason: To ensure that the local centre provides an appropriate range of facilities and services required by the development (Cambridge Local Plan policies 6/7, 9/3 and 9/5).

30. No development of a commercial unit within the Local Centre shall commence until such time as details of equipment for the purpose of extraction and/or filtration of fumes and/or odours have been submitted to and approved in writing by the Local Planning Authority. The approved extraction/filtration scheme shall be fully installed before the use hereby permitted is commenced and maintained thereafter in accordance with the manufacturers instructions.

Reason: To protect the amenity of nearby properties (Cambridge Local Plan 2006 policy 4/13).

Renewable Energy

31. No development shall commence within a site for which reserved matters approval is being sought until such time as a renewable energy statement for that site, which demonstrates that at least 10% of the reserved matters site's total predicted carbon emissions will be reduced through the implementation of on-site renewable energy sources, has been submitted to and approved in writing by the Local Planning Authority. The statement shall include the total predicted carbon emissions in the form of an Energy Statement of the development and shall set out a schedule of proposed on-site renewable energy technologies, their respective carbon reduction contributions, size specification, location, design and a maintenance programme.

The approved renewable energy technologies shall be fully installed and operational prior to the occupation of any approved buildings and shall thereafter be maintained and remain fully operational in accordance with the approved maintenance programme.

Reason: In the interests of reducing carbon dioxide emissions (Cambridge Local Plan 2006 policy 8/16 and Supplementary Planning Document 'Sustainable Design & Construction' 2007).

32. If any reserved matters application is submitted after three years from the date of outline planning permission and if a specific policy regarding renewable energy that stipulates a higher on-site renewable energy percentage requirement than 10% is formally adopted as part of the Local Development Framework prior to the making of any such reserved matters application, the specified higher on-site renewable energy percentage requirement specified by the new policy shall apply pursuant to condition 31, unless it is not demonstrated that to require full compliance would not be economically or technically viable. The Energy Statement, installation, operation and maintenance of the renewable energy technologies shall continue to apply pursuant to condition 31.

Reason: The period of consent for which outline planning permission is given is for a longer period than the standard 3-year permission. There is likelihood, given that Government policy on sustainable development and renewable energy is moving rapidly, that new policies will be adopted within the Local Development Framework that will require a higher renewable energy percentage requirement that, without this condition, could not be accounted for. The Local Planning Authority considers that this approach is consistent with the aims and objectives of PPS1 Delivering Sustainable Development (2005) and PPS1 Planning and Climate Change (2007).

Code for Sustainable Homes

33. No development of a residential building on a reserved matters site shall take place until an interim certificate following a design stage review, based on design drawings, specifications and commitments, has been issued by a Code for Sustainable Homes Licensed Assessor to the Local Planning Authority, indicating the following:
- a) that all proposed market dwellings forming part of the reserved matters site are capable of achieving a minimum of level 3 of the Code for Sustainable Homes.
 - b) that all proposed affordable dwellings forming part of the reserved matters site are capable of achieving a minimum of level 4 of the Code for Sustainable Homes.

All residential buildings shall be constructed to meet the applicable Code for Sustainable Homes specified minimum level as above. Prior to the occupation of any dwelling, a Post-Construction Stage assessment shall be undertaken for that dwelling. Should that assessment indicate that the specified minimum code level as above has not been met, appropriate mitigation to ensure the code level can be met shall be undertaken. Prior to occupation, or in accordance with an alternative timetable to be agreed with the Local Planning Authority, the developer shall take all reasonable measures to submit to the Local Planning Authority a certificate from the Building Research Establishment (BRE) or another certificated third party, indicating that the relevant code level has been met. In the event that such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings (Cambridge Local Plan 2006 policy 8/16 and Supplementary Planning Document 'Sustainable Design & Construction' 2007).

BREEAM

34. Prior to or concurrently with the submission of the first of the reserved matters applications within the built-up area, a BREEAM Plan for Provision of Non-Residential Buildings (excluding any primary and secondary school and community facility buildings) shall be submitted to the Local Planning Authority for approval.

The Plan shall include details and plans that indicate the following:

- a) The location and floorspace of 95% of the proposed non-residential buildings (which shall be equivalent to 95% of non-residential floorspace) to be constructed to at least BREEAM 'very good' rating.

b) The location and floorspace of at least 5% of the proposed non-residential buildings (which shall be equivalent to a minimum of 5% of non-residential floorspace) to be constructed to at least BREEAM 'excellent' rating.

No development shall commence within a site within the built-up area for which reserved matters approval is being sought until such time as the BREEAM Plan has been approved in writing by the Local Planning Authority. The BREEAM Plan shall be carried out in accordance with the approved details.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings (Cambridge Local Plan 2006 policy 8/16 and Supplementary Planning Document 'Sustainable Design & Construction' 2007).

35. Notwithstanding condition 34, all reserved matters applications for non-residential buildings that are submitted after 31st March 2013, shall be designed and constructed to meet BREEAM 'excellent' rating.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings (Cambridge Local Plan 2006 policy 8/16 and Supplementary Planning Document 'Sustainable Design & Construction' 2007).

36. No development of a non-residential building shall take place until a pre-assessment BREEAM report - which is based upon an approved BREEAM plan for provision of non-residential buildings - prepared by an accredited BREEAM Assessor, indicating that the building is capable of achieving the applicable 'very good' or 'excellent' rating as a minimum, has been issued to the Local Planning Authority.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings (Cambridge Local Plan 2006 policy 8/16 and Supplementary Planning Document 'Sustainable Design & Construction' 2007).

37. All non-residential buildings shall be constructed to meet the applicable approved BREEAM rating as a minimum. No later than 6 months after the occupation of any non-residential building, a certificate following a post-construction review, shall be issued by an approved BREEAM Assessor to the Local Planning Authority, indicating that the relevant BREEAM rating has been met. In the event that such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings (Cambridge Local Plan 2006 policy 8/16 and Supplementary Planning Document 'Sustainable Design & Construction' 2007).

Surface & Ground Water

38. Notwithstanding the details of the submitted surface water strategy, a strategic site wide surface water strategy shall be submitted to and approved in writing by the Local Planning Authority prior to, or concurrently with, the first of the reserved matters applications submitted for approval. No development shall be carried out until such time as the Strategic Site Surface Water Strategy has been approved in writing by the Local Planning Authority.

The Strategy shall be based upon a SUDS hierarchy, as espoused by DTI publication 'Sustainable Drainage Systems CIRIA C609' and this Council's adopted supplementary planning document 'Sustainable Design and Construction' (2007). The strategy shall maximise the use of measures to control water at source as far as practicable to limit the rate and quantity of run-off and improve the quality of any run-off before it leaves the site or joins any water body.

If source control infiltration SUDS methods are demonstrated to be impracticable or only partly feasible, the strategy shall promote other measures such as swales, surface water retention ponds, wetlands or other surface water retention measures to promote infiltration and mimic, as far as possible, existing natural greenfield run-off patterns (rates and volumes).

The strategy shall include details of all flow control systems and the design, location and capacity of all strategic SUDS features and shall include ownership, long-term adoption, management and maintenance scheme(s) and monitoring arrangements/responsibilities, including detailed calculations to demonstrate the capacity of the measures to adequately manage surface water within the site without the risk of flooding to land or buildings. Details of phasing during drainage operations and construction shall also be included.

The approved drainage works shall be carried out in their entirety, fully in accordance with the approved details, prior to the occupation of any building or in accordance with phased drainage operations agreed in writing by the Local Planning Authority.

Reason: In order to safeguard against the risk of flooding, to ensure adequate flood control, maintenance and efficient use and management of water within the site, to ensure the quality of the water entering receiving water courses is appropriate and monitored and to promote the use of sustainable urban drainage systems to limit the volume and rate of water leaving the site (Cambridge Local Plan 2006 policy 4/16).

39. Any reserved matters application shall include a detailed surface water strategy pursuant to the reserved matters site for which approval is sought. The strategy shall demonstrate how the management of water within the reserved matters application site for which approval is sought accords with the approved details of the strategic site wide surface water strategy. The strategy shall be based upon a SUDS hierarchy, as espoused by DTI publication 'Sustainable Drainage Systems CIRIA C609' and this Council's adopted supplementary planning document 'Sustainable Design and Construction' (2007). The strategy shall maximise the use of measures to control water at source as far as practicable to limit the rate and quantity of run-off and improve the quality of any run-off before it leaves the site or joins any water body.

If source control infiltration SUDS methods are demonstrated to be impracticable or only partly feasible, the strategy shall promote other measures such as swales, surface water retention ponds, wetlands or other surface water retention measures to promote infiltration and mimic as far as possible existing natural greenfield run-off patterns (rates and volumes).

The strategy shall include details of all flow control systems and the design, location and capacity of all such SUDS features and shall include ownership, long-term adoption, management and maintenance scheme(s) and monitoring arrangements/responsibilities, including detailed calculations to demonstrate the capacity of receiving on-site strategic water retention features without the risk of flooding to land or buildings.

The development shall be carried out in accordance with the approved details and no dwelling on the particular reserved matters site for which approval is being sought shall be occupied until all the necessary surface water drainage to serve that dwelling has been completed in accordance with the approved details.

Reason: In order to safeguard against the increased risk of flooding, to ensure adequate flood control, maintenance and efficient use and management of water within the site, to ensure the quality of the water entering receiving water courses is appropriate and monitored and to promote the use of sustainable urban drainage systems to limit the volume and rate of water leaving the site (Cambridge Local Plan 2006 policies 4/16 and 9/3m).

40. Prior to the commencement of development, apart from enabling works agreed in writing by the Local Planning Authority, a hydrological/hydrogeological report shall be submitted to and approved in writing by the Local Planning Authority. The report shall provide advice as to whether the development of the site will have any impact upon the ground water spring flow of Nine Wells Local Nature Reserve. Should the report demonstrate any significant detrimental impact on the spring flow, it shall also propose appropriate mitigation to be carried out in accordance with a proposed phased programme of implementation. Any mitigation shall be carried out in accordance with the approved report and details of timing.

Reason: To safeguard the ground water spring flow of Nine Wells Local Nature Reserve (Cambridge Local Plan 2006 policy 4/6).

Ecology

41. Prior to or concurrently with the submission of the first of the reserved matters application(s) for residential development for the site, a site wide Ecological Conservation Management Plan shall be submitted to the Local Planning Authority for approval. The Plan shall accord with and give effect to the principles for such a Plan proposed in the Environmental Statement submitted with the application.

The Plan shall set out an objective of enhancing the net biodiversity of the site as a result of development and shall include:

- a) Contractor responsibilities, procedures and requirements.
- b) Full details of appropriate habitat and species surveys (pre and post-construction), and reviews where necessary, to identify areas of importance to biodiversity.
- c) Details of measures to ensure protection and suitable mitigation to all legally protected species and those habitats and species identified as being of importance to biodiversity both during construction and post-development, including consideration and avoidance of sensitive stages of species life cycles, such as the bird breeding season, protective fencing and phasing of works to ensure the provision of advanced habitat areas and minimise disturbance of existing features.
- d) Identification of habitats and species worthy of management and enhancement together with the setting of appropriate conservation objectives for the site. Prescriptions shall be provided to detail how habitat and species management and enhancement shall be provided alongside measures to provide habitat restoration and creation to deliver targets in the Cambridgeshire and UK Biodiversity Action Plans such as: the provision of bat and bird boxes on buildings and on trees around the site; the provision of other nesting features for bird species such as bird ledges; reptile hibernacula including small log and rubble piles; the creation of new aquatic habitats where possible within permanent areas of open water of minimum depth 0.5m; the provision of wetland margins and habitat islands; the management of grassland; enhancements to Hobson's Brook to improve its value to wildlife; the provision of buffer zones alongside the woodlands/plantations, the Cambridgeshire Guided Busway and Hobson's

Brook, including rough grassland strips, scrub and shrub planting and pollard willows.

e) A summary work schedule table, confirming the relevant dates and/or periods that the prescriptions and protection measures shall be implemented or undertaken by within.

f) A programme for Monitoring/Environmental Audits to be carried out four times annually during the construction phase, which shall include a further survey of fauna within Hobson's Brook.

g) Confirmation of suitably qualified personnel responsible for overseeing implementation of the EMP commitments, such as an Ecological Clerk of Works, including a specification of role.

h) A programme for long-term maintenance, management and monitoring responsibilities for a period of 12 years to ensure an effective implementation of the Ecological Conservation Management Plan ensuring periodic review of the objectives and prescriptions.

No development shall commence until such time as the Ecological Conservation Management Plan has been approved in writing by the Local Planning Authority. All species and habitat protection, enhancement, restoration and creation measures shall be carried out in accordance with the approved Ecological Conservation Management Plan.

Reason: To ensure that the development of the site conserves and enhances ecology (Cambridge Local Plan 2006 policies 4/3, 4/6, 4/7 and 4/8).

42. Any reserved matters application shall include an Ecological Conservation Management Plan Statement that demonstrates how it accords with the aims and objectives of the Ecological Conservation Management Plan. It shall detail which specific ecological measures are proposed and the timing for their delivery. No development shall commence within the site for which reserved matters approval is being sought until such time as the Ecological Conservation Management Plan Statement has been approved in writing by the Local Planning Authority. The ecological measures shall be carried out in accordance with the approved details and timing of delivery.

Reason: To ensure that the development of the site conserves and enhances ecology (Cambridge Local Plan 2006 policies 4/3, 4/6, 4/7 and 4/8).

Transport

43. No dwellings to be served from the Long Road access shall be occupied until that access has been fully laid out and implemented in accordance with a detailed engineering scheme/plan that has been submitted to and approved in writing by the Local Planning Authority. The scheme/plan shall include cross sections (existing/proposed), levels changes, accurate tree survey data in relation to tree loss, tree retention, tree protection and planting proposals.

Reason: In order to safeguard highway safety and network capacity and to secure an appropriate means of access for users of the development (Cambridge Local Plan 2006 policies 3/7, 8/2 and 8/11).

44. No dwellings to be served off Long Road access shall be occupied until the proposed off-site highway improvements to the Long Road/Trumpington High Street junction have been fully laid out and implemented in accordance with detailed engineering schemes/plans that have been submitted to and approved in writing by the Local Planning Authority.

Reason: In order to safeguard highway safety and network capacity and to secure an appropriate means of access for users of the development (Cambridge Local Plan 2006 policies 3/7, 8/2 and 8/11).

45. No more than 300 dwellings that are served from the Long Road access shall be occupied, until such time as the Addenbrooke's Access Road and a vehicular link, from it to Robinson Way is completed and fully operational.

Reason: In order to safeguard highway safety and network capacity and to secure an appropriate means of access for users of the development (Cambridge Local Plan 2006 policies 3/7, 8/2 and 8/11).

46. None of the dwellings to be served via a temporary access onto Shelford Road shall be occupied until the temporary access has been fully laid out and implemented in accordance with a detailed engineering scheme/plan that has been approved in writing by Local Planning Authority.

No further development will be permitted via Shelford Road until this temporary access has been closed to vehicular traffic and access to these dwellings provided via the Addenbrooke's Access Road. In addition the temporary access is to be converted to a pedestrian/cycle access in accordance with a detailed engineering scheme/plan that has been submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing with the Local Planning Authority, the conversion to footway/cycleway shall be complete prior to the occupation of more than 120 dwellings via Shelford Road.

Reason: In order to safeguard highway safety and network capacity and to secure an appropriate means of access for users of the development (Cambridge Local Plan 2006 policies 3/7, 8/2 and 8/11).

47. No dwellings to be served from the proposed Addenbrooke's Access Road roundabout shall be occupied until the access details have been fully laid out and implemented in accordance with a detailed engineering scheme/plan that has been approved in writing by the Local Planning Authority.

Reason: In order to safeguard highway safety and network capacity and to secure an appropriate means of access for users of the development (Cambridge Local Plan 2006 policies 3/7, 8/2 and 8/11).

48. No more than 220 dwellings that are served from either Phase 2 of the Addenbrooke's Access Road or Shelford Road, shall be occupied, until such time as Phase 2 of the Addenbrooke's Access Road is completed and fully operational and a vehicular link, from the end of Phase 2 of the Addenbrooke's Access Road to Robinson Way, is completed and fully operational.

Reason: In order to safeguard highway safety and network capacity and to secure an appropriate means of access for users of the development (Cambridge Local Plan 2006 policies 3/7, 8/2 and 8/11).

49. No dwellings that are served from accesses onto the Addenbrooke's Access Road shall be occupied, until such time as the applicable access that serves the dwellings, has been fully laid out and implemented in accordance with a detailed engineering scheme/plan that has been approved in writing by the Local Planning Authority.

Reason: In order to safeguard highway safety and network capacity and to secure an appropriate means of access for users of the development (Cambridge Local Plan 2006 policies 3/7, 8/2 and 8/11).

50. No dwelling or community facilities shall be brought into use until any road and/or footway linking that building/facility to public highway network is complete to base course level and main services installed and available for connection to said building/facility.

Reason: To ensure adequate access is provided to the community facilities in accordance with (Cambridge Local Plan Policy 9/5).

Access to Fawcett

51. Prior to or concurrently with the first of the reserved matters application(s) for residential development for the built-up area of the site, a revised site parameter plan showing vehicular, pedestrian and cycle access to Fawcett School including the Children's Centre from the development site shall be submitted to the Local Planning Authority for approval. No development shall commence until such time as the revised site parameter plan has been approved in writing by the Local Planning Authority and the access shall be implemented in accordance with the agreed Strategic Phasing Programme pursuant to condition 5, b).

Reason: To ensure appropriate access to Fawcett School is provided to meet the needs of future residents and to safeguard the amenities of the occupiers of properties in Alpha Terrace (Cambridge Local Plan policies 3/4, 3/7, 9/3 and 9/5).

Parking

52. The number of residential parking spaces within the site as defined by 07/0620/OUT shall not exceed 3,427 off-street spaces plus 575 on-street residential visitor spaces, excluding any car parking spaces that are designed for the sole and specified use for an approved car club. No individual dwelling shall have more than 2 associated car parking spaces. In the event that the total number of residential units on the site are under 2,300, a reduced maximum level of car parking provision shall be agreed in writing by the Local Planning Authority prior to the construction of car parking spaces associated with those reserved matters plots.

Reason: To ensure an appropriate level of car parking provision (Cambridge Local Plan policy 8/10).

53. 5% of all visitor parking spaces provided within each reserved matters parcel shall be suitable for, and reserved for, people with disabilities.

Reason: To ensure an appropriate level of car parking provision for people with disabilities (Cambridge Local Plan policy 8/10 and appendix C).

54. Any reserved matters application for a building shall include details of facilities for the covered, secure parking of bicycles for use in connection with the approved development in accordance with the City Council standard for cycle parking and demonstrate that the provision is in accordance with the approach to cycle parking approved as part of the Design Code for site. The facilities shall be provided in accordance with the approved details before use of the development commences and shall thereafter be retained and shall not be used for any other purpose.

Reason: To ensure appropriate provision for the secure storage of bicycles (Cambridge Local Plan 2006 policy 8/6).

Foul Water

55. Any reserved matters application shall include details of foul water drainage pursuant to the reserved matters site for which approval is sought. No development shall commence until details of the foul water drainage for the site have been approved in writing by the Local Planning Authority. The drainage works shall be constructed in accordance with the approved details prior to the occupation of any part of the development hereby approved. Should the foul water drainage and trade effluent connection not discharge to the Cambridge Sewage Treatment Works, the foul water drainage details shall include the submission of a full flood risk assessment in accordance with PPS25 advice to demonstrate that the alternative strategic connection will not increase the risk of flooding to property.

Reason: To prevent the increased risk of pollution to the water environment and to prevent an increased risk of flooding to existing property (Cambridge Local Plan 2006 policies 4/16, 8/18).

Levels

56. Any reserved matters application pursuant to this approval within the built-up area shall include full details of the existing and proposed levels, including finished floor levels of any building. The approved development shall be constructed in accordance with the approved levels details.

Reason: In order to safeguard the character and appearance of the area (Cambridge Local Plan 2006 policies 3/4, 3/7 and 3/12).

Contamination

57. Notwithstanding the submitted contamination report as part of the Environmental Statement, prior to the commencement of development, a contaminated land assessment and associated remedial strategy, together with a timetable of works, shall be submitted to and approved in writing by the Local Planning Authority. The contaminated land assessment and associated remedial strategy shall adhere to the following points:

a) The contaminated land assessment shall include a desk study to be submitted to the Local Planning Authority for approval. The desk study shall detail the history of the site uses including any use of radioactive materials and propose a site investigation strategy based on the relevant information discovered by the desk study. No investigations shall occur on site prior to approval of the investigation strategy by the Local Planning Authority.

b) The site investigation, including relevant soil, soil gas, radioactivity, surface and groundwater sampling, shall be carried out by a suitable qualified and accredited consultant/contractor in accordance with a quality assured sampling and analysis methodology.

c) A site investigation report detailing all investigative works and sampling on site, together with the results of the analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the Local Planning Authority for approval. The approval of the Local Planning Authority to such remedial works as are required shall be obtained prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters.

d) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance.

e) If, during the works, contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the Local Planning Authority

f) Upon completion of the works, a closure report shall be submitted to and approved by the Local Planning Authority. The closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from site.

Reason: In order to ensure that any contamination of the site is identified and remediation measures are appropriately undertaken to secure full mitigation in the interests of environmental and public safety. (Cambridge Local Plan 2006 policy 4/13).

Construction Management Plans

58. Prior to the commencement of development, a Strategic Construction Environmental Management Plan (SCEMP) shall be submitted to and approved in writing by the Local Planning Authority. The SCEMP shall accord with and give effect to the principles for such a Statement proposed in the Environmental Statement submitted with the application and shall include the consideration of the following aspects of construction:

- a) Indicative site wide construction and phasing programme.
- b) Construction hours and delivery times for construction purposes.
- c) Outline Waste Management Plan (OWMP), providing a statement of site specific reuse and recycling objectives with appropriate targets, compliance training for sub-contractors, construction code of conduct together with regular auditing and reporting on target achievements and quantities disposed, ensuring that such materials are only consigned to authorised treatment/recovery or disposal facilities, including consideration of participation in a Materials Re-use and Recycling Forum covering the Cambridge Southern Fringe sites.
- d) Noise method, monitoring and recording statements in accordance with the provisions of BS 5228 (1997).
- e) Maximum noise mitigation levels for construction equipment, plant and vehicles.
- f) Vibration method, monitoring and recording statements in accordance with the provisions of BS 5228 (1997).
- g) Maximum vibration levels.
- h) Procedures for interference with public highways, including permanent and temporary realignment, diversions and road closures.
- i) Membership of the Considerate Contractors Scheme.

Reason: To ensure the environmental impact of the construction of the development is adequately mitigated and in the interests of the amenity of nearby residents/occupiers (Cambridge Local Plan 2006 policy 4/13).

59. Prior to the commencement of development of any reserved matters approval, a Detailed Construction Method Statement (DCMS) pursuant to the reserved matters approval site shall be submitted to and approved in writing by the Local Planning Authority. The DCMS shall demonstrate how the construction of the reserved matters approval accords with the details of the SCEMP, except criteria E, and shall include the consideration of the following aspects of construction:

- a) Location of contractor offices and parking arrangements, site storage areas/compounds for building materials, plant and equipment.
- b) Screening and hoarding details.
- c) Contractor access arrangements for vehicles, plant and personnel including the location of construction traffic routes to, from and within the site, details of their signing, monitoring and enforcement measures.
- d) Soil management and storage details.
- e) Dust management and wheel washing measures.
- f) Site lighting.
- g) Drainage control measures including the use of settling tanks, oil interceptors and bunds.
- h) Access and protection arrangements around the site for pedestrians, cyclists and other road users, including external safety and information signing and notices.
- i) Liaison, consultation and publicity arrangements including dedicated points of contact and complaints procedures.
- j) Consideration of sensitive receptors.
- k) Prior notice and agreement procedures for works outside agreed limits.

Thereafter the development shall be undertaken in accordance with the agreed details.

Reason: To ensure the environmental impact of the construction of the development is adequately mitigated and in the interests of the amenity of nearby residents/occupiers (Cambridge Local Plan 2006 policy 4/13).

60. Prior to the commencement of development of any reserved matters approval, a Demolition, Construction noise and Vibration Impact Report pursuant to the reserved matters approval site shall be submitted to and approved by the Local Planning Authority. The report shall include the following: details regarding the phasing of the demolition, the demolition activities of each phase, the timetable for that phasing, associated predicted noise and vibration levels at the nearest noise sensitive locations, details of any noise/vibration mitigation measures and noise/vibration monitoring. The report should also detail liaison, consultation and public relation arrangements.

Thereafter the development shall be undertaken in accordance with the agreed details.

Reason: To ensure the environmental impact of the construction of the development is adequately mitigated and in the interests of the amenity of nearby residents/occupiers (Cambridge Local Plan 2006 policy 4/13).

Noise

61. Prior to the commencement of development of any residential unit located adjacent to Long Road, the Clay Farm Spine Road, the Addenbrooke's Access Road or Shelford Road, a noise report prepared in accordance with the provisions of PPG 24 "Planning and Noise" that considers the impact of the existing noise source from the specified roads upon the proposed residential units, shall be submitted to and approved in writing by the Local Planning Authority. The noise report should include the following:

i. residential units fronting the AAR are acoustically protected by a noise insulation scheme, to ensure the internal noise level within the habitable rooms, and especially bedrooms comply with British Standard 8233:1999 "Sound Insulation and noise reduction for buildings-Code of Practice" derived from the World Health Organisation Guidelines for Community Noise: 2000.

ii. A scheme of sound insulation should provide internal design noise levels of 30 LAeq (Good) and 40 LAeq (Reasonable) for living rooms and 30 LAeq (Good) and 35 LAeq (Reasonable) for bedrooms.

Any recommendations along with proposals for mitigating and/or protecting the proposed residential units from ambient noise that could have a detrimental affect on the amenity of the proposed residential units shall be implemented in accordance with the agreed mitigation details prior to the occupation of the affected residential unit(s).

Reason: To protect residential amenity of the occupants (Cambridge Local Plan 2006 policy 4/13).

62. The noise level from plant vents etc associated with this permission should not raise the existing background level by more than 3 dB both during the day (0700 to 2300 hrs over any one hour period) and night time (2300 to 0700 hrs over any one 5 minute period), at the boundary of the premises subject to this permission and having regard to noise sensitive premises, both those existing in the area and any proposed noise sensitive premise within the development, itself. Tonal / impulsive noise frequencies should be eliminated or at least considered in any assessment and should carry an additional 5dB(A) correction.

Reason: To protect residential amenity of the occupants (Cambridge Local Plan 2006 policy 4/13).

63. Prior to the commencement of development of any residential development adjacent to a non-residential use, a noise attenuation/insulation scheme detailing the acoustic noise insulation performance specification of the external building envelope of the residential units (having regard to the building fabric, glazing and ventilation) to reduce the level of noise experienced in the residential units as a result of the proximity of the bedrooms/living rooms to the high ambient noise levels in the area has been submitted to and approved in writing by the Local Planning Authority. The scheme shall achieve the internal noise levels recommended in British Standard 8233:1999. The development shall be undertaken and shall remain unaltered in accordance with the approved details.

Reason: To protect residential amenity of the occupants (Cambridge Local Plan 2006 policy 4/13).

64. In the event of the foundations for any building requiring piling, prior to the development of the building taking place, a report/method statement shall be submitted to and approved in writing by the Local Planning Authority detailing the type of piling and mitigation measures to be taken to protect local residents from noise and/or vibration. Potential noise and vibration levels at the nearest noise sensitive locations shall be predicted in accordance with the provisions of BS 5228 – Part 4: “COP for noise and vibration control applicable to piling operations”. Development shall be carried out in accordance with the approved details.

Reason: To safeguard the residential amenity of adjacent occupiers (Cambridge Local Plan policy 4/13)

Waste

65. Prior to the commencement of development of any reserved matters approval, a Detailed Waste Management Plan (DWMP) shall be submitted to and approved in writing by the Local Planning Authority. The DWMP shall demonstrate how the construction of the reserved matters approval will accord with the details of the principles of the Outline Waste Management Plan. The DWMP shall include details of:

- a) the anticipated nature and volumes of waste.
- b) Measures to ensure the maximisation of the reuse of waste.
- c) measures to ensure effective segregation of waste at source including waste sorting, storage, recovery and recycling facilities to ensure the maximisation of waste materials both for use within and outside the site.
- d) any other steps to ensure the minimisation of waste during construction.
- e) the location and timing of provision of facilities pursuant to criteria b/c/d.
- f) proposed monitoring and timing of submission of monitoring reports.

g) the proposed timing of submission of a Waste Management Closure Report to demonstrate the effective implementation, management and monitoring of construction waste during the construction lifetime of the development.

Thereafter the implementation, management and monitoring of construction waste shall be undertaken in accordance with the agreed details and no individual building subject to a Detailed Waste Management Plan shall be occupied until the Waste Management Closure Report has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the environmental impact of the construction of the development is adequately mitigated and in the interests of the amenity of nearby residents/occupiers (Cambridge Local Plan 2006 policy 4/13).

66. No more than 50 dwellings cumulatively across the application site shall be occupied until temporary neighbourhood waste recycling facilities are provided on site in accordance with details that have been submitted to and approved in writing by the Local Planning Authority. The temporary facility shall remain in place until one of the permanent waste recycling facilities is provided and available for use. The land on which the temporary facility is sited shall be made good within a period of 3 months from the installation of the permanent waste recycling facility within the local centre.

Reason: To ensure that future residents have adequate temporary means by which to recycle prior to permanent arrangements being made available (Cambridge Local Plan policy 3/1)

67. No residential development shall commence until such time as details relating to the location, design, specification, management/maintenance and phasing of provision of recycling facilities has been submitted to and approved in writing by the Local Planning Authority. These facilities shall be provided in accordance with the scheme approved and in accordance with the approved phasing programme.

Reason: To ensure that future residents have adequate means by which to recycle (Cambridge Local Plan 3/1)

68. Prior to the commencement of residential development on any phase, full details of on-site storage facilities for waste, including waste for recycling, for that phase shall be submitted to and approved in writing by the Local Planning Authority. Such details shall identify the specific positions of where wheelie bins, recycling boxes or any other means of storage will be stationed and the arrangements for the disposal of waste. No buildings shall be occupied until the approved facilities have been provided for that building and the facilities shall be retained thereafter.

Reason: To protect the amenities of nearby residents/occupiers, to safeguard visual amenity and to ensure adequate waste storage and recycling provision (Cambridgeshire and Peterborough Structure Plan 2003 policy P1/3 and Cambridge Local Plan 2006 policy 3/12).

Archaeology

69. No development shall take place until the applicant has secured the implementation of the programme of archaeological work in accordance with the approved Archaeological Specification (Scott Wilson 2008) and Project Design (OA 2008)

This written scheme includes the following components, completion of each of which will trigger the phased discharging of the condition:

- (i) fieldwork in accordance with the agreed written scheme of investigation;
- (ii) post-excavation assessment (to be submitted within six months of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority);
- (iii) completion of post-excavation analysis, preparation of site archive ready for deposition at a store approved by the Planning Authority, completion of an archive report, and submission of a publication report (to be completed within two years of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority).

Reason: To ensure that an appropriate archaeological investigation of the site has been implemented and recorded (Cambridge Local Plan 2006 policy 4/9).

Landscape Ecological Mitigation Area

70. Notwithstanding the Approval Plan Parameter Plan Three and accompanying text, Cambridgeshire Guided Bus Landscape and Ecological Mitigation Area LEM P shall be provided in accordance with approval plan reference 1818/005A dated July 09.

Reason: To ensure adequate Landscape and Ecological Mitigation areas are provided in accordance with the Cambridgeshire Guided Bus approval (Cambridge Local Plan policy 4/3)

Reasons for Approval

This development has been approved subject to conditions and following the prior completion of a section 106 planning obligation, because subject to those requirements it is considered to generally conform to the Development Plan, particularly the following policies:

National Planning Guidance: PPS1, PPG2, PPS3, PPS9, PPG13, PPG15, PPG16, PPG17, PPS22, PPS23, PPG24, PPS25, Circular 11/95, Circular 05/05, Circular 01/06.

Cambridgeshire and Peterborough Structure Plan 2003 (Saved Policies): P6/1, P8/10, P9/2b, P9/2c, P9/8, P9/9.

Cambridgeshire and Peterborough Waste Local Plan 2003 (Saved Policies): WLP4, WLP9, WLP28, WLP29.

Cambridge Local Plan (2006): 3/1, 3/2, 3/3, 3/4, 3/5, 3/6, 3/7, 3/8, 3/11, 3/12, 3/13, 4/1, 4/3, 4/4, 4/6, 4/9, 4/11, 4/13, 4/14, 4/15, 4/16, 5/1, 5/5, 5/9, 5/10, 5/12, 5/13, 5/14, 8/2, 8/3, 8/4, 8/5, 8/6, 8/7, 8/10, 8/11, 8/16, 8/18, 9/1, 9/2, 9/3, 9/5 and 10/1.

The site is allocated for development in policy 9/5 of the Cambridge Local Plan as part of the Southern Fringe Area of Major Change. Taking into account all other material considerations the proposed development conforms to the general principles of sustainable development and with the relevant development plan policies above.

The decision has been made having had regard to all other material planning considerations, and in particular those areas where objections have been lodged. Revised plans for the design of the access from Long Road show that this can be provided in a safe manner, with sufficient mitigation of the impact on residential amenity and tree loss. The parameter plans and the more detailed work required through the conditions will ensure that the development is in keeping with the local area, will not have any detrimental impact on residential amenity, Hobson's Brook or biodiversity and on and off site flood risk can be adequately mitigated. The conditions imposed in relation to the provision of allotments will ensure that adequate provision is made to meet the City Council's requirements. The traffic impacts have been adequately addressed with a range of off-site transport infrastructure improvements secured.

It is considered that the proposal as amended adequately addresses all issues and objections. It is considered that none of the objections was to have been of such significance as to justify doing other than grant planning permission.

These reasons for approval can be a summary of the reasons for grant of planning permission only. For further detail on the decision please see the officer reports to Joint Development Control Committee (Cambridge Fringes Sites) on 14 May 2008 and 8 July 2010.

This decision notice relates to the following drawings:

Site boundary – A2246m/07 – 24/05/07

Location plan – A2246m/1.3/04 – 24/05/07

Parameter Plan 1 - Development Proposal – Land Use – A2246m/02 – 04/03/08 and the associated text

Parameter Plan 2 - Development Proposal - Access – A2246m/03 – 05/12/2007 and the associated text

Parameter Plan 3 - Development Proposal – Landscape – A2246m/04 – 04/03/08 and the associated text

Parameter Plan 4– Development Proposal – Density – A2246m/05 – 05/12/07 and the associated text

Parameter Plan 5– Development Proposal – Maximum Building Heights and Maximum Building Envelopes – A2246m/06 – 05/12/2007 and the associated text

Parameter Plan 6– Development Proposal – Urban Design Framework – A2246m/07 – 05/12/2007 and the associated text

1818_005A LEM P Relocation July 2009

It is important the development is carried out fully in accordance with these plans. If you are an agent, please ensure that your client has a copy of them and that they are also passed to the contractor carrying out the development. A copy of the approved plan(s) is/are kept on the planning application file.

It is important that all conditions particularly pre-commencement conditions are fully complied with, and where appropriate, discharged prior to the implementation of the development. Failure to discharge such conditions may invalidate the planning permission granted. The development must be carried out fully in accordance with the requirements of any details approved by condition.

This decision notice does not convey any approval or consent which may be required under any enactment, bye-law, order or regulation other than Section 57 of the Town and Country Planning Act 1990.

Your attention is specifically drawn to the requirements of the Chronically Sick and Disabled Persons Act 1970, the Disabled Persons Act 1981, to the British Standards Institution Code of Practice for Access for the Disabled to Buildings (BS 5810 1979), to Part M of the Building Regulations 1991, and to BS 5588 Part 8 1988 (Code of Practice for means of escape for disabled persons). The development should comply with these requirements.

For further information please go to www.cambridge.gov.uk/planning to view the 'Your Decision Notice' leaflet. If you require a hard copy please contact the Application Support Team on (01223) 457200.



Dated: 6th August 2010

Guildhall, Cambridge, CB2 3QJ

Director of Joint Planning

SEE NOTES ATTACHED

PLANNING PERMISSION

1. Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development' or to grant permission subject to conditions, then you can appeal to the First Secretary of State under section 78 of the Town & Country Planning Act 1990.

If you want to appeal then you must do so within 6 months of the date of this notice or within 12 weeks of the date of the decision notice against a refusal of any householder planning application that was valid on or after 6th April 2009, using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or from www.planningportal.gov.uk/pcs

The Secretary of State can allow for a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, he does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

2. Purchase Notices

If either the local planning authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been, or would be permitted. In these circumstances, the owner may serve a purchase notice on the council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town & Country Planning Act 1990.

LISTED BUILDING CONSENT, CONSERVATION AREA CONSENT

3. Notification of Demolition

If listed building consent has been granted and any demolition is to take place, you must in accordance with Section 8(2)(b) of the Planning (Listed Building and Conservation Areas) Act 1990 complete a Final Notice of Demolition Form and send it to English Heritage at least one month before demolition occurs.

4. Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse listed building or conservation area consent, or to grant either subject to conditions then you may appeal to the Secretary of State for the Environment in accordance with sections 20 and 21 of the Planning (Listed Building and Conservation Areas) Act 1990. Appeals must be made within 6 months of the date of the decision (see notes under 1 above).

5. Purchase Notice

If listed building or conservation area consent is refused, or if either is granted subject to conditions, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the District Council in which the land is situated a purchase notice requiring the council to purchase his interest in the land in accordance with section 32 of the Planning (Listed Building and Conservation Areas) Act 1990.

6. Compensation

In certain circumstances a claim may be made against the local planning authority for compensation as provided for under Section 27 of the Planning (Listed Building and Conservation Areas) Act 1990.

CONSENT TO DISPLAY AN ADVERTISEMENT

7. Appeals to the Secretary of State

If you are aggrieved by the decision of the local planning authority to refuse consent to display an advertisement, or to grant consent subject to conditions then you may appeal to the Secretary of State for the Environment under Regulation 15 of the Town and Country Planning (Control of Advertisements) Regulations 1992. Appeals must be made within 8 weeks of the date of the decision (see notes under 1 above)

CAMBRIDGE CITY COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

OUTLINE PLANNING PERMISSION

SUBJECT TO CONDITIONS

Ref: 14/1691/S73



Mr Adam Halford
Bidwells
Bidwell House
Trumpington Road
Cambridge
Cambridgeshire
CB2 9LD

The Council hereby grant outline planning permission for

Section 73 to vary condition 63 of planning approval 06/0796/OUT for: Up to 215,000sqm floorspace (excluding plant areas) comprising 60,000sqm of clinical research and treatment (D1 and/or clinical in-patient treatment), 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 treatment), and 25,000sqm of either clinical research and treatment (D1 and/or clinical in-patient treatment) 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.

at

Land To The West And South West Of Addenbrookes Campus Robinson Way Cambridge Cambridgeshire

in accordance with your application received 24th October 2014 and the plans, drawings and documents which form part of the application, subject to the conditions set out below:

Start Date

1. Application for approval of the reserved matters shall be made to the Local Planning Authority before 15 October 2021.

Reason: In accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.

Time period for Development of Reserved Matters Approvals

2. The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason: In accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.

Reserved Matters Approval for Development Phases

3. No development on any phase shall commence until approval of the details of the access, appearance, landscaping, layout and scale within that phase (hereinafter called the reserved matters) has been obtained from the Local Planning Authority in writing.

Reason: To ensure that all necessary details are acceptable (Cambridge Local Plan 2006 policies 3/2, 3/4, 3/7, 3/11, 3/12, 4/2, 4/3, 4/4, 9/3, 9/5).

Environmental Statement

4. The development shall be carried out in accordance with the mitigation measures set out in the Environmental Statement of October 2006, Volumes 1, 2 and 3, including Vol. 3 addendum dated June 2007 unless provided for in any other conditions attached to this planning permission.

Reason: To ensure that the development takes place in accordance with the principles and parameters contained within the Environmental Statement (Cambridge Local Plan 2006 policies 9/3, 9/5 and 10/1).

Planning Parameters: Piazza and Circus

5. Unless otherwise agreed in writing by the Local Planning Authority, the following parameters for the proposed Piazza and Circus shall be provided:
 - a) a minimum of 46.5m width and a minimum of 6,000sqm in area for the Piazza.
 - b) a minimum of 104m in diameter and a minimum of 7,000 sqm in area for the Circus.
 - c) a maximum 1000sqm in gross floor area for buildings within the Circus.

Reason: To ensure that sufficient space is afforded to the Circus and Piazza areas to enable them to function as a strategic area of public realm within the Addenbrooke's Site and to ensure the proposal accords with approved plan PP2 (Cambridge Local Plan 2006 policies 3/4, 3/7, 3/11 and 9/5).

Planning Parameters: Parameter Plans

6. Unless otherwise agreed in writing by the Local Planning Authority, the development shall be substantially in accordance with the following parameters:
- a) Maximum building heights above ground level (including roof level plant but excluding flues) shall not exceed those specified on approved plan PP2.
 - b) Maximum building envelopes shall not exceed those specified on approved plan PP2.
 - c) Building lengths and widths shall accord with the maximum and minimum parameters as specified in the text to approved plan PP3.
 - d) Building heights above ground level shall be no lower than those specified on approved plan PP4.
 - e) Flue heights shall not exceed 8m as shown on approved plan PP3.
 - f) Building facades facing south onto the southern spine road shall occupy no more than 60% of their plot width, as measured from and along the southern spine road, within 12m of the boundary with the southern spine road.
 - g) West facing building facades within the allocated biomedical and biotech research and development area, shall occupy no more than 60% of their plot width, as measured from and along the 35m building line, within 9m of the boundary with the 35m building line.
 - h) Building facades which face the Boulevard (except those facades facing east onto the Boulevard north of the Cambridgeshire Guided Busway route), shall occupy between 20% and 70% of their plot width, as measured from and along the boundary with the Boulevard, within 6m of the permitted maximum building envelope extent adjacent to the Boulevard.
 - i) Building facades which face the Circus or Piazza shall exceed 60% of their plot width within 6m of the permitted maximum building envelope extent where facing the Circus or Piazza.

Reason: In order to mitigate the visual impact of the proposed development on the setting and special character of Cambridge, the retained Green Belt, the Green Corridor and surrounding open countryside and to ensure subsequent development responds positively to key areas of public realm (Cambridge Local Plan 2006 policies 3/2, 3/4, 3/6, 3/7, 3/11, 3/12, 4/2, 4/3, 9/3, and 9/5).

Planning Parameters: Strategic Gaps

7. A minimum of two gaps of at least 25m in width shall be provided within the biomedical and biotech research and development area shown on parameter plan 1 south of the Cambridgeshire Guided Busway route between buildings. The gaps shall run from the western boundary adjacent to the railway to the eastern boundary adjacent to the Boulevard and shall not be occupied by any buildings. Unless otherwise agreed in writing by the Local Planning Authority, the precise location of the first gap shall be submitted to and approved in writing by the Local Planning Authority concurrently with the first submission of reserved matters for buildings within the allocated biomedical and biotech research and development area south of the Cambridgeshire Guided Busway route and the precise location of the second gap shall be submitted to and approved in writing by the Local Planning Authority concurrently with the second submission of reserved matters for buildings within the allocated biomedical and biotech research and development area south of the Cambridgeshire Guided Busway route.

Reason: In order to mitigate the visual impact of the proposed development on the setting and special character of Cambridge, the retained Green Belt, the Green Corridor and surrounding open countryside and to ensure subsequent development responds positively to key areas of public realm (Cambridge Local Plan 2006 policies 3/2, 3/4, 3/6, 3/7, 3/11, 3/12, 4/2, 4/3, 9/3, and 9/5).

Planning Parameters: Land Use

8. Unless otherwise agreed in writing by the Local Planning Authority, land uses shall substantially accord with the land use locations as specified on approved plan PP1.

Reason: To ensure that the development takes place in accordance with the principles and parameters contained within the approved plans and Environmental Statement (Cambridgeshire and Peterborough Structure Plan 2003 policies 6/1 and 9/8 and Cambridge Local Plan 2006 policies 9/3, 9/5 and 10/1).

Planning Parameters: Allocation of Floorspace

9. Unless otherwise agreed in writing by the Local Planning Authority, the development shall not exceed 215,000sqm of gross external floor space (excluding areas for plant and car parking structures. Areas for plant would include areas for plant within passive void areas between useable floor levels) and shall not exceed gross external floor space limits for the following uses:
 - a) 115,000sqm of biomedical and biotech research and development (B1(b)).
 - b) 60,000sqm for clinical research and treatment (D1 and/or clinical in-patient treatment).

- c) 25,000sqm of either clinical research and treatment (D1 and/or clinical in-patient treatment) or higher education or sui generis medical research institute uses.
- d) 15,000sqm of biomedical and biotech research and development (B1(b)) or clinical research and treatment (D1 and/or clinical in-patient treatment).

Reason: To ensure that the development takes place in accordance with the principles and parameters contained within the description of development and Environmental Statement and to provide flexibility within the allocated floor space tolerances should Papworth Hospital decide to no longer relocate to the site and given the unknown floorspace size of Papworth Hospital (Cambridge Local Plan 2006 policy 9/5).

Planning Parameters: Ancillary Uses

- 10. Unless otherwise agreed in writing by the Local Planning Authority, ancillary uses for individual occupiers within use classes A1, A3, B1, D1 (crèches/nurseries) or sui generis ancillary uses shall not individually exceed 500sqm gross floor space.

Reason: To ensure the balance of uses is appropriate to the site (Cambridge Local Plan 2006 policy 9/5).

Permitted Development Restriction

- 11. Notwithstanding the provisions of Schedule 2, Part 2, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that order with or without modification) the erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure shall not be allowed without the granting of planning permission or reserved matters approval.

Reason: In order to safeguard the character and appearance of the development of the site (Cambridge Local Plan 2006 policies 3/4, 3/7 and 3/12).

Materials

- 12. No development of a building shall take place until sample panels of the materials to be used in the construction of its external surfaces has been submitted to and approved in writing by the Local Planning Authority. The panels shall show the proposed combination of external materials to be used. The development shall be constructed in accordance with the approved samples.

Reason: To ensure that the appearance of the external surfaces is appropriate (Cambridge Local Plan 2006 policies 3/4, 3/7 and 3/12).

Levels

13. No development of a building shall take place until full details of the proposed levels of the building, associated structures and associated building plot, compared to existing levels of the site, have been submitted to and approved in writing by the Local Planning Authority. The approved development shall be constructed in accordance with the approved levels details unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to safeguard the character and appearance of the area (Cambridge Local Plan 2006 policies 3/4, 3/7 and 3/12).

Amenity Space Strategy

14. Concurrent with the submission of any reserved matters application for any clinical development, an Informal Amenity Space Strategy shall be submitted to and approved in writing by the Local Planning Authority. The Strategy shall examine the requirement for informal landscaped open space within the associated clinical building plot to meet the needs of visitors, patients and employees of the proposed clinical development. The size, location and timing of provision for any such space shall accompany the Strategy. The amenity space shall be provided in accordance with the approved Strategy and shall be capable of use no later than the occupation of the associated clinical development.

Reason: To ensure the needs of visitors, patients and employees associated with the clinical development of the site are adequately addressed (Cambridge Local Plan 2006 policies 3/7, 3/11, 9/3).

Ecology: Site Wide Nature Conservation Management Plan

15. The development shall be carried out in accordance with the Site Wide Nature Conservation Management Plan dated September 2010.

Reason: To ensure that the development of the site conserves and enhances ecology (Cambridge Local Plan 2006 policies 4/3, 4/6 and 4/8).

Ecology: Reserved Matters Applications

16. Any reserved matters application shall demonstrate how it accords with the aims and objectives of the Nature Conservation Management Plan and shall detail which specific ecological measures are proposed and the timing for their delivery. The ecological measures shall be carried out in accordance with the approved details and timing of delivery.

Reason: To ensure that the development of the site conserves and enhances ecology (Cambridge Local Plan 2006 policies 4/3, 4/6 and 4/8).

Strategic Site Surface Water

17. The development shall be carried out in accordance with the Cambridge Biomedical Campus Extension Surface Water Strategy Report dated 20 October 2011.

Reason: In order to safeguard against the risk of flooding, to ensure adequate flood control, maintenance and efficient use and management of water within the site, to ensure the quality of the water entering receiving water courses is appropriate and monitored and to promote the use of sustainable urban drainage systems to limit the volume and rate of water leaving the site (Cambridge Local Plan policy 3/1).

Individual Site Surface Water

18. Any reserved matters application shall include a detailed surface water strategy pursuant to the reserved matters site for which approval is sought. The strategy shall demonstrate how the management of water within the reserved matters application site for which approval is sought accords with the approved details of the strategic site wide surface water strategy. The strategy shall be based upon a SUDS hierarchy, as espoused by DTI publication 'Sustainable Drainage Systems CIRIA C609' and this Council's adopted supplementary planning document 'Sustainable Design and Construction' (2007). The strategy shall maximise the use of measures to control water at source as far as practicable to limit the rate and quantity of run-off and improve the quality of any run-off before it leaves the site or joins any water body.

If source control infiltration SUDS methods are demonstrated to be impracticable or only partly feasible, the strategy shall promote other measures such as swales, surface water retention ponds, wetlands or other surface water retention measures to promote infiltration and mimic as far as possible existing natural greenfield run-off patterns (rates and volumes).

The strategy shall include details of all flow control systems and the design, location and capacity of all such SUDS features and shall include ownership, long-term adoption, management and maintenance scheme(s) and monitoring arrangements/responsibilities, including detailed calculations to demonstrate the capacity of receiving on-site strategic water retention features without the risk of flooding to land or buildings. The development shall be carried out in accordance with the approved details and no building pursuant to the particular reserved matters for which approval is being sought shall be occupied or used until such time as the approved detailed surface water measures have been fully completed in accordance with the approved details.

Reason: In order to safeguard against the increased risk of flooding, to ensure adequate flood control, maintenance and efficient use and management of water within the site, to ensure the quality of the water entering receiving water courses is appropriate and monitored and to promote the use of sustainable urban drainage systems to limit the volume and rate of water leaving the site (Cambridge Local Plan policy 3/1).

Ground Water

19. The development shall be carried out in accordance with the Groundwater Assessment Report Cambridge Biomedical Campus September 2011.

Reason: To safeguard the ground water spring flow of Nine Wells Local Nature Reserve (Cambridge Local Plan 2006 policy 4/6).

Surface Water Modelling: Hobson's Brook/Conduit and Vicar's Brook

20. The development shall be carried out in accordance with the Cambridge Biomedical Campus Hydraulic Modelling Report dated August 2010.

Reason: To ensure that proposed drainage for the 2020 site, combined with proposed drainage for Clay Farm, Bell School and Glebe Farm sites, do not result in any increased flooding within Hobson's Brook/Conduit and Vicar's Brook systems and that suitable mitigation is carried out if required (Cambridge Local Plan 2006 policy 3/1).

Foul Water

21. The development shall be carried out in accordance with plans: 53337/K/02 Proposed Foul Drainage Layout, 60196686/SK-03 Proposed route of plumbing main, 60196686/SK-04, 53337/K/22 Infrastructure and external services details sheet 2 (foul water), 53337/K/27 Infrastructure and external services details foul water pumping station, AO/12576 Issue C sheet 1 General Arrangement of pumps, 53337/K/30 Rev22 pump station compound details.

Reason: To prevent the increased risk of pollution to the water environment and to prevent an increased risk of flooding to existing property (Cambridge Local Plan 2006 policy 8/18).

Construction Environmental Management Plan

22. The development shall be carried out in accordance with the Cambridge Biomedical Campus Extension Side Wide Construction Environmental Management Plan October 2011.

Reason: To ensure the environmental impact of the construction of the development is adequately mitigated and in the interests of the amenity of nearby residents/occupiers (Cambridge Local Plan 2006 policy 4/13).

Construction Method Statement

23. Prior to the commencement of development of any approved reserved matters phase, a Construction Method Statement (CMS) shall be submitted to and approved in writing by the Local Planning Authority for that phase. The CMS shall demonstrate how the construction of the reserved matters approval accords with the details of construction criteria A-U (except criteria E) of the Construction Environmental Management Plan (CEMP). In addition to criteria A-U, the CMS shall also provide a specific construction programme and a plan identifying: the contractor site storage area/compound; screening and hoarding locations; access arrangements for vehicles, plant and personnel; building material, plant and equipment storage areas; contractor parking arrangements for construction and personnel vehicles; and the location of contractor offices.

Thereafter the development shall be undertaken in accordance with the agreed details unless the Local Planning Authority agrees in writing to the variation of any detail in advance of it being undertaken.

Reason: To ensure the environmental impact of the construction of the development is adequately mitigated and in the interests of the amenity of nearby residents/occupiers (Cambridge Local Plan 2006 policy 4/13).

Detailed Waste Management Plan for Construction

24. Prior to the commencement of development of any approved reserved matters phase, a Detailed Waste Management Plan (DWMP) shall be submitted to and approved in writing by the Local Planning Authority for that phase. The DWMP shall demonstrate how the construction of the reserved matters approval will accord with the details of the principles of the Outline Waste Management Plan. The DWMP shall include details of:

- a) the anticipated nature and volumes of waste.
- b) measures to ensure the maximisation of the reuse of waste.
- c) measures to ensure effective segregation of waste at source including waste sorting, storage, recovery and recycling facilities to ensure the maximisation of waste materials both for use within and outside the site.
- d) any other steps to ensure the minimisation of waste during construction.
- e) the location of facilities pursuant to criteria b/c/d.
- f) proposed monitoring and timing of submission of monitoring reports.
- g) the proposed timing of submission of a Waste Management Closure Report to demonstrate the effective implementation, management and monitoring of construction waste during the construction lifetime of the development.

Unless otherwise agreed in writing, thereafter the implementation, management and monitoring of construction waste shall be undertaken in accordance with the agreed details and no individual building subject to a Detailed Waste Management Plan shall be occupied until the Waste Management Closure Report has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the sustainable management of construction waste (Cambridge Local Plan policy 3/1 and Cambridge City Council Sustainable Design and Construction SPD 2007).

Foundations

25. In the event that the foundations of any building require piling, prior to any piling taking place in association with that building, a method statement shall be submitted to and approved in writing by the Local Planning Authority detailing the type of piling to be used, potential noise and vibration levels at the nearest noise sensitive locations in accordance with British Standard 5228 - Part 4 and mitigation measures to be undertaken in order to safeguard the amenity of adjacent residents/occupiers. The piling mitigation shall be carried out in accordance with the approved details.

Reason: To protect the amenity of nearby residents/occupiers (Cambridge Local Plan 2006 policy 4/13).

Construction Times

26. Unless otherwise agreed in writing by the Local Planning Authority pursuant to criteria C of the Construction Environmental Management Plan, no construction work shall be carried out or plant operated other than between the following hours: 0730 to 1800 Monday to Friday, 0800 to 1300 on Saturdays and at no time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of nearby residents/occupiers (Cambridge Local Plan 2006 policy 4/13).

Collection and Delivery Times

27. Unless otherwise agreed in writing by the Local Planning Authority pursuant to criteria D of the Construction Environmental Management Plan, there shall be no collection or deliveries to the site for the purposes of construction outside the hours of 0730 to 1800 Monday to Friday, 0800 to 1300 on Saturdays and at no time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of nearby residents/occupiers (Cambridge Local Plan 2006 policy 4/13).

Lighting: West Facing Facades

28. Unless otherwise agreed in writing by the Local Planning Authority, except for building access points, no west facing external facades of buildings adjacent to the railway line and no south facing external facades of buildings adjacent to the southern spine road shall be directly lit by external up-lighters or down-lighters.

Reason: To safeguard the character and setting of the Green Corridor and surrounding open countryside and to encourage the continued foraging of bats (Cambridge Local Plan 2006 policies 3/2, 3/4, 3/11, 3/12, 4/2, 4/3, 9/3 and 9/5).

Lighting: Individual Development Plots

29. Prior to the erection or installation of any outdoor lighting associated with the development of an individual building plot, a detailed outdoor lighting scheme applicable to that plot and associated building/s shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall specify the method of lighting (including details of the type of lights, orientation/angle of the luminaries, the spacing and height of lighting columns/fixings), the extent/levels of illumination over the site and on adjacent land and measures to be taken to contain light within the curtilage of the site. The scheme shall be implemented in accordance with approved details and shall thereafter be maintained as such.

Reason: In the interests of visual amenity and to ensure that the development will not result in unacceptable light pollution (Cambridge Local Plan 2006 policies 3/11, 4/13 and 4/15).

Extraction Equipment

30. No occupation of a building shall take place until details of equipment for the purpose of extraction and/or filtration of fumes, odours and/or hazardous material such as airborne bacterial and viral organisms from the building have been submitted to and approved in writing by the Local Planning Authority. The approved extraction/filtration scheme shall be fully installed before the use hereby permitted is commenced.

Reason: To protect the amenity of nearby residents/occupiers (Cambridge Local Plan 2006 policy 4/13).

Insulation

31. No occupation of a building shall take place until a scheme for the insulation of the building(s) and/or plant in order to minimise the level of noise emanating from the building(s) and/or plant has been submitted to and approved in writing by the Local Planning Authority. The insulation scheme shall be fully implemented before the use hereby permitted is commenced.

Reason: To protect the amenity of nearby residents/occupiers (Cambridge Local Plan 2006 policy 4/13).

Waste

32. No development of a building shall take place until full details of on-site storage facilities for that building for trade waste, including waste for recycling, have been submitted to and approved in writing by the Local Planning Authority. Such details shall identify the specific positions of where wheelie bins, paladins or any other means of storage will be stationed and the arrangements for the disposal of waste. The approved facilities shall be provided prior to the commencement of the use hereby permitted and shall be retained thereafter unless alternative arrangements are agreed in writing by the Local Planning Authority.

Reason: To protect the amenities of nearby residents/occupiers, to safeguard visual amenity and to ensure adequate waste storage and recycling provision (Cambridge Local Plan 2006 policies 3/12 and 4/13).

Contaminated Land: Assessment and Remedial Strategy

33. Notwithstanding the submitted contamination report as part of the Environmental Statement, no development of an approved reserved matters phase shall take place until a contaminated land assessment and associated remedial strategy, together with a timetable of works for that phase, have been submitted to and agreed in writing by the Local Planning Authority. The contaminated land assessment and associated remedial strategy shall adhere to the following points.
- a) The site investigation strategy shall be carried out in accordance with the approved Geo-environmental Remediation and Mitigation Strategy (September 2011).
 - b) The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitably qualified and accredited consultant/contractor in accordance with a quality assured sampling and analysis methodology.
 - c) A site investigation report detailing all investigative works and sampling on site, together with the results of the analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the Local Planning Authority. The Local Planning Authority shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters.
 - d) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance.
 - e) If, during the works, contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the Local Planning Authority.

- f) Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the Local Planning Authority. The closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out fully in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from site.

Reason: In order to ensure that any contamination of the site is identified and remediation measures are appropriately undertaken to secure full mitigation (Cambridge Local Plan 2006 policy 4/13).

Contaminated land: Gas Risk

34. Should the contaminated land assessment and associated remedial strategy identify the presence of material with potential to generate an identifiable ground gas risk for a building, prior to the commencement of development of that building, a specification for gas protection to be incorporated into the building design to prevent build up of potentially asphyxiating gases shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In order to safeguard the health and safety of future occupants of buildings (Cambridge Local Plan 2006, policy 4/13).

Renewable Energy: 10% Requirement

35. No development of a building shall take place until a renewable energy statement for that particular building, which demonstrates that at least 10% of the building's total predicted energy requirements will be from on-site renewable energy sources, has been submitted to and approved in writing by the Local Planning Authority. The statement shall include the total predicted energy requirements for that building in the form of an Energy Statement of the building and shall set out a schedule of proposed on-site renewable energy technologies, their respective energy contributions, location, design and a maintenance programme. The approved renewable energy technologies shall be fully installed and operational prior to the occupation of the approved building and shall thereafter be maintained and remain fully operational in accordance with the approved maintenance programme, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of reducing carbon dioxide emissions (Cambridge Local Plan 2006 policy 8/16 and Supplementary Planning Document 'Sustainable Design & Construction' 2007).

Renewable Energy: LDF Percentage Flexibility

36. If any reserved matters application for the development of a building is submitted after three years from the date of outline planning permission and if a specific policy regarding renewable energy that stipulates a higher on-site renewable energy percentage requirement than 10% is formally adopted as part of the Local Development Framework prior to the making of any such reserved matters application and it is not demonstrated that to require full compliance would not be economically or technically viable, the specified higher on-site renewable energy percentage requirement specified by the new policy shall apply pursuant to condition 35. The Energy Statement, installation, operation and maintenance of the renewable energy technologies shall continue to apply pursuant to condition 35.

Reason: The period of consent for which outline planning permission is given is for a longer period than the standard 3-year permission. There is likelihood, given that Government policy on sustainable development and renewable energy is moving rapidly, that new policies will be adopted within the Local Development Framework that will require a higher renewable energy percentage requirement that, without this condition, could not be accounted for. The Local Planning Authority considers that this approach is consistent with the aims and objectives of PPS1 Delivering Sustainable Development (2005).

BREEAM and NEAT Building Standards

37. No development of a building shall take place until a pre-assessment BREEAM report or, in the case of an NHS building, a pre-assessment NEAT report, which is prepared by an approved BREEAM or NEAT assessor, indicating that the building is capable of achieving at least a 'very good' rating or above, has been submitted to and approved in writing by the Local Planning Authority. No later than 6 months after occupation of the building, a BREEAM or NEAT certificate shall be submitted to and approved in writing by the Local Planning Authority demonstrating that applicable building achieves at least a "very good" BREEAM or NEAT rating or above. In the event that such a rating is replaced by a comparable national measure of sustainability for building design, that measure shall be applicable to the proposed building unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings (Cambridge Local Plan 2006 policy 8/16 and Supplementary Planning Document 'Sustainable Design & Construction' 2007).

Tree Protection Robinson Way: Assessment Surveys

38. No development within a building plot that is within 20m of Robinson Way shall take place until a land survey, tree survey and arboricultural implications assessment, which are applicable to the associated building plot, in accordance with BS:5837:2005, have been submitted to and approved in writing by the Local Planning Authority. The surveys shall include:

- a) The location of all trees, shrub masses and hedges.
- b) The location of streams, buildings and other structures, boundary features and services.
- c) Spot heights of ground level throughout the site.
- d) The location of trees on land adjacent to or which overhang the development site.
- e) A categorization of trees or groups of trees for their quality and value in accordance with table 1 of the British Standard.

Reason: In the interests of accurately establishing the quality and value of trees on or adjacent to the site and the implications for development (Cambridge Local Plan 2006 policies 4/3 and 4/4).

Tree Protection Robinson Way: Method Statements and Plan

39. No development within a building plot that is within 20m of Robinson Way shall take place until an arboricultural method statement, tree constraints plan and tree protection plan, which are applicable to the associated building plot, in accordance with BS:5837:2005, have been submitted to and approved in writing by the Local Planning Authority. These shall include:

- a) Plans showing trees to be removed, identified by number.
- b) Plans showing trees to be retained, identified by number, with canopies accurately plotted.
- c) A tree constraints plan that identifies root protection areas of retained trees.
- d) The precise location and design details for the erection of protective tree barriers and any other physical protection measures.
- e) A method statement in relation to construction operations in accordance with paragraph 7.2 of the British Standard.

Development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and safeguarding trees that are worthy of retention (Cambridge Local Plan 2006 policies 4/3 and 4/4).

Tree Protection Robinson Way: Protective Fencing

40. No development within a building plot that is within 20m of Robinson Way shall take place until fencing for the protection of any retained tree within the associated building plot has been fully erected in accordance with the approved plans and particulars. The fencing shall be retained intact for the full duration of the development until all equipment, materials and surplus materials have been removed from the site. Nothing shall be stored or placed in any fenced area in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made without the written consent of the Local Planning Authority.

Reason: In the interests of visual amenity and safeguarding trees that are worthy of retention (Cambridge Local Plan 2006 policies 4/3 and 4/4).

Tree Protection Robinson Way: Excavation Trenches

41. No development within a building plot that is within 20m of Robinson Way shall take place until full details of the position and proposed depth of excavation trenches for all services (including cables, pipes, surface water drains, foul water drains and public utilities) and their means of installation which pass underneath the canopy of any existing tree adjacent to Robinson Way, have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and safeguarding trees that are worthy of retention (Cambridge Local Plan 2006 policies 4/3 and 4/4).

Structural Landscaping: Site Wide Scheme

42. Structural Landscaping along the western edge of the allocated biotech and biomedical research and development area shown on parameter plan 1, south of the Cambridgeshire Guided Bus embankment shall be carried out in accordance with the following drawings:

Drawing No 1777/C42/001C: Landscape Proposals Western Boundary

Drawing No 1777/C42/003E: Tree Pit Details Longitudinal Section

Drawing No 1777/C42/004E: Tree Pit Details Cross Section

Western Boundary Landscape Specification Revision A

Unless, any alternative scheme(s) which provides a minimum 12-14m structural woodland landscaping scheme, with additional 3m x 4.8m deep tree blocks positioned at a maximum of 15m centres, in accordance with parameter plan 6 and plan 1700/SK180707.01B, along the western edge of the allocated biotech and biomedical research and development area shown on parameter plan 1, south of the Cambridgeshire Guided Bus embankment are approved through subsequent discharge of this condition by the local planning authority. Development shall then be carried out in accordance with the approved details.

Reason: In order to mitigate the visual impact of the proposed development on the setting and special character of Cambridge, the retained Green Belt, the Green Corridor and surrounding open countryside. Details for part (a) of the structural landscaping have already been agreed. (Cambridge Local Plan 2006 policies 3/2, 3/4, 3/6, 3/7, 3/11, 3/12, 4/2, 4/3, 9/3, and 9/5).

Structural Landscaping: Implementation and Replacement

43. All planting, seeding or turfing comprised in the approved structural landscaping scheme shall be fully carried out in the first planting and seeding seasons following the commencement of development of any building, or in accordance with a landscaping phasing plan that is submitted to and approved in writing by the Local Planning Authority. 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.

Reason: In order to mitigate the visual impact of the proposed development on the setting and special character of Cambridge, the retained Green Belt, the Green Corridor and surrounding open countryside (Cambridge Local Plan 2006 policies 3/2, 3/4, 3/6, 3/7, 3/11, 3/12, 4/2, 4/3, 9/3, and 9/5).

Structural Landscaping: Management Plan

44. The Management of the Structural Landscaping approved through condition 42 shall be carried out in accordance with the Cambridge Biomedical Campus Western Boundary Landscape Management Specification Revision A dated 04 November 2011.

If any alternative structural landscaping scheme is agreed through condition 42, then a replacement landscape management plan for the approved structural landscaping scheme including long-term design objectives, management responsibilities and management and maintenance schedules for all landscape areas for a minimum period of 25 years, shall be submitted to and approved by the Local Planning Authority prior to the commencement of any planting. The landscape management plan shall be carried out as approved.

Reason: To ensure satisfactory arrangements are in place to ensure the proper management and maintenance of landscaped areas (Cambridge Local Plan 2006 policies 3/2, 3/4, 3/6, 3/7, 3/11, 3/12, 4/2, 4/3, 9/3, and 9/5).

Landscaping: Development Plot Schemes

45. Unless otherwise agreed in writing by the Local Planning Authority, any reserved matters application for the erection of a building shall include an accompanying landscaping scheme for the associated plot. The landscaping scheme shall include full details of planting plans and written specifications, including cultivation proposals for maintenance and management associated with plant and grass establishment, details of the mix, size, distribution, density and levels of all trees/hedges/shrubs to be planted and the proposed time of planting. No development within the site for which reserved matters approval is sought shall commence until the landscaping scheme has been approved in writing by the Local Planning Authority. The scheme shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to mitigate the visual impact of the proposed development on the setting and special character of Cambridge, the retained Green Belt, the Green Corridor and surrounding open countryside (Cambridge Local Plan 2006 policies 3/2, 3/4, 3/6, 3/7, 3/11, 3/12, 4/2, 4/3, 9/3, and 9/5).

Landscaping: Development Plot Implementation and Replacement

46. All planting, seeding or turfing comprised in the approved landscaping schemes for the individual plots shall be fully carried out in the first planting and seeding seasons following the commencement of development, or in accordance with a landscaping phasing plan that is submitted to and approved in writing by the Local Planning Authority. 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. The landscaping shall be fully completed in accordance with the approved scheme and/or phasing plan within the respective development plot.

Reason: In order to mitigate the visual impact of the proposed development on the setting and special character of Cambridge, the retained Green Belt, the Green Corridor and surrounding open countryside (Cambridge Local Plan 2006 policies 3/2, 3/4, 3/6, 3/7, 3/11, 3/12, 4/2, 4/3, 9/3, and 9/5).

Landscaping: Development Plot Management

47. A landscape management plan for any building plot including long-term design objectives, management responsibilities and management and maintenance schedules for all landscape areas for a minimum period of 25 years, shall be submitted to and approved by the Local Planning Authority prior to the occupation of any part of the buildings for which reserved matters approval is being sought. The landscape management plan shall be carried out as approved.

Reason: To ensure satisfactory arrangements are in place to ensure the proper management and maintenance of landscaped areas (Cambridge Local Plan 2006 policies 3/2, 3/4, 3/6, 3/7, 3/11, 3/12, 4/2, 4/3, 9/3, and 9/5).

Earthworks

48. Prior to the commencement of development of any approved reserved matters phase, details of earthworks associated with that phase shall be submitted to and approved in writing by the Local Planning Authority. These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of proposed grading and mounding to existing vegetation and surrounding landform including timing. Development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure that any earthworks are appropriate to the site context and surrounding landscape (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12).

Hard Landscaping

49. Unless otherwise agreed in writing by the Local Planning Authority, no development of a building shall take place until full details of hard landscape works associated with its plot have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved prior to the occupation of any part of the building hereby approved. These details shall include: proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures; furniture; refuse or other storage units; signs; any proposed public art.

Reason: In the interests of visual amenity and to ensure that suitable hard landscape is provided as part of the development (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12).

Transport: The Boulevard

50. Any reserved matters application for the development of the proposed Boulevard shall include a detailed engineering scheme/plan showing all footway/footpath/cycleway links comprising dimensions, levels, forms of construction, kerbing, surface water drainage, street lighting systems and traffic calming measures, together with a phasing plan that is linked to the occupation of buildings on the site. The scheme/plan shall substantially accord with approved parameter plans PP7, PP8, PP9 and PP10 and shall include:

- a) Intersections with the Addenbrooke's Access Road and Cambridgeshire Guided Bus (including details of a signalised crossing).

- b) Proposed intersections and alterations to all existing roads, footpaths and cycleways (including Robinson Way).
- c) Details of the proposed location of all bus stops together with details of proposed alterations to existing bus stops within Addenbrooke's.
- d) Details of the proposed upgrading of public footpath no.47 (or an equivalent route) within the site.
- e) Details of all proposed cycle routes, both dedicated and on-road.
- f) Details of all proposed materials and finishes.
- g) Detailed design of all proposed street furniture (including all signs, lighting, bollards, bus stops/shelters, cycle parking).
- h) a planting scheme for attenuation ponds.
- i) a single avenue of large tree planting (including specification) either side of the Boulevard.
- j) Details of management and maintenance responsibilities for all planting.

The development shall be carried out in accordance with the approved details.

Reason: In order to safeguard highway safety and to secure an appropriate means of access for users of the development (Cambridge Local Plan 2006 policies 3/7, 8/2 and 8/11).

Transport: Southern Spine Road

51. Any reserved matters application for the development of the proposed Southern Spine Road shall include a detailed engineering scheme/plan showing all footway/footpath/cycleway links comprising dimensions, levels, forms of construction, kerbing, surface water drainage, street lighting systems and traffic calming measures, together with a phasing plan that is linked to the occupation of buildings on the site. The scheme/plan shall substantially accord with approved parameter plans PP7, PP8, PP9 and PP10 and shall include:
 - a. Intersections with the Addenbrooke's Access Road.
 - b. Proposed intersections and alterations to all existing roads, footpaths and cycleways (including Robinson Way).
 - c. Details of the proposed location of all bus stops together with details of proposed alterations to existing bus stops within Addenbrooke's campus.
 - d. Details of all proposed cycle routes, both dedicated and on-road.
 - e. Details of all proposed materials and finishes.
 - f. Detailed design of all proposed street furniture (including all signs, lighting, bollards, bus stops/shelters, cycle parking).
 - g. a half avenue of large tree and hedge planting on the northern side of the Southern Spine Road.
 - h. Details of management and maintenance responsibilities for all planting.

The development shall be carried out in accordance with the approved details.

Reason: In order to safeguard highway safety and to secure an appropriate means of access for users of the development (Cambridge Local Plan 2006 policies 3/7, 8/2 and 8/11).

Car Parking: On-Plot research and Development

52. On-plot car parking provision for any biotech or biomedical research and development use shall be provided at a ratio of 1 space for every 72 square metres of gross floor area measured externally or any such ratio agreed in writing with the Local Planning Authority that provides a lesser amount of on-plot car parking provision.

Reason: To ensure that the development takes place in accordance with the principles and parameters contained within the Environmental Statement, to ensure the predicted impacts of vehicular movements are not exceeded and to ensure the proposal encourages sustainable modes of transport to and from the site (Cambridgeshire and Peterborough Structure Plan 2003 policies 6/1 and 9/8 and Cambridge Local Plan 2006 policies 8/10 9/3, 9/5 and 10/1).

Car Parking: Clinical, Higher Education or Sui Generis (Employee)

53. Car parking provision for employees of any clinical research and treatment (D1 and/or clinical in-patient treatment) or higher education or sui generis medical research institute uses shall be provided at a ratio of 1 space for every 72 square metres of gross floor area measured externally or any such ratio agreed in writing with the Local Planning Authority that provides a lesser amount of car parking provision.

Reason: To ensure that the development takes place in accordance with the principles and parameters contained within the Environmental Statement, to ensure the predicted impacts of vehicular movements are not exceeded and to ensure the proposal encourages sustainable modes of transport to and from the site (Cambridgeshire and Peterborough Structure Plan 2003 policies 6/1 and 9/8 and Cambridge Local Plan 2006 policies 8/10 9/3, 9/5 and 10/1).

Car Parking: Clinical, Higher Education or Sui Generis (Patients and Visitors)

54. Car parking provision for patients and visitors for any clinical research and treatment (D1 and/or clinical in-patient treatment) or higher education or sui generis medical research institute uses shall be provided at a ratio of 1 space for every 773 square metres of gross floor area measured externally or any such ratio agreed in writing with the Local Planning Authority that provides a lesser amount of car parking provision.

Reason: To ensure that the development takes place in accordance with the principles and parameters contained within the Environmental Statement, to ensure the predicted impacts of vehicular movements are not exceeded and to ensure the proposal encourages sustainable modes of transport to and from the site (Cambridge Local Plan 2006 policies 8/10 9/3, 9/5 and 10/1).

Car Parking: Disabled Spaces

55. Unless otherwise agreed in writing by the Local Planning Authority, disabled car parking spaces shall constitute at least 5% of the total number of spaces provided.

Reason: To ensure that the development provides sufficient disabled parking (Cambridge Local Plan 2006 policy 8/10).

Car Parking: Existing Modal Share

56. The submission of any reserved matters application for approval of any building shall include a summary from the Addenbrooke's Annual Travel Survey showing the current modal share for staff, patients and visitors cycling to Addenbrooke's.

Reason: To enable an accurate estimation of the modal share of people cycling to Addenbrooke's Campus (Cambridge Local Plan 2006 policy 8/6).

Car Parking: Trip Estimation

57. The submission of any reserved matters application for approval of any building shall include an estimation of the total number of staff, patients and visitors that will visit the building in a typical day.

Reason: To ensure that the proposed level of cycling provision is appropriate to the nature of the proposed building and its use (Cambridge Local Plan 2006 policy 8/6).

Car Parking: Calculation of Spaces Required

58. Unless otherwise agreed in writing by the Local Planning Authority, the submission of any reserved matters application for approval of any building shall include a quantum of cycle parking provision that is equivalent to:

a) For staff provision, a level which will provide a total number of spaces which cater for at least 10% more than the existing modal share percentage of staff cycling to work as shown by the latest Addenbrooke's Annual Travel Survey. The final level of provision to be calculated shall assume that only 80% of staff will be on-site at any one time.

b) For patients and visitors, a level which will provide a total number of spaces which cater for at least 10% more than the existing modal share percentage of patients and visitors cycling to work as shown by the latest Addenbrooke's Annual Travel Survey. The final level of provision to be calculated shall assume that cycle parking spaces are used 3 times daily.

Reason: To ensure that the proposed level of cycling provision is appropriate to the nature of the proposed building and its use (Cambridge Local Plan 2006 policy 8/6).

Cycle Parking: Details of Facilities

59. No development of a building shall commence until details of facilities for the covered, secure parking of bicycles relevant to that building have been submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided in accordance with the approved details prior to the occupation of the building for which permission is sought and shall thereafter be retained and shall not be used for any other purpose unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure appropriate provision for the secure storage of bicycles (Cambridge Local Plan 2006 policy 8/6).

Archaeological

60. Notwithstanding the submitted archaeological mitigation strategy, no development of a building or material operation constituting development relating to any roadway/footpath or area of public realm shall take place until the implementation of a programme of archaeological work, in accordance with a written scheme of investigation relating to that building or material operation constituting development relating to any roadway/footpath or area of public realm, has been submitted by the applicant, approved in writing by the Local Planning Authority and carried out in accordance with the approved details.

This written scheme will include the following components, completion of each of which will trigger the phased discharging of the condition:

- a) fieldwork in accordance with the agreed written scheme of investigation.
- b) post-excavation assessment (to be submitted within six months of the completion of fieldwork, unless otherwise agreed in writing in advance with the Local Planning Authority).
- c) completion of post-excavation analysis, preparation of site archive ready for deposition at a store approved by the Local Planning Authority, completion of an archive report, and submission of a publication report (to be completed within two years of the completion of fieldwork, unless otherwise agreed in advance in writing with the Local Planning Authority).

Reason: To ensure that an appropriate archaeological investigation of the site has been implemented before development commences (Cambridge Local Plan 2006 policy 4/9).

Shop Front Design Guide

61. Prior to the occupation of any A1 or A3 use, a tenants' shopfront design guide shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be undertaken in accordance with the agreed signage protocol unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the details of development respect the character and appearance of the public realm (Cambridge Local Plan 2006 policy 3/15).

Public Realm Design Strategy

62. Unless otherwise agreed in writing by the Local Planning Authority, any reserved matters application in respect of the development of the proposed Circus and Piazza, shall include a comprehensive Public Realm Design Strategy applicable to the entirety of the proposed Circus and Piazza areas. The Strategy shall set out a vision for the proposed Circus and Piazza areas and shall include detailed information and accompanying plans of the following items:

Movement Strategy

A Movement Strategy that includes:

- a) Detailed guidance on the provision of measures to promote the use of the Circus and Piazza as a space that is principally for use for pedestrians, cyclists and the Cambridgeshire Guided Bus and which limits the ability of any other vehicles to utilise the Circus and Piazza for primary access and/or service delivery requirements.
- b) A plan with cross-sections showing proposed roads, bus lanes, footpaths and cycleways (widths and specifications).
- c) Detailed design and location of speed restraint measures.

Car Parking

- a) The location of car parking spaces and measures to control their use.
- b) The location of drop-off spaces.

Drainage

A Sustainable Drainage Scheme that includes:

a) Design standards and methodology for the implementation of a sustainable urban drainage system (using a SUD's hierarchy), including the detailed design of specific features and their maintenance/management requirements and how the system relates to the strategic management of water within the site.

Soft Landscaping

A Soft Landscaping Scheme that includes:

- a) Planting plans and written specifications/details of the species, mix, size, distribution and density of all trees/hedges/shrubs to be planted, the timing of planting and management and maintenance responsibilities.
- b) Tree locations and planting specifications where adjacent to or within the highway.
- c) The design and location of incidental green/informal spaces/enclosures.
- d) The design and location of key focal points.

Hard Landscaping

A Hard Landscaping Scheme that includes:

- a) The design and location of all bus stops and shelters.
- b) The design and location of all CCTV cameras and associated cabling.
- c) The design and location of all cycle parking stands and shelters.
- d) The design and location of all seating.
- e) The design and location of all bollards, signage and bins.
- f) Samples of paving materials and finishes.
- g) Details of carriageway materials and finishes.
- h) Proposed levels changes.
- i) A strategy for the provision of public utilities equipment which includes consultation with statutory undertakers and agreement in respect of the location and appearance of statutory undertakers' plant, compounds and associated structures.

Public Art Strategy

- a) The submission of a Public Art Strategy in accordance with the requirements of the relevant schedule of the S106 agreement and conditions 64, 65 and 66 of this permission.

Lighting

A Lighting Scheme that includes:

- a) The design and location of all lighting, including amenity lighting, within the Circus and Piazza, including guidance on the height of the lighting columns and the types, colour and brightness of proposed lights, and measures to limit light pollution.

Coordinated Development

- a) Consideration of how the proposed design and layout of the Piazza will integrate with plans and scheduling for works within the extended Piazza promoted as part of the Forum site adjacent.
- b) Consideration of how the proposed design and layout of the Circus and Piazza will integrate with the Boulevard, the Cambridgeshire Guided Busway and proposed alterations to Robinson Way.
- c) The provision of detailed design principles to be used to guide the detailed design of the public realm on the proposed development parcels where they adjoin the Circus and Piazza.

Phasing

- a) Detailed guidance on how the provision of the Circus and Piazza and those elements that are contained within it are to be provided.

Management and Maintenance

A Management and Maintenance Strategy that identifies:

- a) Responsibilities for all elements, including SUD's, contained within the Circus and Piazza.

Should the detailed design and/or location of any of the items listed not be included within the Public Realm Design Strategy, then the phased provision of such information shall be agreed in writing with the Local Planning Authority prior to the commencement of works within the Circus and Piazza. The approved Public Realm Design Strategy shall be carried out in accordance with the agreed details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenity of the intended users of the Circus and Piazza and to secure a high quality environment that is befitting the strategic importance of the space (Cambridge Local Plan 2006 policies 3/4, 3/7, 3/11, 3/12, 4/15, 8/4, 9/3 and 9/5).

Off-Site Highways Works

- 63. No occupation of any floorspace for clinical research and treatment (D1 and/or clinical in-patient treatment), or biomedical and biotech research and development (B1b) or higher education building under use classes B1 and D1 or sui generis medical research institute uses shall take place until the offsite highways works at Hills Road/Fendon Road/Robinson Way shall have been fully laid out and implemented in accordance the approved schemes/plans in the Highway Design Report prepared by Lanmor Consulting dated March 2015, reference 140546/DS/KTP/01 Rev C.

Reason: In order to safeguard highway safety and network capacity (Cambridge Local Plan 2006 policies 3/7, 8/2 and 8/11).

Public Art Details

64. Where the approved Public Art Strategy secured under the S106 agreement associated with this application indicates, a reserved matters application shall include the following details of public art to be provided within that relevant phase:

- a) Details of the consultation, approval and commissioning process for artists and associated proposed public art.
- b) Details of community engagement and consultation including measures to promote public involvement in the evolution of the public art.
- c) Descriptions, plans and images of the public art that will be realised.
- d) Details of how the public art complies with any approved public realm strategy for the development.
- e) Project timescales.
- f) Delivery mechanisms.
- g) The total amount allocated for the proposed public art including a breakdown of the total cost of the implementation of the public art and the apportionment of the costs across its various elements, including maintenance and decommissioning costs (if applicable).

Reason: To ensure that the details of public art come forward at the appropriate stage in the planning process in accordance with the Public Art Strategy and that the proposed public art positively contributes to its context within the public realm (Cambridge Local Plan policies 3/4, 3/7, 3/11, 3/12, 9/5 and 10/1).

Public Art Maintenance and Implementation Details

65. No development of a reserved matters phase that contains an approved element of public art within it shall commence until such time as the following implementation and maintenance details have been submitted to and approved in writing by the Local Planning Authority:

- a) Phasing and dates for the installation of the approved public art.
- b) Legal ownership and insurance details.
- c) Responsibility for implementation.
- d) Responsibility for maintenance and maintenance schedules.
- e) Details of decommissioning including timescales and reparation (if applicable).

Reason: To ensure that details of the maintenance and implementation of public art come forward at the appropriate stage in the planning process and that details surrounding subsequent ownership, maintenance, insurance and decommissioning are thoroughly considered (Cambridge Local Plan policies 3/4, 3/7, 3/11, 3/12, 9/5 and 10/1).

Provision and Maintenance of Public Art

66. In relation to any reserved matters phase containing an approved element of public art, the public art as defined in the S106 agreement shall be provided and managed and maintained in accordance with the approved Public Art Strategy secured under the S106 agreement and the approved public art details and the approved public art implementation and maintenance details unless otherwise agreed in writing by the Local Planning Authority. The public art shall not be moved or removed once implemented either permanently or temporarily other than in accordance with the agreed details or other written approval of the Local Planning Authority.

Reason: To ensure that the public art is implemented at an appropriate stage in the phased development of the site and that the public art once provided is properly managed and maintained (Cambridge Local Plan policies 3/4, 3/7, 3/11, 3/12, 9/5 and 10/1).

Tree Protection Addenbrookes Roundabout

67. Details of the specification and position of fencing, or any other measures to be taken for the protection of any trees from damage during the course of development, shall be submitted to the local planning authority for its written approval, and implemented in accordance with that approval before any equipment, machinery or materials are brought onto the site for the purpose of the Addenbrooke's roundabout upgrade development required under condition 63 of this permission. The agreed means of protection shall be retained on site until all equipment, and surplus materials have been removed from the site. Nothing shall be stored or placed in any area protected in accordance with this condition, and the ground levels within those areas shall not be altered nor shall any excavation be made.

Reason: To protect the visual amenity of the area and to ensure the retention of the trees on the site. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 4/4).

Informatives

Section 73 approval

The original outline planning permission 06/0796/OUT continues to subsist, as well as this new outline approval granted under Section 73 of the Town and Country Planning Act 1990.

Notwithstanding this permission pursuant to section 73, any reserved matters which have been submitted and approved pursuant to the original outline permission 06/0796/OUT to date, will continue to be regarded by the Council as approved reserved matters.

Environmental Health

Due to the proximity of this site to existing residential premises and other noise sensitive premises, impact pile driving is not recommended.

New development can sometimes cause inconvenience, disturbance and disruption to local residents, businesses and passers by. As a result the City Council runs a Considerate Contractor Scheme aimed at promoting high standards of care during construction. The City Council encourages the developer of the site, through its building contractor, to join the scheme and agree to comply with the model Code of Good Practice, in the interests of good neighbourliness. Information about the scheme can be obtained from The Considerate Contractor project Officer in the Planning Department (Tel: 01223 457121).

In relation to environmental construction noise impact we recommend the developer uses the standard the City Council requires in relation to noise levels when letting contracts, known as clause 109 Noise Control.

The developer is advised to contact the Health & Safety Executive, 14 Cardiff Road, Luton, LU1 1PP: -Tel No: 01582 444200 concerning health and safety regulation requirements associated with the construction and operational phases.

To satisfy the condition relating to noise insulation, the noise level from all plant and equipment, vents etc (collectively) associated with this application should not raise the existing background level (L90) by more than 3 dB(A) both during the day (0700 to 2300 hrs over any one hour period) and night time (2300 to 0700 hrs over any one 5 minute period), at the boundary of the premises subject to this application and having regard to noise sensitive premises. Tonal/impulsive noise frequencies should be eliminated or at least considered in any assessment and should carry an additional 5 dB(A) correction. This is to guard against any creeping background noise in the area and prevent unreasonable noise disturbance to other premises.

It is recommended that the agent/applicant submits a noise prediction survey/report in accordance with the principles of BS4142: 1997 "Method for rating industrial noise affecting mixed residential and industrial areas" or similar. Noise levels shall be predicted at the boundary having regard to neighbouring residential premises.

Such a survey / report should include: a large scale plan of the site in relation to neighbouring premises; noise sources and measurement / prediction points marked on plan; a list of noise sources; details of proposed noise sources / type of plant such as: number, location, sound power levels, noise frequency spectrums, noise directionality of plant, noise levels from duct intake or discharge points; details of noise mitigation measures (attenuation details of any intended enclosures, silencers or barriers); description of full noise calculation procedures; noise levels at a representative sample of noise sensitive locations and hours of operation. Any report shall include raw measurement data so that conclusions may be thoroughly evaluated and calculations checked.

To satisfy the standard condition relating to fume filtration/extraction, it is recommended that an effective and appropriate odour/fume extract system be installed to ensure an odour nuisance is not caused to the occupiers of neighbouring premises. The system will need to deal with the two main phases of contaminants within cooking emissions: the particulate (grease, small food and smoke particles) and gaseous (odour vapour/volatile organic compounds).

It is recommended that flue terminals do not impede the final discharge termination point.

The flue / duct height should terminate at least one metre above the roof ridge level to which it is attached and a minimum operating efflux velocity of 10 to 15 metres a second should be achieved. However, the effectiveness of this system is dependent on buildings nearby. If buildings nearby are likely to have an effect on the dispersion and dilution of odour, the flue height should be at least one metre above the ridge of those buildings.

It is not likely that any significant ground remediation will be required at the site, although if any deposited materials are encountered the Local Planning Authority should be informed and the materials should be dealt with in an appropriate manner.

The applicants are advised that the ES has identified that buildings should be subject to gas protection measures to ensure any risk from the build up of dangerous gases is adequately mitigated.

Waste Management

The applicants are advised to contact Cambridgeshire County Council Waste Management Team to discuss the content of any outline or detailed Waste Management Plan prior to submission.

S106

This planning permission should be read in conjunction with the associated deed of planning obligation prepared under s.106 of the Town and Country Planning Act 1990 (as amended). References in the conditions to the S106 agreement are references to that associated deed.

Strategic and On-Plot Surface Water Drainage Strategies

The applicants are advised that notwithstanding the submitted Flood Risk Assessment, that strategic and on-plot surface water drainage strategies should demonstrate that the minimum discharge rate from any control structure is no less than 3 l/sec. The overall discharge rate for the site to remain unchanged. Site-specific strategies shall be within the management, maintenance and responsibility of a single site-wide management company. This is to ensure that drainage within the site is strategically managed and to minimise the risk of flooding to property and land. The discharge rates shown in Appendix C revision 29/05/07 with 5 flow controls for the site with varying flow rates are acceptable, in principle, to the Environment Agency.

Trees

The applicants are advised to appoint a competent arboriculturalist to oversee the project. The arboriculturalist should monitor, record and confirm the implementation and maintenance of tree protection measures as set out in the conditions of the planning permission. All arboricultural works should be carried out by a competent tree contractor, proficient in both root zone and aerial arboricultural work and shall follow strictly the agreed method statements and specifications. The applicants are advised to arrange a pre-construction site meeting between site agent, the developer's chosen arboriculturalist and the Council's delegated arboricultural officer.

Considerate Contractors

New development can sometimes cause inconvenience, disturbance and disruption to local residents, businesses and passers by. As a result the City Council runs a Considerate Contractor Scheme aimed at promoting high standards of care during construction. The City Council encourages the developer of the site, through its building contractor, to join the scheme and agree to comply with the model Code of Good Practice, in the interests of good neighbourliness. Information about the scheme can be obtained from The Considerate Contractor Project Officer in the Planning Department (Tel: 01223 457121).

Cycle Parking

The level of staff cycle parking provision for a building that is estimated to have 2,778 staff would be calculated as follows: 2,222 (or 80%) of those staff would be assumed to be on site on a typical day. The 2006 cycling mode share from the Addenbrooke's Travel Survey for staff is 25%. 10% would be added (i.e. 35%) meaning that the number of staff cycle parking spaces that would have to be provided would be 778.

The level of patient and visitor cycle parking provision for a building which is estimated to have 526 patients and visitors would be calculated as follows: The 2006 cycling mode share for patients and visitors from the Addenbrooke's Travel Survey is 3%. 10% would be added (i.e. 13%). Given that it is assumed that cycle parking spaces will turn over 3 times per day, the number of patient and visitor cycle parking spaces that would have to be provided for would be 23.

Recommended Planting Mix

The following woodland planting mixes are recommended:

East and West of the Railway Line

(to be planted at 1.5m centres in groups of 5-7 of the same species)

Species	Planting size cm	% mix
Quercus robur	Feathered 125/150	10
Fraxinus excelsior	10-12	5
Tilia cordata	10-12	5
Prunus avium	10-12	5
Taxus baccata	100/125	15
Acer campestre	Feathered 125/150	15
Ilex aquifolium	60-80	15
Crataegus monogyna	60-80	20
Corylus avellana	60-80	10

Within the woodland belt to the east of the railway line (20/20 site) the mix should be supplemented with 14-16cm girth *Tilia cordata* and *Fraxinus excelsior* trees on a double planting grid of 15m north-south as shown on plan 1700/SK180707.01B (which may or may not be staggered depending on the final design) or a grid to coincide with the wider areas of the planting belt. Within the woodland belt to the west of the railway (Hobsons Brook GC) the mix shall be supplemented as above on a planting grid to be agreed.

N.B. The planting on the west of the railway must not be compromised by the spoil deposit from Clay Farm, i.e. the bunding adjacent to the railway.

Woodland Mix for South of 20/20 adjacent to Nine Wells

(to be planted at 1.5m centres in groups of 5-7 of the same species)

Species	Planting size cm	% mix
Fagus sylvatica	Feathered 125/150	10
Sorbus torminalis	10-12	5
Quercus robur	Feathered 125/150	5
Prunus avium	12-14	5
Taxus baccata	100/125	15
Acer campestre	Feathered 175/200	15
Ilex aquifolium	60-80	15
Crataegus monogyna	60-80	20
Corylus avellana	60-80	10

Compliance with paragraphs 186 & 187 of the National Planning Policy Framework

The Local Planning Authority has worked proactively with the applicant to ensure that the proposed development is acceptable in planning terms. All land use planning matters have been given full consideration and the applicant has responded positively to the advice and recommendations provided by consultees. Proactive consultation took place with statutory consultees, which resulted in overall support for the development proposal.

This decision notice relates to the following drawings:

Approved Aukett Fitzroy Robinson Plan List		Revision
Red Line Plan	4626M/PL/80001	E
PP1 Location of Land Uses	4626M/PL/80002	H
PP2 Maximum Building Heights & Maximum Building Envelope	4626M/PL/80003	L
PP3 maximum Building Height Sections	4626M/PL/80004	K
PP4 Minimum Building Heights and Maximum Building Envelope	4626M/PL/80005	J
PP5 Minimum Building Height Sections	4626M/PL/80006	J
PP6 Landscape Provisions	4626M/PL/80011	S
PP7 Access – Roads	4626M/PL/80007	D
PP8 Access – Public Transport	4626M/PL/80010	E
PP9 Access – Pedestrian	4626M/PL/80009	F
PP10 Access - Cycle	4626M/PL/80008	E

It is important the development is carried out fully in accordance with these plans. If you are an agent, please ensure that your client has a copy of them and that they are also passed to the contractor carrying out the development. A copy of the approved plan(s) is/are kept on the planning application file.

It is important that all conditions particularly pre-commencement conditions are fully complied with, and where appropriate, discharged prior to the implementation of the development. Failure to discharge such conditions may invalidate the planning permission granted. The development must be carried out fully in accordance with the requirements of any details approved by condition.

This decision notice does not convey any approval or consent which may be required under any enactment, bye-law, order or regulation other than Section 57 of the Town and Country Planning Act 1990.

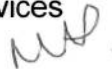
Your attention is specifically drawn to the requirements of the Chronically Sick and Disabled Persons Act 1970, the Disabled Persons Act 1981, to the British Standards Institution Code of Practice for Access for the Disabled to Buildings (BS 5810 1979), to Part M of the Building Regulations 1991, and to BS 5588 Part 8 1988 (Code of Practice for means of escape for disabled persons). The development should comply with these requirements.

For further information please go to www.cambridge.gov.uk/planning.

Dated: 2 April 2015



Head of Planning Services



SEE NOTES ATTACHED

PLANNING PERMISSION

1. Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant permission subject to conditions, then you can appeal to the First Secretary of State under section 78 of the Town & Country Planning Act 1990.

If you want to appeal then you must do so within 6 months of the date of this notice or within 12 weeks of the date of the decision notice against a refusal of any householder or minor commercial planning application, using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or from www.planningportal.gov.uk/pcs

The Secretary of State can allow for a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, he does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

2. Purchase Notices

If either the local planning authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been, or would be permitted. In these circumstances, the owner may serve a purchase notice on the council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town & Country Planning Act 1990.

LISTED BUILDING CONSENT, CONSERVATION AREA CONSENT

3. Notification of Demolition

If listed building consent has been granted and any demolition is to take place, you must in accordance with Section 8(2)(b) of the Planning (Listed Building and Conservation Areas) Act 1990 complete a Final Notice of Demolition Form and send it to English Heritage at least one month before demolition occurs.

4. Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse listed building or conservation area consent, or to grant either subject to conditions then you may appeal to the Secretary of State for the Environment in accordance with sections 20 and 21 of the Planning (Listed Building and Conservation Areas) Act 1990. Appeals must be made within 6 months of the date of the decision (see notes under 1 above).

5. Purchase Notice

If listed building or conservation area consent is refused, or if either is granted subject to conditions, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the District Council in which the land is situated a purchase notice requiring the council to purchase his interest in the land in accordance with section 32 of the Planning (Listed Building and Conservation Areas) Act 1990.

6. Compensation

In certain circumstances a claim may be made against the local planning authority for compensation as provided for under Section 27 of the Planning (Listed Building and Conservation Areas) Act 1990.

CONSENT TO DISPLAY AN ADVERTISEMENT

7. Appeals to the Secretary of State

If you are aggrieved by the decision of the local planning authority to refuse consent to display an advertisement, or to grant consent subject to conditions then you may appeal to the Secretary of State for the Environment under Regulation 15 of the Town and Country Planning (Control of Advertisements) Regulations 1992. Appeals must be made within 8 weeks of the date of the decision (see notes under 1 above)

CAMBRIDGE CITY COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

OUTLINE PLANNING PERMISSION

SUBJECT TO CONDITIONS

Ref: 14/2094/S73



Mr Adam Halford
Bidwells
Bidwell House
Trumpington Road
Cambridge
Cambridgeshire
CB2 9LD

The Council hereby grant outline planning permission for

Section 73 to vary condition 63 (to extend the timeframe for submission and agreement of Off-Site Highway Works) of planning approval 06/0796/OUT for: Up to 215,000sqm floorspace (excluding plant areas) comprising 60,000sqm of clinical research and treatment (D1 and/or clinical in-patient treatment), 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 treatment), and 25,000sqm of either clinical research and treatment (D1 and/or clinical in-patient treatment) 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.

at

Land To The West And South West Of Addenbrookes Campus Robinson Way Cambridge Cambridgeshire

in accordance with your application received 24th December 2014 and the plans, drawings and documents which form part of the application, subject to the conditions set out below:

Start Date

1. Application for approval of the reserved matters shall be made to the Local Planning Authority before 15 October 2021

Reason: In accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.

Time period for Development of Reserved Matters Approvals

2. The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason: In accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.

Reserved Matters Approval for Development Phases

3. No development on any phase shall commence until approval of the details of the access, appearance, landscaping, layout and scale within that phase (hereinafter called the reserved matters) has been obtained from the Local Planning Authority in writing.

Reason: To ensure that all necessary details are acceptable (Cambridge Local Plan 2006 policies 3/2, 3/4, 3/7, 3/11, 3/12, 4/2, 4/3, 4/4, 9/3, 9/5).

Environmental Statement

4. The development shall be carried out in accordance with the mitigation measures set out in the Environmental Statement of October 2006, Volumes 1, 2 and 3, including Vol. 3 addendum dated June 2007 unless provided for in any other conditions attached to this planning permission.

Reason: To ensure that the development takes place in accordance with the principles and parameters contained within the Environmental Statement (Cambridge Local Plan 2006 policies 9/3, 9/5 and 10/1).

Planning Parameters: Piazza and Circus

5. Unless otherwise agreed in writing by the Local Planning Authority, the following parameters for the proposed Piazza and Circus shall be provided:
 - a) a minimum of 46.5m width and a minimum of 6,000sqm in area for the Piazza.
 - b) a minimum of 104m in diameter and a minimum of 7,000 sqm in area for the Circus.
 - c) a maximum 1000sqm in gross floor area for buildings within the Circus.

Reason: To ensure that sufficient space is afforded to the Circus and Piazza areas to enable them to function as a strategic area of public realm within the Addenbrooke's Site and to ensure the proposal accords with approved plan PP2 (Cambridge Local Plan 2006 policies 3/4, 3/7, 3/11 and 9/5).

Planning Parameters: Parameter Plans

6. Unless otherwise agreed in writing by the Local Planning Authority, the development shall be substantially in accordance with the following parameters:
- a) Maximum building heights above ground level (including roof level plant but excluding flues) shall not exceed those specified on approved plan PP2.
 - b) Maximum building envelopes shall not exceed those specified on approved plan PP2.
 - c) Building lengths and widths shall accord with the maximum and minimum parameters as specified in the text to approved plan PP3.
 - d) Building heights above ground level shall be no lower than those specified on approved plan PP4.
 - e) Flue heights shall not exceed 8m as shown on approved plan PP3.
 - f) Building facades facing south onto the southern spine road shall occupy no more than 60% of their plot width, as measured from and along the southern spine road, within 12m of the boundary with the southern spine road.
 - g) West facing building facades within the allocated biomedical and biotech research and development area, shall occupy no more than 60% of their plot width, as measured from and along the 35m building line, within 9m of the boundary with the 35m building line.
 - h) Building facades which face the Boulevard (except those facades facing east onto the Boulevard north of the Cambridgeshire Guided Busway route), shall occupy between 20% and 70% of their plot width, as measured from and along the boundary with the Boulevard, within 6m of the permitted maximum building envelope extent adjacent to the Boulevard.
 - i) Building facades which face the Circus or Piazza shall exceed 60% of their plot width within 6m of the permitted maximum building envelope extent where facing the Circus or Piazza.

Reason: In order to mitigate the visual impact of the proposed development on the setting and special character of Cambridge, the retained Green Belt, the Green Corridor and surrounding open countryside and to ensure subsequent development responds positively to key areas of public realm (Cambridge Local Plan 2006 policies 3/2, 3/4, 3/6, 3/7, 3/11, 3/12, 4/2, 4/3, 9/3, and 9/5).

Planning Parameters: Strategic Gaps

7. A minimum of two gaps of at least 25m in width shall be provided within the biomedical and biotech research and development area shown on parameter plan 1 south of the Cambridgeshire Guided Busway route between buildings. The gaps shall run from the western boundary adjacent to the railway to the eastern boundary adjacent to the Boulevard and shall not be occupied by any buildings. Unless otherwise agreed in writing by the Local Planning Authority, the precise location of the first gap shall be submitted to and approved in writing by the Local Planning Authority concurrently with the first submission of reserved matters for buildings within the allocated biomedical and biotech research and development area south of the Cambridgeshire Guided Busway route and the precise location of the second gap shall be submitted to and approved in writing by the Local Planning Authority concurrently with the second submission of reserved matters for buildings within the allocated biomedical and biotech research and development area south of the Cambridgeshire Guided Busway route.

Reason: In order to mitigate the visual impact of the proposed development on the setting and special character of Cambridge, the retained Green Belt, the Green Corridor and surrounding open countryside and to ensure subsequent development responds positively to key areas of public realm (Cambridge Local Plan 2006 policies 3/2, 3/4, 3/6, 3/7, 3/11, 3/12, 4/2, 4/3, 9/3, and 9/5).

Planning Parameters: Land Use

8. Unless otherwise agreed in writing by the Local Planning Authority, land uses shall substantially accord with the land use locations as specified on approved plan PP1.

Reason: To ensure that the development takes place in accordance with the principles and parameters contained within the approved plans and Environmental Statement (Cambridgeshire and Peterborough Structure Plan 2003 policies 6/1 and 9/8 and Cambridge Local Plan 2006 policies 9/3, 9/5 and 10/1).

Planning Parameters: Allocation of Floorspace

9. Unless otherwise agreed in writing by the Local Planning Authority, the development shall not exceed 215,000sqm of gross external floor space (excluding areas for plant and car parking structures. Areas for plant would include areas for plant within passive void areas between useable floor levels) and shall not exceed gross external floor space limits for the following uses:
 - a) 115,000sqm of biomedical and biotech research and development (B1(b)).
 - b) 60,000sqm for clinical research and treatment (D1 and/or clinical in-patient treatment).

- c) 25,000sqm of either clinical research and treatment (D1 and/or clinical in-patient treatment) or higher education or sui generis medical research institute uses.
- d) 15,000sqm of biomedical and biotech research and development (B1(b)) or clinical research and treatment (D1 and/or clinical in-patient treatment).

Reason: To ensure that the development takes place in accordance with the principles and parameters contained within the description of development and Environmental Statement and to provide flexibility within the allocated floor space tolerances should Papworth Hospital decide to no longer relocate to the site and given the unknown floorspace size of Papworth Hospital (Cambridge Local Plan 2006 policy 9/5).

Planning Parameters: Ancillary Uses

- 10. Unless otherwise agreed in writing by the Local Planning Authority, ancillary uses for individual occupiers within use classes A1, A3, B1, D1 (crèches/nurseries) or sui generis ancillary uses shall not individually exceed 500sqm gross floor space.

Reason: To ensure the balance of uses is appropriate to the site (Cambridge Local Plan 2006 policy 9/5).

Permitted Development Restriction

- 11. Notwithstanding the provisions of Schedule 2, Part 2, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that order with or without modification) the erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure shall not be allowed without the granting of planning permission or reserved matters approval.

Reason: In order to safeguard the character and appearance of the development of the site (Cambridge Local Plan 2006 policies 3/4, 3/7 and 3/12).

Materials

- 12. No development of a building shall take place until sample panels of the materials to be used in the construction of its external surfaces has been submitted to and approved in writing by the Local Planning Authority. The panels shall show the proposed combination of external materials to be used. The development shall be constructed in accordance with the approved samples.

Reason: To ensure that the appearance of the external surfaces is appropriate (Cambridge Local Plan 2006 policies 3/4, 3/7 and 3/12).

Levels

13. No development of a building shall take place until full details of the proposed levels of the building, associated structures and associated building plot, compared to existing levels of the site, have been submitted to and approved in writing by the Local Planning Authority. The approved development shall be constructed in accordance with the approved levels details unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to safeguard the character and appearance of the area (Cambridge Local Plan 2006 policies 3/4, 3/7 and 3/12).

Amenity Space Strategy

14. Concurrent with the submission of any reserved matters application for any clinical development, an Informal Amenity Space Strategy shall be submitted to and approved in writing by the Local Planning Authority. The Strategy shall examine the requirement for informal landscaped open space within the associated clinical building plot to meet the needs of visitors, patients and employees of the proposed clinical development. The size, location and timing of provision for any such space shall accompany the Strategy. The amenity space shall be provided in accordance with the approved Strategy and shall be capable of use no later than the occupation of the associated clinical development.

Reason: To ensure the needs of visitors, patients and employees associated with the clinical development of the site are adequately addressed (Cambridge Local Plan 2006 policies 3/7, 3/11, 9/3).

Ecology: Site Wide Nature Conservation Management Plan

15. The development shall be carried out in accordance with the Site Wide Nature Conservation Management Plan dated September 2010.

Reason: To ensure that the development of the site conserves and enhances ecology (Cambridge Local Plan 2006 policies 4/3, 4/6 and 4/8).

Ecology: Reserved Matters Applications

16. Any reserved matters application shall demonstrate how it accords with the aims and objectives of the Nature Conservation Management Plan and shall detail which specific ecological measures are proposed and the timing for their delivery. The ecological measures shall be carried out in accordance with the approved details and timing of delivery.

Reason: To ensure that the development of the site conserves and enhances ecology (Cambridge Local Plan 2006 policies 4/3, 4/6 and 4/8).

Strategic Site Surface Water

17. The development shall be carried out in accordance with the Cambridge Biomedical Campus Extension Surface Water Strategy Report dated 20 October 2011.

Reason: In order to safeguard against the risk of flooding, to ensure adequate flood control, maintenance and efficient use and management of water within the site, to ensure the quality of the water entering receiving water courses is appropriate and monitored and to promote the use of sustainable urban drainage systems to limit the volume and rate of water leaving the site (Cambridge Local Plan policy 3/1).

Individual Site Surface Water

18. Any reserved matters application shall include a detailed surface water strategy pursuant to the reserved matters site for which approval is sought. The strategy shall demonstrate how the management of water within the reserved matters application site for which approval is sought accords with the approved details of the strategic site wide surface water strategy. The strategy shall be based upon a SUDS hierarchy, as espoused by DTI publication 'Sustainable Drainage Systems CIRIA C609' and this Council's adopted supplementary planning document 'Sustainable Design and Construction' (2007). The strategy shall maximise the use of measures to control water at source as far as practicable to limit the rate and quantity of run-off and improve the quality of any run-off before it leaves the site or joins any water body.

If source control infiltration SUDS methods are demonstrated to be impracticable or only partly feasible, the strategy shall promote other measures such as swales, surface water retention ponds, wetlands or other surface water retention measures to promote infiltration and mimic as far as possible existing natural greenfield run-off patterns (rates and volumes).

The strategy shall include details of all flow control systems and the design, location and capacity of all such SUDS features and shall include ownership, long-term adoption, management and maintenance scheme(s) and monitoring arrangements/responsibilities, including detailed calculations to demonstrate the capacity of receiving on-site strategic water retention features without the risk of flooding to land or buildings. The development shall be carried out in accordance with the approved details and no building pursuant to the particular reserved matters for which approval is being sought shall be occupied or used until such time as the approved detailed surface water measures have been fully completed in accordance with the approved details.

Reason: In order to safeguard against the increased risk of flooding, to ensure adequate flood control, maintenance and efficient use and management of water within the site, to ensure the quality of the water entering receiving water courses is appropriate and monitored and to promote the use of sustainable urban drainage systems to limit the volume and rate of water leaving the site (Cambridge Local Plan policy 3/1).

Ground Water

19. The development shall be carried out in accordance with the Groundwater Assessment Report Cambridge Biomedical Campus September 2011.

Reason: To safeguard the ground water spring flow of Nine Wells Local Nature Reserve (Cambridge Local Plan 2006 policy 4/6).

Surface Water Modelling: Hobson's Brook/Conduit and Vicar's Brook

20. The development shall be carried out in accordance with the Cambridge Biomedical Campus Hydraulic Modelling Report dated August 2010.

Reason: To ensure that proposed drainage for the 2020 site, combined with proposed drainage for Clay Farm, Bell School and Glebe Farm sites, do not result in any increased flooding within Hobson's Brook/Conduit and Vicar's Brook systems and that suitable mitigation is carried out if required (Cambridge Local Plan 2006 policy 3/1).

Foul Water

21. The development shall be carried out in accordance with plans: 53337/K/02 Proposed Foul Drainage Layout, 60196686/SK-03 Proposed route of plumbing main, 60196686/SK-04, 53337/K/22 Infrastructure and external services details sheet 2 (foul water), 53337/K/27 Infrastructure and external services details foul water pumping station, AO/12576 Issue C sheet 1 General Arrangement of pumps, 53337/K/30 RevZ2 pump station compound details.

Reason: To prevent the increased risk of pollution to the water environment and to prevent an increased risk of flooding to existing property (Cambridge Local Plan 2006 policy 8/18).

Construction Environmental Management Plan

22. The development shall be carried out in accordance with the Cambridge Biomedical Campus Extension Side Wide Construction Environmental Management Plan October 2011.

Reason: To ensure the environmental impact of the construction of the development is adequately mitigated and in the interests of the amenity of nearby residents/occupiers (Cambridge Local Plan 2006 policy 4/13).

Construction Method Statement

23. Prior to the commencement of development of any approved reserved matters phase, a Construction Method Statement (CMS) shall be submitted to and approved in writing by the Local Planning Authority for that phase. The CMS shall demonstrate how the construction of the reserved matters approval accords with the details of construction criteria A-U (except criteria E) of the Construction Environmental Management Plan (CEMP). In addition to criteria A-U, the CMS shall also provide a specific construction programme and a plan identifying: the contractor site storage area/compound; screening and hoarding locations; access arrangements for vehicles, plant and personnel; building material, plant and equipment storage areas; contractor parking arrangements for construction and personnel vehicles; and the location of contractor offices.

Thereafter the development shall be undertaken in accordance with the agreed details unless the Local Planning Authority agrees in writing to the variation of any detail in advance of it being undertaken.

Reason: To ensure the environmental impact of the construction of the development is adequately mitigated and in the interests of the amenity of nearby residents/occupiers (Cambridge Local Plan 2006 policy 4/13).

Detailed Waste Management Plan for Construction

24. Prior to the commencement of development of any approved reserved matters phase, a Detailed Waste Management Plan (DWMP) shall be submitted to and approved in writing by the Local Planning Authority for that phase. The DWMP shall demonstrate how the construction of the reserved matters approval will accord with the details of the principles of the Outline Waste Management Plan. The DWMP shall include details of:

- a) the anticipated nature and volumes of waste.
- b) measures to ensure the maximisation of the reuse of waste.
- c) measures to ensure effective segregation of waste at source including waste sorting, storage, recovery and recycling facilities to ensure the maximisation of waste materials both for use within and outside the site.
- d) any other steps to ensure the minimisation of waste during construction.
- e) the location of facilities pursuant to criteria b/c/d.
- f) proposed monitoring and timing of submission of monitoring reports.
- g) the proposed timing of submission of a Waste Management Closure Report to demonstrate the effective implementation, management and monitoring of construction waste during the construction lifetime of the development.

Unless otherwise agreed in writing, thereafter the implementation, management and monitoring of construction waste shall be undertaken in accordance with the agreed details and no individual building subject to a Detailed Waste Management Plan shall be occupied until the Waste Management Closure Report has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the sustainable management of construction waste (Cambridge Local Plan policy 3/1 and Cambridge City Council Sustainable Design and Construction SPD 2007).

Foundations

25. In the event that the foundations of any building require piling, prior to any piling taking place in association with that building, a method statement shall be submitted to and approved in writing by the Local Planning Authority detailing the type of piling to be used, potential noise and vibration levels at the nearest noise sensitive locations in accordance with British Standard 5228 - Part 4 and mitigation measures to be undertaken in order to safeguard the amenity of adjacent residents/occupiers. The piling mitigation shall be carried out in accordance with the approved details.

Reason: To protect the amenity of nearby residents/occupiers (Cambridge Local Plan 2006 policy 4/13).

Construction Times

26. Unless otherwise agreed in writing by the Local Planning Authority pursuant to criteria C of the Construction Environmental Management Plan, no construction work shall be carried out or plant operated other than between the following hours: 0730 to 1800 Monday to Friday, 0800 to 1300 on Saturdays and at no time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of nearby residents/occupiers (Cambridge Local Plan 2006 policy 4/13).

Collection and Delivery Times

27. Unless otherwise agreed in writing by the Local Planning Authority pursuant to criteria D of the Construction Environmental Management Plan, there shall be no collection or deliveries to the site for the purposes of construction outside the hours of 0730 to 1800 Monday to Friday, 0800 to 1300 on Saturdays and at no time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of nearby residents/occupiers (Cambridge Local Plan 2006 policy 4/13).

Lighting: West Facing Facades

28. Unless otherwise agreed in writing by the Local Planning Authority, except for building access points, no west facing external facades of buildings adjacent to the railway line and no south facing external facades of buildings adjacent to the southern spine road shall be directly lit by external up-lighters or down-lighters.

Reason: To safeguard the character and setting of the Green Corridor and surrounding open countryside and to encourage the continued foraging of bats (Cambridge Local Plan 2006 policies 3/2, 3/4, 3/11, 3/12, 4/2, 4/3, 9/3 and 9/5).

Lighting: Individual Development Plots

29. Prior to the erection or installation of any outdoor lighting associated with the development of an individual building plot, a detailed outdoor lighting scheme applicable to that plot and associated building/s shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall specify the method of lighting (including details of the type of lights, orientation/angle of the luminaries, the spacing and height of lighting columns/fixings), the extent/levels of illumination over the site and on adjacent land and measures to be taken to contain light within the curtilage of the site. The scheme shall be implemented in accordance with approved details and shall thereafter be maintained as such.

Reason: In the interests of visual amenity and to ensure that the development will not result in unacceptable light pollution (Cambridge Local Plan 2006 policies 3/11, 4/13 and 4/15).

Extraction Equipment

30. No occupation of a building shall take place until details of equipment for the purpose of extraction and/or filtration of fumes, odours and/or hazardous material such as airborne bacterial and viral organisms from the building have been submitted to and approved in writing by the Local Planning Authority. The approved extraction/filtration scheme shall be fully installed before the use hereby permitted is commenced.

Reason: To protect the amenity of nearby residents/occupiers (Cambridge Local Plan 2006 policy 4/13).

Insulation

31. No occupation of a building shall take place until a scheme for the insulation of the building(s) and/or plant in order to minimise the level of noise emanating from the building(s) and/or plant has been submitted to and approved in writing by the Local Planning Authority. The insulation scheme shall be fully implemented before the use hereby permitted is commenced.

Reason: To protect the amenity of nearby residents/occupiers (Cambridge Local Plan 2006 policy 4/13).

Waste

32. No development of a building shall take place until full details of on-site storage facilities for that building for trade waste, including waste for recycling, have been submitted to and approved in writing by the Local Planning Authority. Such details shall identify the specific positions of where wheelie bins, paladins or any other means of storage will be stationed and the arrangements for the disposal of waste. The approved facilities shall be provided prior to the commencement of the use hereby permitted and shall be retained thereafter unless alternative arrangements are agreed in writing by the Local Planning Authority.

Reason: To protect the amenities of nearby residents/occupiers, to safeguard visual amenity and to ensure adequate waste storage and recycling provision (Cambridge Local Plan 2006 policies 3/12 and 4/13).

Contaminated Land: Assessment and Remedial Strategy

33. Notwithstanding the submitted contamination report as part of the Environmental Statement, no development of an approved reserved matters phase shall take place until a contaminated land assessment and associated remedial strategy, together with a timetable of works for that phase, have been submitted to and agreed in writing by the Local Planning Authority. The contaminated land assessment and associated remedial strategy shall adhere to the following points.
- a) The site investigation strategy shall be carried out in accordance with the approved Geo-environmental Remediation and Mitigation Strategy (September 2011).
 - b) The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitably qualified and accredited consultant/contractor in accordance with a quality assured sampling and analysis methodology.
 - c) A site investigation report detailing all investigative works and sampling on site, together with the results of the analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the Local Planning Authority. The Local Planning Authority shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters.
 - d) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance.
 - e) If, during the works, contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the Local Planning Authority.

- f) Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the Local Planning Authority. The closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out fully in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from site.

Reason: In order to ensure that any contamination of the site is identified and remediation measures are appropriately undertaken to secure full mitigation (Cambridge Local Plan 2006 policy 4/13).

Contaminated land: Gas Risk

34. Should the contaminated land assessment and associated remedial strategy identify the presence of material with potential to generate an identifiable ground gas risk for a building, prior to the commencement of development of that building, a specification for gas protection to be incorporated into the building design to prevent build up of potentially asphyxiating gases shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In order to safeguard the health and safety of future occupants of buildings (Cambridge Local Plan 2006, policy 4/13).

Renewable Energy: 10% Requirement

35. No development of a building shall take place until a renewable energy statement for that particular building, which demonstrates that at least 10% of the building's total predicted energy requirements will be from on-site renewable energy sources, has been submitted to and approved in writing by the Local Planning Authority. The statement shall include the total predicted energy requirements for that building in the form of an Energy Statement of the building and shall set out a schedule of proposed on-site renewable energy technologies, their respective energy contributions, location, design and a maintenance programme. The approved renewable energy technologies shall be fully installed and operational prior to the occupation of the approved building and shall thereafter be maintained and remain fully operational in accordance with the approved maintenance programme, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of reducing carbon dioxide emissions (Cambridge Local Plan 2006 policy 8/16 and Supplementary Planning Document 'Sustainable Design & Construction' 2007).

Renewable Energy: LDF Percentage Flexibility

36. If any reserved matters application for the development of a building is submitted after three years from the date of outline planning permission and if a specific policy regarding renewable energy that stipulates a higher on-site renewable energy percentage requirement than 10% is formally adopted as part of the Local Development Framework prior to the making of any such reserved matters application and it is not demonstrated that to require full compliance would not be economically or technically viable, the specified higher on-site renewable energy percentage requirement specified by the new policy shall apply pursuant to condition 35. The Energy Statement, installation, operation and maintenance of the renewable energy technologies shall continue to apply pursuant to condition 35.

Reason: The period of consent for which outline planning permission is given is for a longer period than the standard 3-year permission. There is likelihood, given that Government policy on sustainable development and renewable energy is moving rapidly, that new policies will be adopted within the Local Development Framework that will require a higher renewable energy percentage requirement that, without this condition, could not be accounted for. The Local Planning Authority considers that this approach is consistent with the aims and objectives of PPS1 Delivering Sustainable Development (2005).

BREEAM and NEAT Building Standards

37. No development of a building shall take place until a pre-assessment BREEAM report or, in the case of an NHS building, a pre-assessment NEAT report, which is prepared by an approved BREEAM or NEAT assessor, indicating that the building is capable of achieving at least a 'very good' rating or above, has been submitted to and approved in writing by the Local Planning Authority. No later than 6 months after occupation of the building, a BREEAM or NEAT certificate shall be submitted to and approved in writing by the Local Planning Authority demonstrating that applicable building achieves at least a "very good" BREEAM or NEAT rating or above. In the event that such a rating is replaced by a comparable national measure of sustainability for building design, that measure shall be applicable to the proposed building unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings (Cambridge Local Plan 2006 policy 8/16 and Supplementary Planning Document 'Sustainable Design & Construction' 2007).

Tree Protection Robinson Way: Assessment Surveys

38. No development within a building plot that is within 20m of Robinson Way shall take place until a land survey, tree survey and arboricultural implications assessment, which are applicable to the associated building plot, in accordance with BS:5837:2005, have been submitted to and approved in writing by the Local Planning Authority. The surveys shall include:
- a) The location of all trees, shrub masses and hedges.
 - b) The location of streams, buildings and other structures, boundary features and services.
 - c) Spot heights of ground level throughout the site.
 - d) The location of trees on land adjacent to or which overhang the development site.
 - e) A categorization of trees or groups of trees for their quality and value in accordance with table 1 of the British Standard.

Reason: In the interests of accurately establishing the quality and value of trees on or adjacent to the site and the implications for development (Cambridge Local Plan 2006 policies 4/3 and 4/4).

Tree Protection Robinson Way: Method Statements and Plan

39. No development within a building plot that is within 20m of Robinson Way shall take place until an arboricultural method statement, tree constraints plan and tree protection plan, which are applicable to the associated building plot, in accordance with BS:5837:2005, have been submitted to and approved in writing by the Local Planning Authority. These shall include:
- a) Plans showing trees to be removed, identified by number.
 - b) Plans showing trees to be retained, identified by number, with canopies accurately plotted.
 - c) A tree constraints plan that identifies root protection areas of retained trees.
 - d) The precise location and design details for the erection of protective tree barriers and any other physical protection measures.
 - e) A method statement in relation to construction operations in accordance with paragraph 7.2 of the British Standard.

Development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and safeguarding trees that are worthy of retention (Cambridge Local Plan 2006 policies 4/3 and 4/4).

Tree Protection Robinson Way: Protective Fencing

40. No development within a building plot that is within 20m of Robinson Way shall take place until fencing for the protection of any retained tree within the associated building plot has been fully erected in accordance with the approved plans and particulars. The fencing shall be retained intact for the full duration of the development until all equipment, materials and surplus materials have been removed from the site. Nothing shall be stored or placed in any fenced area in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made without the written consent of the Local Planning Authority.

Reason: In the interests of visual amenity and safeguarding trees that are worthy of retention (Cambridge Local Plan 2006 policies 4/3 and 4/4).

Tree Protection Robinson Way: Excavation Trenches

41. No development within a building plot that is within 20m of Robinson Way shall take place until full details of the position and proposed depth of excavation trenches for all services (including cables, pipes, surface water drains, foul water drains and public utilities) and their means of installation which pass underneath the canopy of any existing tree adjacent to Robinson Way, have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and safeguarding trees that are worthy of retention (Cambridge Local Plan 2006 policies 4/3 and 4/4).

Structural Landscaping: Site Wide Scheme

42. Structural Landscaping along the western edge of the allocated biotech and biomedical research and development area shown on parameter plan 1, south of the Cambridgeshire Guided Bus embankment shall be carried out in accordance with the following drawings:

Drawing No 1777/C42/001C: Landscape Proposals Western Boundary

Drawing No 1777/C42/003E: Tree Pit Details Longitudinal Section

Drawing No 1777/C42/004E: Tree Pit Details Cross Section

Western Boundary Landscape Specification Revision A

Unless, any alternative scheme(s) which provides a minimum 12-14m structural woodland landscaping scheme, with additional 3m x 4.8m deep tree blocks positioned at a maximum of 15m centres, in accordance with parameter plan 6 and plan 1700/SK180707.01B, along the western edge of the allocated biotech and biomedical research and development area shown on parameter plan 1, south of the Cambridgeshire Guided Bus embankment are approved through subsequent discharge of this condition by the local planning authority. Development shall then be carried out in accordance with the approved details.

Reason: In order to mitigate the visual impact of the proposed development on the setting and special character of Cambridge, the retained Green Belt, the Green Corridor and surrounding open countryside. Details for part (a) of the structural landscaping have already been agreed. (Cambridge Local Plan 2006 policies 3/2, 3/4, 3/6, 3/7, 3/11, 3/12, 4/2, 4/3, 9/3, and 9/5).

Structural Landscaping: Implementation and Replacement

43. All planting, seeding or turfing comprised in the approved structural landscaping scheme shall be fully carried out in the first planting and seeding seasons following the commencement of development of any building, or in accordance with a landscaping phasing plan that is submitted to and approved in writing by the Local Planning Authority. 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.

Reason: In order to mitigate the visual impact of the proposed development on the setting and special character of Cambridge, the retained Green Belt, the Green Corridor and surrounding open countryside (Cambridge Local Plan 2006 policies 3/2, 3/4, 3/6, 3/7, 3/11, 3/12, 4/2, 4/3, 9/3, and 9/5).

Structural Landscaping: Management Plan

44. The Management of the Structural Landscaping approved through condition 42 shall be carried out in accordance with the Cambridge Biomedical Campus Western Boundary Landscape Management Specification Revision A dated 04 November 2011.

If any alternative structural landscaping scheme is agreed through condition 42, then a replacement landscape management plan for the approved structural landscaping scheme including long-term design objectives, management responsibilities and management and maintenance schedules for all landscape areas for a minimum period of 25 years, shall be submitted to and approved by the Local Planning Authority prior to the commencement of any planting. The landscape management plan shall be carried out as approved.

Reason: To ensure satisfactory arrangements are in place to ensure the proper management and maintenance of landscaped areas (Cambridge Local Plan 2006 policies 3/2, 3/4, 3/6, 3/7, 3/11, 3/12, 4/2, 4/3, 9/3, and 9/5).

Landscaping: Development Plot Schemes

45. Unless otherwise agreed in writing by the Local Planning Authority, any reserved matters application for the erection of a building shall include an accompanying landscaping scheme for the associated plot. The landscaping scheme shall include full details of planting plans and written specifications, including cultivation proposals for maintenance and management associated with plant and grass establishment, details of the mix, size, distribution, density and levels of all trees/hedges/shrubs to be planted and the proposed time of planting. No development within the site for which reserved matters approval is sought shall commence until the landscaping scheme has been approved in writing by the Local Planning Authority. The scheme shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to mitigate the visual impact of the proposed development on the setting and special character of Cambridge, the retained Green Belt, the Green Corridor and surrounding open countryside (Cambridge Local Plan 2006 policies 3/2, 3/4, 3/6, 3/7, 3/11, 3/12, 4/2, 4/3, 9/3, and 9/5).

Landscaping: Development Plot Implementation and Replacement

46. All planting, seeding or turfing comprised in the approved landscaping schemes for the individual plots shall be fully carried out in the first planting and seeding seasons following the commencement of development, or in accordance with a landscaping phasing plan that is submitted to and approved in writing by the Local Planning Authority. 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. The landscaping shall be fully completed in accordance with the approved scheme and/or phasing plan within the respective development plot.

Reason: In order to mitigate the visual impact of the proposed development on the setting and special character of Cambridge, the retained Green Belt, the Green Corridor and surrounding open countryside (Cambridge Local Plan 2006 policies 3/2, 3/4, 3/6, 3/7, 3/11, 3/12, 4/2, 4/3, 9/3, and 9/5).

Landscaping: Development Plot Management

47. A landscape management plan for any building plot including long-term design objectives, management responsibilities and management and maintenance schedules for all landscape areas for a minimum period of 25 years, shall be submitted to and approved by the Local Planning Authority prior to the occupation of any part of the buildings for which reserved matters approval is being sought. The landscape management plan shall be carried out as approved.

Reason: To ensure satisfactory arrangements are in place to ensure the proper management and maintenance of landscaped areas (Cambridge Local Plan 2006 policies 3/2, 3/4, 3/6, 3/7, 3/11, 3/12, 4/2, 4/3, 9/3, and 9/5).

Earthworks

48. Prior to the commencement of development of any approved reserved matters phase, details of earthworks associated with that phase shall be submitted to and approved in writing by the Local Planning Authority. These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of proposed grading and mounding to existing vegetation and surrounding landform including timing. Development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure that any earthworks are appropriate to the site context and surrounding landscape (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12).

Hard Landscaping

49. Unless otherwise agreed in writing by the Local Planning Authority, no development of a building shall take place until full details of hard landscape works associated with its plot have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved prior to the occupation of any part of the building hereby approved. These details shall include: proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures; furniture; refuse or other storage units; signs; any proposed public art.

Reason: In the interests of visual amenity and to ensure that suitable hard landscape is provided as part of the development (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12).

Transport: The Boulevard

50. Any reserved matters application for the development of the proposed Boulevard shall include a detailed engineering scheme/plan showing all footway/footpath/cycleway links comprising dimensions, levels, forms of construction, kerbing, surface water drainage, street lighting systems and traffic calming measures, together with a phasing plan that is linked to the occupation of buildings on the site. The scheme/plan shall substantially accord with approved parameter plans PP7, PP8, PP9 and PP10 and shall include:

- a) Intersections with the Addenbrooke's Access Road and Cambridgeshire Guided Bus (including details of a signalised crossing).

- b) Proposed intersections and alterations to all existing roads, footpaths and cycleways (including Robinson Way).
- c) Details of the proposed location of all bus stops together with details of proposed alterations to existing bus stops within Addenbrooke's.
- d) Details of the proposed upgrading of public footpath no.47 (or an equivalent route) within the site.
- e) Details of all proposed cycle routes, both dedicated and on-road.
- f) Details of all proposed materials and finishes.
- g) Detailed design of all proposed street furniture (including all signs, lighting, bollards, bus stops/shelters, cycle parking).
- h) a planting scheme for attenuation ponds.
- i) a single avenue of large tree planting (including specification) either side of the Boulevard.
- j) Details of management and maintenance responsibilities for all planting.

The development shall be carried out in accordance with the approved details.

Reason: In order to safeguard highway safety and to secure an appropriate means of access for users of the development (Cambridge Local Plan 2006 policies 3/7, 8/2 and 8/11):

Transport: Southern Spine Road

51. Any reserved matters application for the development of the proposed Southern Spine Road shall include a detailed engineering scheme/plan showing all footway/footpath/cycleway links comprising dimensions, levels, forms of construction, kerbing, surface water drainage, street lighting systems and traffic calming measures, together with a phasing plan that is linked to the occupation of buildings on the site. The scheme/plan shall substantially accord with approved parameter plans PP7, PP8, PP9 and PP10 and shall include:

- a. Intersections with the Addenbrooke's Access Road.
- b. Proposed intersections and alterations to all existing roads, footpaths and cycleways (including Robinson Way).
- c. Details of the proposed location of all bus stops together with details of proposed alterations to existing bus stops within Addenbrooke's campus.
- d. Details of all proposed cycle routes, both dedicated and on-road.
- e. Details of all proposed materials and finishes.
- f. Detailed design of all proposed street furniture (including all signs, lighting, bollards, bus stops/shelters, cycle parking).
- g. a half avenue of large tree and hedge planting on the northern side of the Southern Spine Road.
- h. Details of management and maintenance responsibilities for all planting.

The development shall be carried out in accordance with the approved details.

Reason: In order to safeguard highway safety and to secure an appropriate means of access for users of the development (Cambridge Local Plan 2006 policies 3/7, 8/2 and 8/11).

Car Parking: On-Plot research and Development

52. On-plot car parking provision for any biotech or biomedical research and development use shall be provided at a ratio of 1 space for every 72 square metres of gross floor area measured externally or any such ratio agreed in writing with the Local Planning Authority that provides a lesser amount of on-plot car parking provision.

Reason: To ensure that the development takes place in accordance with the principles and parameters contained within the Environmental Statement, to ensure the predicted impacts of vehicular movements are not exceeded and to ensure the proposal encourages sustainable modes of transport to and from the site (Cambridgeshire and Peterborough Structure Plan 2003 policies 6/1 and 9/8 and Cambridge Local Plan 2006 policies 8/10 9/3, 9/5 and 10/1).

Car Parking: Clinical, Higher Education or Sui Generis (Employee)

53. Car parking provision for employees of any clinical research and treatment (D1 and/or clinical in-patient treatment) or higher education or sui generis medical research institute uses shall be provided at a ratio of 1 space for every 72 square metres of gross floor area measured externally or any such ratio agreed in writing with the Local Planning Authority that provides a lesser amount of car parking provision.

Reason: To ensure that the development takes place in accordance with the principles and parameters contained within the Environmental Statement, to ensure the predicted impacts of vehicular movements are not exceeded and to ensure the proposal encourages sustainable modes of transport to and from the site (Cambridgeshire and Peterborough Structure Plan 2003 policies 6/1 and 9/8 and Cambridge Local Plan 2006 policies 8/10 9/3, 9/5 and 10/1).

Car Parking: Clinical, Higher Education or Sui Generis (Patients and Visitors)

54. Car parking provision for patients and visitors for any clinical research and treatment (D1 and/or clinical in-patient treatment) or higher education or sui generis medical research institute uses shall be provided at a ratio of 1 space for every 773 square metres of gross floor area measured externally or any such ratio agreed in writing with the Local Planning Authority that provides a lesser amount of car parking provision.

Reason: To ensure that the development takes place in accordance with the principles and parameters contained within the Environmental Statement, to ensure the predicted impacts of vehicular movements are not exceeded and to ensure the proposal encourages sustainable modes of transport to and from the site (Cambridge Local Plan 2006 policies 8/10 9/3, 9/5 and 10/1).

Car Parking: Disabled Spaces

55. Unless otherwise agreed in writing by the Local Planning Authority, disabled car parking spaces shall constitute at least 5% of the total number of spaces provided.

Reason: To ensure that the development provides sufficient disabled parking (Cambridge Local Plan 2006 policy 8/10).

Car Parking: Existing Modal Share

56. The submission of any reserved matters application for approval of any building shall include a summary from the Addenbrooke's Annual Travel Survey showing the current modal share for staff, patients and visitors cycling to Addenbrooke's.

Reason: To enable an accurate estimation of the modal share of people cycling to Addenbrooke's Campus (Cambridge Local Plan 2006 policy 8/6).

Car Parking: Trip Estimation

57. The submission of any reserved matters application for approval of any building shall include an estimation of the total number of staff, patients and visitors that will visit the building in a typical day.

Reason: To ensure that the proposed level of cycling provision is appropriate to the nature of the proposed building and its use (Cambridge Local Plan 2006 policy 8/6).

Car Parking: Calculation of Spaces Required

58. Unless otherwise agreed in writing by the Local Planning Authority, the submission of any reserved matters application for approval of any building shall include a quantum of cycle parking provision that is equivalent to:

a) For staff provision, a level which will provide a total number of spaces which cater for at least 10% more than the existing modal share percentage of staff cycling to work as shown by the latest Addenbrooke's Annual Travel Survey. The final level of provision to be calculated shall assume that only 80% of staff will be on-site at any one time.

b) For patients and visitors, a level which will provide a total number of spaces which cater for at least 10% more than the existing modal share percentage of patients and visitors cycling to work as shown by the latest Addenbrooke's Annual Travel Survey. The final level of provision to be calculated shall assume that cycle parking spaces are used 3 times daily.

Reason: To ensure that the proposed level of cycling provision is appropriate to the nature of the proposed building and its use (Cambridge Local Plan 2006 policy 8/6).

Cycle Parking: Details of Facilities

59. No development of a building shall commence until details of facilities for the covered, secure parking of bicycles relevant to that building have been submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided in accordance with the approved details prior to the occupation of the building for which permission is sought and shall thereafter be retained and shall not be used for any other purpose unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure appropriate provision for the secure storage of bicycles (Cambridge Local Plan 2006 policy 8/6).

Archaeological

60. Notwithstanding the submitted* archaeological mitigation strategy, no development of a building or material operation constituting development relating to any roadway/footpath or area of public realm shall take place until the implementation of a programme of archaeological work, in accordance with a written scheme of investigation relating to that building or material operation constituting development relating to any roadway/footpath or area of public realm, has been submitted by the applicant, approved in writing by the Local Planning Authority and carried out in accordance with the approved details.

This written scheme will include the following components, completion of each of which will trigger the phased discharging of the condition:

- a) fieldwork in accordance with the agreed written scheme of investigation.
- b) post-excavation assessment (to be submitted within six months of the completion of fieldwork, unless otherwise agreed in writing in advance with the Local Planning Authority).
- c) completion of post-excavation analysis, preparation of site archive ready for deposition at a store approved by the Local Planning Authority, completion of an archive report, and submission of a publication report (to be completed within two years of the completion of fieldwork, unless otherwise agreed in advance in writing with the Local Planning Authority).

Reason: To ensure that an appropriate archaeological investigation of the site has been implemented before development commences (Cambridge Local Plan 2006 policy 4/9).

Shop Front Design Guide

61. Prior to the occupation of any A1 or A3 use, a tenants' shopfront design guide shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be undertaken in accordance with the agreed signage protocol unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the details of development respect the character and appearance of the public realm (Cambridge Local Plan 2006 policy 3/15).

Public Realm Design Strategy

62. Unless otherwise agreed in writing by the Local Planning Authority, any reserved matters application in respect of the development of the proposed Circus and Piazza, shall include a comprehensive Public Realm Design Strategy applicable to the entirety of the proposed Circus and Piazza areas. The Strategy shall set out a vision for the proposed Circus and Piazza areas and shall include detailed information and accompanying plans of the following items:

Movement Strategy

A Movement Strategy that includes:

- a) Detailed guidance on the provision of measures to promote the use of the Circus and Piazza as a space that is principally for use for pedestrians, cyclists and the Cambridgeshire Guided Bus and which limits the ability of any other vehicles to utilise the Circus and Piazza for primary access and/or service delivery requirements.
- b) A plan with cross-sections showing proposed roads, bus lanes, footpaths and cycleways (widths and specifications).
- c) Detailed design and location of speed restraint measures.

Car Parking

- a) The location of car parking spaces and measures to control their use.
- b) The location of drop-off spaces.

Drainage

A Sustainable Drainage Scheme that includes:

a) Design standards and methodology for the implementation of a sustainable urban drainage system (using a SUD's hierarchy), including the detailed design of specific features and their maintenance/management requirements and how the system relates to the strategic management of water within the site.

Soft Landscaping

A Soft Landscaping Scheme that includes:

- a) Planting plans and written specifications/details of the species, mix, size, distribution and density of all trees/hedges/shrubs to be planted, the timing of planting and management and maintenance responsibilities.
- b) Tree locations and planting specifications where adjacent to or within the highway.
- c) The design and location of incidental green/informal spaces/enclosures.
- d) The design and location of key focal points.

Hard Landscaping

A Hard Landscaping Scheme that includes:

- a) The design and location of all bus stops and shelters.
- b) The design and location of all CCTV cameras and associated cabling.
- c) The design and location of all cycle parking stands and shelters.
- d) The design and location of all seating.
- e) The design and location of all bollards, signage and bins.
- f) Samples of paving materials and finishes.
- g) Details of carriageway materials and finishes.
- h) Proposed levels changes.
- i) A strategy for the provision of public utilities equipment which includes consultation with statutory undertakers and agreement in respect of the location and appearance of statutory undertakers' plant, compounds and associated structures.

Public Art Strategy

- a) The submission of a Public Art Strategy in accordance with the requirements of the relevant schedule of the S106 agreement and conditions 64, 65 and 66 of this permission.

Lighting

A Lighting Scheme that includes:

- a) The design and location of all lighting, including amenity lighting, within the Circus and Piazza, including guidance on the height of the lighting columns and the types, colour and brightness of proposed lights, and measures to limit light pollution.

Coordinated Development

- a) Consideration of how the proposed design and layout of the Piazza will integrate with plans and scheduling for works within the extended Piazza promoted as part of the Forum site adjacent.
- b) Consideration of how the proposed design and layout of the Circus and Piazza will integrate with the Boulevard, the Cambridgeshire Guided Busway and proposed alterations to Robinson Way.
- c) The provision of detailed design principles to be used to guide the detailed design of the public realm on the proposed development parcels where they adjoin the Circus and Piazza.

Phasing

- a) Detailed guidance on how the provision of the Circus and Piazza and those elements that are contained within it are to be provided.

Management and Maintenance

A Management and Maintenance Strategy that identifies:

- a) Responsibilities for all elements, including SUD's, contained within the Circus and Piazza.

Should the detailed design and/or location of any of the items listed not be included within the Public Realm Design Strategy, then the phased provision of such information shall be agreed in writing with the Local Planning Authority prior to the commencement of works within the Circus and Piazza. The approved Public Realm Design Strategy shall be carried out in accordance with the agreed details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenity of the intended users of the Circus and Piazza and to secure a high quality environment that is befitting the strategic importance of the space (Cambridge Local Plan 2006 policies 3/4, 3/7, 3/11, 3/12, 4/15, 8/4, 9/3 and 9/5).

Off-Site Highways Works

- 63. No further works shall be carried out in the development after 30 September 2015, until a scheme for off-site highway works at the following locations have been submitted to and approved in writing by the Local Planning Authority:
 - 1) Hills Road/Fendon Road/Robinson Way Roundabout (1st Roundabout Works)
 - 2) Queen Ediths Way/Mowbray Road/Fendon Road (2nd Roundabout Works)

The schemes/plans shall include cross sections (existing/proposed), levels changes, accurate tree survey data in relation to tree loss, tree retention, tree protection, planting proposals, foundation design and foundation construction details.

No occupation of any clinical research and treatment (D1 and/or clinical in-patient treatment), or biomedical and biotech research and development (B1b), or higher education building under use classes B1 and D1, or sui generis medical research institute uses shall take place, until the off-site highway works have been fully laid out and implemented in accordance with the approved schemes/plans.

Reason: In order to safeguard highway safety and network capacity (Cambridge Local Plan 2006 policies 3/7, 8/2 and 8/11).

Public Art Details

64. Where the approved Public Art Strategy secured under the S106 agreement associated with this application indicates, a reserved matters application shall include the following details of public art to be provided within that relevant phase:

- a) Details of the consultation, approval and commissioning process for artists and associated proposed public art.
- b) Details of community engagement and consultation including measures to promote public involvement in the evolution of the public art.
- c) Descriptions, plans and images of the public art that will be realised.
- d) Details of how the public art complies with any approved public realm strategy for the development.
- e) Project timescales.
- f) Delivery mechanisms.
- g) The total amount allocated for the proposed public art including a breakdown of the total cost of the implementation of the public art and the apportionment of the costs across its various elements, including maintenance and decommissioning costs (if applicable).

Reason: To ensure that the details of public art come forward at the appropriate stage in the planning process in accordance with the Public Art Strategy and that the proposed public art positively contributes to its context within the public realm (Cambridge Local Plan policies 3/4, 3/7, 3/11, 3/12, 9/5 and 10/1).

Public Art Maintenance and Implementation Details

65. No development of a reserved matters phase that contains an approved element of public art within it shall commence until such time as the following implementation and maintenance details have been submitted to and approved in writing by the Local Planning Authority:

- a) Phasing and dates for the installation of the approved public art.
- b) Legal ownership and insurance details.
- c) Responsibility for implementation.
- d) Responsibility for maintenance and maintenance schedules.
- e) Details of decommissioning including timescales and reparation (if applicable).

Reason: To ensure that details of the maintenance and implementation of public art come forward at the appropriate stage in the planning process and that details surrounding subsequent ownership, maintenance, insurance and decommissioning are thoroughly considered (Cambridge Local Plan policies 3/4, 3/7, 3/11, 3/12, 9/5 and 10/1).

Provision and Maintenance of Public Art

66. In relation to any reserved matters phase containing an approved element of public art, the public art as defined in the S106 agreement shall be provided and managed and maintained in accordance with the approved Public Art Strategy secured under the S106 agreement and the approved public art details and the approved public art implementation and maintenance details unless otherwise agreed in writing by the Local Planning Authority. The public art shall not be moved or removed once implemented either permanently or temporarily other than in accordance with the agreed details or other written approval of the Local Planning Authority.

Reason: To ensure that the public art is implemented at an appropriate stage in the phased development of the site and that the public art once provided is properly managed and maintained (Cambridge Local Plan policies 3/4, 3/7, 3/11, 3/12, 9/5 and 10/1).

Informatives

Section 73 approval

The original outline planning permission 06/0796/OUT continues to subsist, as well as this new outline approval granted under Section 73 of the Town and Country Planning Act 1990.

Environmental Health

Due to the proximity of this site to existing residential premises and other noise sensitive premises, impact pile driving is not recommended.

New development can sometimes cause inconvenience, disturbance and disruption to local residents, businesses and passers by. As a result the City Council runs a Considerate Contractor Scheme aimed at promoting high standards of care during construction. The City Council encourages the developer of the site, through its building contractor, to join the scheme and agree to comply with the model Code of Good Practice, in the interests of good neighbourliness. Information about the scheme can be obtained from The Considerate Contractor project Officer in the Planning Department (Tel: 01223 457121).

In relation to environmental construction noise impact we recommend the developer uses the standard the City Council requires in relation to noise levels when letting contracts, known as clause 109 Noise Control.

The developer is advised to contact the Health & Safety Executive, 14 Cardiff Road, Luton, LU1 1PP: -Tel No: 01582 444200 concerning health and safety regulation requirements associated with the construction and operational phases.

To satisfy the condition relating to noise insulation, the noise level from all plant and equipment, vents etc (collectively) associated with this application should not raise the existing background level (L90) by more than 3 dB(A) both during the day (0700 to 2300 hrs over any one hour period) and night time (2300 to 0700 hrs over any one 5 minute period), at the boundary of the premises subject to this application and having regard to noise sensitive premises. Tonal/impulsive noise frequencies should be eliminated or at least considered in any assessment and should carry an additional 5 dB(A) correction. This is to guard against any creeping background noise in the area and prevent unreasonable noise disturbance to other premises.

It is recommended that the agent/applicant submits a noise prediction survey/report in accordance with the principles of BS4142: 1997 "Method for rating industrial noise affecting mixed residential and industrial areas" or similar. Noise levels shall be predicted at the boundary having regard to neighbouring residential premises.

Such a survey / report should include: a large scale plan of the site in relation to neighbouring premises; noise sources and measurement / prediction points marked on plan; a list of noise sources; details of proposed noise sources / type of plant such as: number, location, sound power levels, noise frequency spectrums, noise directionality of plant, noise levels from duct intake or discharge points; details of noise mitigation measures (attenuation details of any intended enclosures, silencers or barriers); description of full noise calculation procedures; noise levels at a representative sample of noise sensitive locations and hours of operation. Any report shall include raw measurement data so that conclusions may be thoroughly evaluated and calculations checked.

To satisfy the standard condition relating to fume filtration/extraction, it is recommended that an effective and appropriate odour/fume extract system be installed to ensure an odour nuisance is not caused to the occupiers of neighbouring premises. The system will need to deal with the two main phases of contaminants within cooking emissions: the particulate (grease, small food and smoke particles) and gaseous (odour vapour/volatile organic compounds).

It is recommended that flue terminals do not impede the final discharge termination point.

The flue / duct height should terminate at least one metre above the roof ridge level to which it is attached and a minimum operating efflux velocity of 10 to 15 metres a second should be achieved. However, the effectiveness of this system is dependent on buildings nearby. If buildings nearby are likely to have an effect on the dispersion and dilution of odour, the flue height should be at least one metre above the ridge of those buildings.

It is not likely that any significant ground remediation will be required at the site, although if any deposited materials are encountered the Local Planning Authority should be informed and the materials should be dealt with in an appropriate manner.

The applicants are advised that the ES has identified that buildings should be subject to gas protection measures to ensure any risk from the build up of dangerous gases is adequately mitigated.

Waste Management

The applicants are advised to contact Cambridgeshire County Council Waste Management Team to discuss the content of any outline or detailed Waste Management Plan prior to submission.

S106

This planning permission should be read in conjunction with the associated deed of planning obligation prepared under s.106 of the Town and Country Planning Act 1990 (as amended). References in the conditions to the S106 agreement are references to that associated deed.

Strategic and On-Plot Surface Water Drainage Strategies

The applicants are advised that notwithstanding the submitted Flood Risk Assessment, that strategic and on-plot surface water drainage strategies should demonstrate that the minimum discharge rate from any control structure is no less than 3 l/sec. The overall discharge rate for the site to remain unchanged. Site-specific strategies shall be within the management, maintenance and responsibility of a single site-wide management company. This is to ensure that drainage within the site is strategically managed and to minimise the risk of flooding to property and land. The discharge rates shown in Appendix C revision 29/05/07 with 5 flow controls for the site with varying flow rates are acceptable, in principle, to the Environment Agency.

Trees

The applicants are advised to appoint a competent arboriculturalist to oversee the project. The arboriculturalist should monitor, record and confirm the implementation and maintenance of tree protection measures as set out in the conditions of the planning permission. All arboricultural works should be carried out by a competent tree contractor, proficient in both root zone and aerial arboricultural work and shall follow strictly the agreed method statements and specifications. The applicants are advised to arrange a pre-construction site meeting between site agent, the developer's chosen arboriculturalist and the Council's delegated arboricultural officer.

Considerate Contractors

New development can sometimes cause inconvenience, disturbance and disruption to local residents, businesses and passers by. As a result the City Council runs a Considerate Contractor Scheme aimed at promoting high standards of care during construction. The City Council encourages the developer of the site, through its building contractor, to join the scheme and agree to comply with the model Code of Good Practice, in the interests of good neighbourliness. Information about the scheme can be obtained from The Considerate Contractor Project Officer in the Planning Department (Tel: 01223 457121).

Cycle Parking

The level of staff cycle parking provision for a building that is estimated to have 2,778 staff would be calculated as follows: 2,222 (or 80%) of those staff would be assumed to be on site on a typical day. The 2006 cycling mode share from the Addenbrooke's Travel Survey for staff is 25%. 10% would be added (i.e. 35%) meaning that the number of staff cycle parking spaces that would have to be provided would be 778.

The level of patient and visitor cycle parking provision for a building which is estimated to have 526 patients and visitors would be calculated as follows: The 2006 cycling mode share for patients and visitors from the Addenbrooke's Travel Survey is 3%. 10% would be added (i.e. 13%). Given that it is assumed that cycle parking spaces will turn over 3 times per day, the number of patient and visitor cycle parking spaces that would have to be provided for would be 23.

Recommended Planting Mix

The following woodland planting mixes are recommended:

East and West of the Railway Line

(to be planted at 1.5m centres in groups of 5-7 of the same species)

Species	Planting size cm	% mix
Quercus robur	Feathered 125/150	10
Fraxinus excelsior	10-12	5
Tilia cordata	10-12	5
Prunus avium	10-12	5
Taxus baccata	100/125	15
Acer campestre	Feathered 125/150	15
Ilex aquifolium	60-80	15
Crataegus monogyna	60-80	20
Corylus avellana	60-80	10

Within the woodland belt to the east of the railway line (20/20 site) the mix should be supplemented with 14-16cm girth Tilia cordata and Fraxinus excelsior trees on a double planting grid of 15m north-south as shown on plan 1700/SK180707.01B (which may or may not be staggered depending on the final design) or a grid to coincide with the wider areas of the planting belt. Within the woodland belt to the west of the railway (Hobsons Brook GC) the mix shall be supplemented as above on a planting grid to be agreed.

N.B. The planting on the west of the railway must not be compromised by the spoil deposit from Clay Farm, i.e. the bunding adjacent to the railway.

Woodland Mix for South of 20/20 adjacent to Nine Wells

(to be planted at 1.5m centres in groups of 5-7 of the same species)

Species	Planting size cm	% mix
Fagus sylvatica	Feathered 125/150	10
Sorbus torminalis	10-12	5
Quercus robur	Feathered 125/150	5
Prunus avium	12-14	5
Taxus baccata	100/125	15
Acer campestre	Feathered 175/200	15
Ilex aquifolium	60-80	15
Crataegus monogyna	60-80	20
Corylus avellana	60-80	10

Compliance with paragraphs 186 & 187 of the National Planning Policy Framework

The Local Planning Authority has worked proactively with the applicant to ensure that the proposed development is acceptable in planning terms. All land use planning matters have been given full consideration and the applicant has responded positively to the advice and recommendations provided by consultees. Proactive consultation took place with statutory consultees, which resulted in overall support for the development proposal.

This decision notice relates to the following drawings:

Approved Aukett Fitzroy Robinson Plan List		Revision
Red Line Plan	4626M/PL/80001	E
PP1 Location of Land Uses	4626M/PL/80002	H
PP2 Maximum Building Heights & Maximum Building Envelope	4626M/PL/80003	L
PP3 maximum Building Height Sections	4626M/PL/80004	K
PP4 Minimum Building Heights and Maximum Building Envelope	4626M/PL/80005	J
PP5 Minimum Building Height Sections	4626M/PL/80006	J
PP6 Landscape Provisions	4626M/PL/80011	S
PP7 Access – Roads	4626M/PL/80007	D
PP8 Access – Public Transport	4626M/PL/80010	E
PP9 Access – Pedestrian	4626M/PL/80009	F
PP10 Access - Cycle	4626M/PL/80008	E

It is important the development is carried out fully in accordance with these plans. If you are an agent, please ensure that your client has a copy of them and that they are also passed to the contractor carrying out the development. A copy of the approved plan(s) is/are kept on the planning application file.

It is important that all conditions particularly pre-commencement conditions are fully complied with, and where appropriate, discharged prior to the implementation of the development. Failure to discharge such conditions may invalidate the planning permission granted. The development must be carried out fully in accordance with the requirements of any details approved by condition.

This decision notice does not convey any approval or consent which may be required under any enactment, bye-law, order or regulation other than Section 57 of the Town and Country Planning Act 1990.

Your attention is specifically drawn to the requirements of the Chronically Sick and Disabled Persons Act 1970, the Disabled Persons Act 1981, to the British Standards Institution Code of Practice for Access for the Disabled to Buildings (BS 5810 1979), to Part M of the Building Regulations 1991, and to BS 5588 Part 8 1988 (Code of Practice for means of escape for disabled persons). The development should comply with these requirements.

For further information please go to www.cambridge.gov.uk/planning.

Dated: 5 March 2015



Head of Planning Services



SEE NOTES ATTACHED

PLANNING PERMISSION

1. Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant permission subject to conditions, then you can appeal to the First Secretary of State under section 78 of the Town & Country Planning Act 1990.

If you want to appeal then you must do so within 6 months of the date of this notice or within 12 weeks of the date of the decision notice against a refusal of any householder or minor commercial planning application, using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or from www.planningportal.gov.uk/pes. The Secretary of State can allow for a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, he does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

2. Purchase Notices

If either the local planning authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been, or would be permitted. In these circumstances, the owner may serve a purchase notice on the council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town & Country Planning Act 1990.

LISTED BUILDING CONSENT, CONSERVATION AREA CONSENT

3. Notification of Demolition

If listed building consent has been granted and any demolition is to take place, you must in accordance with Section 8(2)(b) of the Planning (Listed Building and Conservation Areas) Act 1990 complete a Final Notice of Demolition Form and send it to English Heritage at least one month before demolition occurs.

4. Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse listed building or conservation area consent, or to grant either subject to conditions then you may appeal to the Secretary of State for the Environment in accordance with sections 20 and 21 of the Planning (Listed Building and Conservation Areas) Act 1990. Appeals must be made within 6 months of the date of the decision (see notes under 1 above).

5. Purchase Notice

If listed building or conservation area consent is refused, or if either is granted subject to conditions, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the District Council in which the land is situated a purchase notice requiring the council to purchase his interest in the land in accordance with section 32 of the Planning (Listed Building and Conservation Areas) Act 1990.

6. Compensation

In certain circumstances a claim may be made against the local planning authority for compensation as provided for under Section 27 of the Planning (Listed Building and Conservation Areas) Act 1990.

CONSENT TO DISPLAY AN ADVERTISEMENT

7. Appeals to the Secretary of State

If you are aggrieved by the decision of the local planning authority to refuse consent to display an advertisement, or to grant consent subject to conditions then you may appeal to the Secretary of State for the Environment under Regulation 15 of the Town and Country Planning (Control of Advertisements) Regulations 1992. Appeals must be made within 8 weeks of the date of the decision (see notes under 1 above)

CAMBRIDGE CITY COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

OUTLINE PLANNING PERMISSION

SUBJECT TO CONDITIONS

Ref: 14/2094/S73



Mr Adam Halford
Bidwells
Bidwell House
Trumpington Road
Cambridge
Cambridgeshire
CB2 9LD

The Council hereby grant outline planning permission for

Section 73 to vary condition 63 (to extend the timeframe for submission and agreement of Off-Site Highway Works) of planning approval 06/0796/OUT for: Up to 215,000sqm floorspace (excluding plant areas) comprising 60,000sqm of clinical research and treatment (D1 and/or clinical in-patient treatment), 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 treatment), and 25,000sqm of either clinical research and treatment (D1 and/or clinical in-patient treatment) 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.

at

Land To The West And South West Of Addenbrookes Campus Robinson Way Cambridge Cambridgeshire

in accordance with your application received 24th December 2014 and the plans, drawings and documents which form part of the application, subject to the conditions set out below:

Start Date

1. Application for approval of the reserved matters shall be made to the Local Planning Authority before 15 October 2021

Reason: In accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.

Time period for Development of Reserved Matters Approvals

2. The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason: In accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.

Reserved Matters Approval for Development Phases

3. No development on any phase shall commence until approval of the details of the access, appearance, landscaping, layout and scale within that phase (hereinafter called the reserved matters) has been obtained from the Local Planning Authority in writing.

Reason: To ensure that all necessary details are acceptable (Cambridge Local Plan 2006 policies 3/2, 3/4, 3/7, 3/11, 3/12, 4/2, 4/3, 4/4, 9/3, 9/5).

Environmental Statement

4. The development shall be carried out in accordance with the mitigation measures set out in the Environmental Statement of October 2006, Volumes 1, 2 and 3, including Vol. 3 addendum dated June 2007 unless provided for in any other conditions attached to this planning permission.

Reason: To ensure that the development takes place in accordance with the principles and parameters contained within the Environmental Statement (Cambridge Local Plan 2006 policies 9/3, 9/5 and 10/1).

Planning Parameters: Piazza and Circus

5. Unless otherwise agreed in writing by the Local Planning Authority, the following parameters for the proposed Piazza and Circus shall be provided:
 - a) a minimum of 46.5m width and a minimum of 6,000sqm in area for the Piazza.
 - b) a minimum of 104m in diameter and a minimum of 7,000 sqm in area for the Circus.
 - c) a maximum 1000sqm in gross floor area for buildings within the Circus.

Reason: To ensure that sufficient space is afforded to the Circus and Piazza areas to enable them to function as a strategic area of public realm within the Addenbrooke's Site and to ensure the proposal accords with approved plan PP2 (Cambridge Local Plan 2006 policies 3/4, 3/7, 3/11 and 9/5).

Planning Parameters: Parameter Plans

6. Unless otherwise agreed in writing by the Local Planning Authority, the development shall be substantially in accordance with the following parameters:
- a) Maximum building heights above ground level (including roof level plant but excluding flues) shall not exceed those specified on approved plan PP2.
 - b) Maximum building envelopes shall not exceed those specified on approved plan PP2.
 - c) Building lengths and widths shall accord with the maximum and minimum parameters as specified in the text to approved plan PP3.
 - d) Building heights above ground level shall be no lower than those specified on approved plan PP4.
 - e) Flue heights shall not exceed 8m as shown on approved plan PP3.
 - f) Building facades facing south onto the southern spine road shall occupy no more than 60% of their plot width, as measured from and along the southern spine road, within 12m of the boundary with the southern spine road.
 - g) West facing building facades within the allocated biomedical and biotech research and development area, shall occupy no more than 60% of their plot width, as measured from and along the 35m building line, within 9m of the boundary with the 35m building line.
 - h) Building facades which face the Boulevard (except those facades facing east onto the Boulevard north of the Cambridgeshire Guided Busway route), shall occupy between 20% and 70% of their plot width, as measured from and along the boundary with the Boulevard, within 6m of the permitted maximum building envelope extent adjacent to the Boulevard.
 - i) Building facades which face the Circus or Piazza shall exceed 60% of their plot width within 6m of the permitted maximum building envelope extent where facing the Circus or Piazza.

Reason: In order to mitigate the visual impact of the proposed development on the setting and special character of Cambridge, the retained Green Belt, the Green Corridor and surrounding open countryside and to ensure subsequent development responds positively to key areas of public realm (Cambridge Local Plan 2006 policies 3/2, 3/4, 3/6, 3/7, 3/11, 3/12, 4/2, 4/3, 9/3, and 9/5).

Planning Parameters: Strategic Gaps

7. A minimum of two gaps of at least 25m in width shall be provided within the biomedical and biotech research and development area shown on parameter plan 1 south of the Cambridgeshire Guided Busway route between buildings. The gaps shall run from the western boundary adjacent to the railway to the eastern boundary adjacent to the Boulevard and shall not be occupied by any buildings. Unless otherwise agreed in writing by the Local Planning Authority, the precise location of the first gap shall be submitted to and approved in writing by the Local Planning Authority concurrently with the first submission of reserved matters for buildings within the allocated biomedical and biotech research and development area south of the Cambridgeshire Guided Busway route and the precise location of the second gap shall be submitted to and approved in writing by the Local Planning Authority concurrently with the second submission of reserved matters for buildings within the allocated biomedical and biotech research and development area south of the Cambridgeshire Guided Busway route.

Reason: In order to mitigate the visual impact of the proposed development on the setting and special character of Cambridge, the retained Green Belt, the Green Corridor and surrounding open countryside and to ensure subsequent development responds positively to key areas of public realm (Cambridge Local Plan 2006 policies 3/2, 3/4, 3/6, 3/7, 3/11, 3/12, 4/2, 4/3, 9/3, and 9/5).

Planning Parameters: Land Use

8. Unless otherwise agreed in writing by the Local Planning Authority, land uses shall substantially accord with the land use locations as specified on approved plan PP1.

Reason: To ensure that the development takes place in accordance with the principles and parameters contained within the approved plans and Environmental Statement (Cambridgeshire and Peterborough Structure Plan 2003 policies 6/1 and 9/8 and Cambridge Local Plan 2006 policies 9/3, 9/5 and 10/1).

Planning Parameters: Allocation of Floorspace

9. Unless otherwise agreed in writing by the Local Planning Authority, the development shall not exceed 215,000sqm of gross external floor space (excluding areas for plant and car parking structures. Areas for plant would include areas for plant within passive void areas between useable floor levels) and shall not exceed gross external floor space limits for the following uses:
 - a) 115,000sqm of biomedical and biotech research and development (B1(b)).
 - b) 60,000sqm for clinical research and treatment (D1 and/or clinical in-patient treatment).

- c) 25,000sqm of either clinical research and treatment (D1 and/or clinical in-patient treatment) or higher education or sui generis medical research institute uses.
- d) 15,000sqm of biomedical and biotech research and development (B1(b)) or clinical research and treatment (D1 and/or clinical in-patient treatment).

Reason: To ensure that the development takes place in accordance with the principles and parameters contained within the description of development and Environmental Statement and to provide flexibility within the allocated floor space tolerances should Papworth Hospital decide to no longer relocate to the site and given the unknown floorspace size of Papworth Hospital (Cambridge Local Plan 2006 policy 9/5).

Planning Parameters: Ancillary Uses

- 10. Unless otherwise agreed in writing by the Local Planning Authority, ancillary uses for individual occupiers within use classes A1, A3, B1, D1 (crèches/nurseries) or sui generis ancillary uses shall not individually exceed 500sqm gross floor space.

Reason: To ensure the balance of uses is appropriate to the site (Cambridge Local Plan 2006 policy 9/5).

Permitted Development Restriction

- 11. Notwithstanding the provisions of Schedule 2, Part 2, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that order with or without modification) the erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure shall not be allowed without the granting of planning permission or reserved matters approval.

Reason: In order to safeguard the character and appearance of the development of the site (Cambridge Local Plan 2006 policies 3/4, 3/7 and 3/12).

Materials

- 12. No development of a building shall take place until sample panels of the materials to be used in the construction of its external surfaces has been submitted to and approved in writing by the Local Planning Authority. The panels shall show the proposed combination of external materials to be used. The development shall be constructed in accordance with the approved samples.

Reason: To ensure that the appearance of the external surfaces is appropriate (Cambridge Local Plan 2006 policies 3/4, 3/7 and 3/12).

Levels

13. No development of a building shall take place until full details of the proposed levels of the building, associated structures and associated building plot, compared to existing levels of the site, have been submitted to and approved in writing by the Local Planning Authority. The approved development shall be constructed in accordance with the approved levels details unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to safeguard the character and appearance of the area (Cambridge Local Plan 2006 policies 3/4, 3/7 and 3/12).

Amenity Space Strategy

14. Concurrent with the submission of any reserved matters application for any clinical development, an Informal Amenity Space Strategy shall be submitted to and approved in writing by the Local Planning Authority. The Strategy shall examine the requirement for informal landscaped open space within the associated clinical building plot to meet the needs of visitors, patients and employees of the proposed clinical development. The size, location and timing of provision for any such space shall accompany the Strategy. The amenity space shall be provided in accordance with the approved Strategy and shall be capable of use no later than the occupation of the associated clinical development.

Reason: To ensure the needs of visitors, patients and employees associated with the clinical development of the site are adequately addressed (Cambridge Local Plan 2006 policies 3/7, 3/11, 9/3).

Ecology: Site Wide Nature Conservation Management Plan

15. The development shall be carried out in accordance with the Site Wide Nature Conservation Management Plan dated September 2010.

Reason: To ensure that the development of the site conserves and enhances ecology (Cambridge Local Plan 2006 policies 4/3, 4/6 and 4/8).

Ecology: Reserved Matters Applications

16. Any reserved matters application shall demonstrate how it accords with the aims and objectives of the Nature Conservation Management Plan and shall detail which specific ecological measures are proposed and the timing for their delivery. The ecological measures shall be carried out in accordance with the approved details and timing of delivery.

Reason: To ensure that the development of the site conserves and enhances ecology (Cambridge Local Plan 2006 policies 4/3, 4/6 and 4/8).

Strategic Site Surface Water

17. The development shall be carried out in accordance with the Cambridge Biomedical Campus Extension Surface Water Strategy Report dated 20 October 2011.

Reason: In order to safeguard against the risk of flooding, to ensure adequate flood control, maintenance and efficient use and management of water within the site, to ensure the quality of the water entering receiving water courses is appropriate and monitored and to promote the use of sustainable urban drainage systems to limit the volume and rate of water leaving the site (Cambridge Local Plan policy 3/1).

Individual Site Surface Water

18. Any reserved matters application shall include a detailed surface water strategy pursuant to the reserved matters site for which approval is sought. The strategy shall demonstrate how the management of water within the reserved matters application site for which approval is sought accords with the approved details of the strategic site wide surface water strategy. The strategy shall be based upon a SUDS hierarchy, as espoused by DTI publication 'Sustainable Drainage Systems CIRIA C609' and this Council's adopted supplementary planning document 'Sustainable Design and Construction' (2007). The strategy shall maximise the use of measures to control water at source as far as practicable to limit the rate and quantity of run-off and improve the quality of any run-off before it leaves the site or joins any water body.

If source control infiltration SUDS methods are demonstrated to be impracticable or only partly feasible, the strategy shall promote other measures such as swales, surface water retention ponds, wetlands or other surface water retention measures to promote infiltration and mimic as far as possible existing natural greenfield run-off patterns (rates and volumes).

The strategy shall include details of all flow control systems and the design, location and capacity of all such SUDS features and shall include ownership, long-term adoption, management and maintenance scheme(s) and monitoring arrangements/responsibilities, including detailed calculations to demonstrate the capacity of receiving on-site strategic water retention features without the risk of flooding to land or buildings. The development shall be carried out in accordance with the approved details and no building pursuant to the particular reserved matters for which approval is being sought shall be occupied or used until such time as the approved detailed surface water measures have been fully completed in accordance with the approved details.

Reason: In order to safeguard against the increased risk of flooding, to ensure adequate flood control, maintenance and efficient use and management of water within the site, to ensure the quality of the water entering receiving water courses is appropriate and monitored and to promote the use of sustainable urban drainage systems to limit the volume and rate of water leaving the site (Cambridge Local Plan policy 3/1).

Ground Water

19. The development shall be carried out in accordance with the Groundwater Assessment Report Cambridge Biomedical Campus September 2011.

Reason: To safeguard the ground water spring flow of Nine Wells Local Nature Reserve (Cambridge Local Plan 2006 policy 4/6).

Surface Water Modelling: Hobson's Brook/Conduit and Vicar's Brook

20. The development shall be carried out in accordance with the Cambridge Biomedical Campus Hydraulic Modelling Report dated August 2010.

Reason: To ensure that proposed drainage for the 2020 site, combined with proposed drainage for Clay Farm, Bell School and Glebe Farm sites, do not result in any increased flooding within Hobson's Brook/Conduit and Vicar's Brook systems and that suitable mitigation is carried out if required (Cambridge Local Plan 2006 policy 3/1).

Foul Water

21. The development shall be carried out in accordance with plans: 53337/K/02 Proposed Foul Drainage Layout, 60196686/SK-03 Proposed route of plumbing main, 60196686/SK-04, 53337/K/22 Infrastructure and external services details sheet 2 (foul water), 53337/K/27 Infrastructure and external services details foul water pumping station, AO/12576 Issue C sheet 1 General Arrangement of pumps, 53337/K/30 RevZ2 pump station compound details.

Reason: To prevent the increased risk of pollution to the water environment and to prevent an increased risk of flooding to existing property (Cambridge Local Plan 2006 policy 8/18).

Construction Environmental Management Plan

22. The development shall be carried out in accordance with the Cambridge Biomedical Campus Extension Side Wide Construction Environmental Management Plan October 2011.

Reason: To ensure the environmental impact of the construction of the development is adequately mitigated and in the interests of the amenity of nearby residents/occupiers (Cambridge Local Plan 2006 policy 4/13).

Construction Method Statement

23. Prior to the commencement of development of any approved reserved matters phase, a Construction Method Statement (CMS) shall be submitted to and approved in writing by the Local Planning Authority for that phase. The CMS shall demonstrate how the construction of the reserved matters approval accords with the details of construction criteria A-U (except criteria E) of the Construction Environmental Management Plan (CEMP). In addition to criteria A-U, the CMS shall also provide a specific construction programme and a plan identifying: the contractor site storage area/compound; screening and hoarding locations; access arrangements for vehicles, plant and personnel; building material, plant and equipment storage areas; contractor parking arrangements for construction and personnel vehicles; and the location of contractor offices.

Thereafter the development shall be undertaken in accordance with the agreed details unless the Local Planning Authority agrees in writing to the variation of any detail in advance of it being undertaken.

Reason: To ensure the environmental impact of the construction of the development is adequately mitigated and in the interests of the amenity of nearby residents/occupiers (Cambridge Local Plan 2006 policy 4/13).

Detailed Waste Management Plan for Construction

24. Prior to the commencement of development of any approved reserved matters phase, a Detailed Waste Management Plan (DWMP) shall be submitted to and approved in writing by the Local Planning Authority for that phase. The DWMP shall demonstrate how the construction of the reserved matters approval will accord with the details of the principles of the Outline Waste Management Plan. The DWMP shall include details of:

- a) the anticipated nature and volumes of waste.
- b) measures to ensure the maximisation of the reuse of waste.
- c) measures to ensure effective segregation of waste at source including waste sorting, storage, recovery and recycling facilities to ensure the maximisation of waste materials both for use within and outside the site.
- d) any other steps to ensure the minimisation of waste during construction.
- e) the location of facilities pursuant to criteria b/c/d.
- f) proposed monitoring and timing of submission of monitoring reports.
- g) the proposed timing of submission of a Waste Management Closure Report to demonstrate the effective implementation, management and monitoring of construction waste during the construction lifetime of the development.

Unless otherwise agreed in writing, thereafter the implementation, management and monitoring of construction waste shall be undertaken in accordance with the agreed details and no individual building subject to a Detailed Waste Management Plan shall be occupied until the Waste Management Closure Report has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the sustainable management of construction waste (Cambridge Local Plan policy 3/1 and Cambridge City Council Sustainable Design and Construction SPD 2007).

Foundations

25. In the event that the foundations of any building require piling, prior to any piling taking place in association with that building, a method statement shall be submitted to and approved in writing by the Local Planning Authority detailing the type of piling to be used, potential noise and vibration levels at the nearest noise sensitive locations in accordance with British Standard 5228 - Part 4 and mitigation measures to be undertaken in order to safeguard the amenity of adjacent residents/occupiers. The piling mitigation shall be carried out in accordance with the approved details.

Reason: To protect the amenity of nearby residents/occupiers (Cambridge Local Plan 2006 policy 4/13).

Construction Times

26. Unless otherwise agreed in writing by the Local Planning Authority pursuant to criteria C of the Construction Environmental Management Plan, no construction work shall be carried out or plant operated other than between the following hours: 0730 to 1800 Monday to Friday, 0800 to 1300 on Saturdays and at no time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of nearby residents/occupiers (Cambridge Local Plan 2006 policy 4/13).

Collection and Delivery Times

27. Unless otherwise agreed in writing by the Local Planning Authority pursuant to criteria D of the Construction Environmental Management Plan, there shall be no collection or deliveries to the site for the purposes of construction outside the hours of 0730 to 1800 Monday to Friday, 0800 to 1300 on Saturdays and at no time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of nearby residents/occupiers (Cambridge Local Plan 2006 policy 4/13).

Lighting: West Facing Facades

28. Unless otherwise agreed in writing by the Local Planning Authority, except for building access points, no west facing external facades of buildings adjacent to the railway line and no south facing external facades of buildings adjacent to the southern spine road shall be directly lit by external up-lighters or down-lighters.

Reason: To safeguard the character and setting of the Green Corridor and surrounding open countryside and to encourage the continued foraging of bats (Cambridge Local Plan 2006 policies 3/2, 3/4, 3/11, 3/12, 4/2, 4/3, 9/3 and 9/5).

Lighting: Individual Development Plots

29. Prior to the erection or installation of any outdoor lighting associated with the development of an individual building plot, a detailed outdoor lighting scheme applicable to that plot and associated building/s shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall specify the method of lighting (including details of the type of lights, orientation/angle of the luminaries, the spacing and height of lighting columns/fixings), the extent/levels of illumination over the site and on adjacent land and measures to be taken to contain light within the curtilage of the site. The scheme shall be implemented in accordance with approved details and shall thereafter be maintained as such.

Reason: In the interests of visual amenity and to ensure that the development will not result in unacceptable light pollution (Cambridge Local Plan 2006 policies 3/11, 4/13 and 4/15).

Extraction Equipment

30. No occupation of a building shall take place until details of equipment for the purpose of extraction and/or filtration of fumes, odours and/or hazardous material such as airborne bacterial and viral organisms from the building have been submitted to and approved in writing by the Local Planning Authority. The approved extraction/filtration scheme shall be fully installed before the use hereby permitted is commenced.

Reason: To protect the amenity of nearby residents/occupiers (Cambridge Local Plan 2006 policy 4/13).

Insulation

31. No occupation of a building shall take place until a scheme for the insulation of the building(s) and/or plant in order to minimise the level of noise emanating from the building(s) and/or plant has been submitted to and approved in writing by the Local Planning Authority. The insulation scheme shall be fully implemented before the use hereby permitted is commenced.

Reason: To protect the amenity of nearby residents/occupiers (Cambridge Local Plan 2006 policy 4/13).

Waste

32. No development of a building shall take place until full details of on-site storage facilities for that building for trade waste, including waste for recycling, have been submitted to and approved in writing by the Local Planning Authority. Such details shall identify the specific positions of where wheelie bins, paladins or any other means of storage will be stationed and the arrangements for the disposal of waste. The approved facilities shall be provided prior to the commencement of the use hereby permitted and shall be retained thereafter unless alternative arrangements are agreed in writing by the Local Planning Authority.

Reason: To protect the amenities of nearby residents/occupiers, to safeguard visual amenity and to ensure adequate waste storage and recycling provision (Cambridge Local Plan 2006 policies 3/12 and 4/13).

Contaminated Land: Assessment and Remedial Strategy

33. Notwithstanding the submitted contamination report as part of the Environmental Statement, no development of an approved reserved matters phase shall take place until a contaminated land assessment and associated remedial strategy, together with a timetable of works for that phase, have been submitted to and agreed in writing by the Local Planning Authority. The contaminated land assessment and associated remedial strategy shall adhere to the following points.
- a) The site investigation strategy shall be carried out in accordance with the approved Geo-environmental Remediation and Mitigation Strategy (September 2011).
 - b) The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitably qualified and accredited consultant/contractor in accordance with a quality assured sampling and analysis methodology.
 - c) A site investigation report detailing all investigative works and sampling on site, together with the results of the analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the Local Planning Authority. The Local Planning Authority shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters.
 - d) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance.
 - e) If, during the works, contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the Local Planning Authority.

- f) Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the Local Planning Authority. The closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out fully in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from site.

Reason: In order to ensure that any contamination of the site is identified and remediation measures are appropriately undertaken to secure full mitigation (Cambridge Local Plan 2006 policy 4/13).

Contaminated land: Gas Risk

34. Should the contaminated land assessment and associated remedial strategy identify the presence of material with potential to generate an identifiable ground gas risk for a building, prior to the commencement of development of that building, a specification for gas protection to be incorporated into the building design to prevent build up of potentially asphyxiating gases shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In order to safeguard the health and safety of future occupants of buildings (Cambridge Local Plan 2006, policy 4/13).

Renewable Energy: 10% Requirement

35. No development of a building shall take place until a renewable energy statement for that particular building, which demonstrates that at least 10% of the building's total predicted energy requirements will be from on-site renewable energy sources, has been submitted to and approved in writing by the Local Planning Authority. The statement shall include the total predicted energy requirements for that building in the form of an Energy Statement of the building and shall set out a schedule of proposed on-site renewable energy technologies, their respective energy contributions, location, design and a maintenance programme. The approved renewable energy technologies shall be fully installed and operational prior to the occupation of the approved building and shall thereafter be maintained and remain fully operational in accordance with the approved maintenance programme, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of reducing carbon dioxide emissions (Cambridge Local Plan 2006 policy 8/16 and Supplementary Planning Document 'Sustainable Design & Construction' 2007).

Renewable Energy: LDF Percentage Flexibility

36. If any reserved matters application for the development of a building is submitted after three years from the date of outline planning permission and if a specific policy regarding renewable energy that stipulates a higher on-site renewable energy percentage requirement than 10% is formally adopted as part of the Local Development Framework prior to the making of any such reserved matters application and it is not demonstrated that to require full compliance would not be economically or technically viable, the specified higher on-site renewable energy percentage requirement specified by the new policy shall apply pursuant to condition 35. The Energy Statement, installation, operation and maintenance of the renewable energy technologies shall continue to apply pursuant to condition 35.

Reason: The period of consent for which outline planning permission is given is for a longer period than the standard 3-year permission. There is likelihood, given that Government policy on sustainable development and renewable energy is moving rapidly, that new policies will be adopted within the Local Development Framework that will require a higher renewable energy percentage requirement that, without this condition, could not be accounted for. The Local Planning Authority considers that this approach is consistent with the aims and objectives of PPS1 Delivering Sustainable Development (2005).

BREEAM and NEAT Building Standards

37. No development of a building shall take place until a pre-assessment BREEAM report or, in the case of an NHS building, a pre-assessment NEAT report, which is prepared by an approved BREEAM or NEAT assessor, indicating that the building is capable of achieving at least a 'very good' rating or above, has been submitted to and approved in writing by the Local Planning Authority. No later than 6 months after occupation of the building, a BREEAM or NEAT certificate shall be submitted to and approved in writing by the Local Planning Authority demonstrating that applicable building achieves at least a "very good" BREEAM or NEAT rating or above. In the event that such a rating is replaced by a comparable national measure of sustainability for building design, that measure shall be applicable to the proposed building unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings (Cambridge Local Plan 2006 policy 8/16 and Supplementary Planning Document 'Sustainable Design & Construction' 2007).

Tree Protection Robinson Way: Assessment Surveys

38. No development within a building plot that is within 20m of Robinson Way shall take place until a land survey, tree survey and arboricultural implications assessment, which are applicable to the associated building plot, in accordance with BS:5837:2005, have been submitted to and approved in writing by the Local Planning Authority. The surveys shall include:
- a) The location of all trees, shrub masses and hedges.
 - b) The location of streams, buildings and other structures, boundary features and services.
 - c) Spot heights of ground level throughout the site.
 - d) The location of trees on land adjacent to or which overhang the development site.
 - e) A categorization of trees or groups of trees for their quality and value in accordance with table 1 of the British Standard.

Reason: In the interests of accurately establishing the quality and value of trees on or adjacent to the site and the implications for development (Cambridge Local Plan 2006 policies 4/3 and 4/4).

Tree Protection Robinson Way: Method Statements and Plan

39. No development within a building plot that is within 20m of Robinson Way shall take place until an arboricultural method statement, tree constraints plan and tree protection plan, which are applicable to the associated building plot, in accordance with BS:5837:2005, have been submitted to and approved in writing by the Local Planning Authority. These shall include:
- a) Plans showing trees to be removed, identified by number.
 - b) Plans showing trees to be retained, identified by number, with canopies accurately plotted.
 - c) A tree constraints plan that identifies root protection areas of retained trees.
 - d) The precise location and design details for the erection of protective tree barriers and any other physical protection measures.
 - e) A method statement in relation to construction operations in accordance with paragraph 7.2 of the British Standard.

Development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and safeguarding trees that are worthy of retention (Cambridge Local Plan 2006 policies 4/3 and 4/4).

Tree Protection Robinson Way: Protective Fencing

40. No development within a building plot that is within 20m of Robinson Way shall take place until fencing for the protection of any retained tree within the associated building plot has been fully erected in accordance with the approved plans and particulars. The fencing shall be retained intact for the full duration of the development until all equipment, materials and surplus materials have been removed from the site. Nothing shall be stored or placed in any fenced area in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made without the written consent of the Local Planning Authority.

Reason: In the interests of visual amenity and safeguarding trees that are worthy of retention (Cambridge Local Plan 2006 policies 4/3 and 4/4).

Tree Protection Robinson Way: Excavation Trenches

41. No development within a building plot that is within 20m of Robinson Way shall take place until full details of the position and proposed depth of excavation trenches for all services (including cables, pipes, surface water drains, foul water drains and public utilities) and their means of installation which pass underneath the canopy of any existing tree adjacent to Robinson Way, have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and safeguarding trees that are worthy of retention (Cambridge Local Plan 2006 policies 4/3 and 4/4).

Structural Landscaping: Site Wide Scheme

42. Structural Landscaping along the western edge of the allocated biotech and biomedical research and development area shown on parameter plan 1, south of the Cambridgeshire Guided Bus embankment shall be carried out in accordance with the following drawings:

Drawing No 1777/C42/001C: Landscape Proposals Western Boundary

Drawing No 1777/C42/003E: Tree Pit Details Longitudinal Section

Drawing No 1777/C42/004E: Tree Pit Details Cross Section

Western Boundary Landscape Specification Revision A

Unless, any alternative scheme(s) which provides a minimum 12-14m structural woodland landscaping scheme, with additional 3m x 4.8m deep tree blocks positioned at a maximum of 15m centres, in accordance with parameter plan 6 and plan 1700/SK180707.01B, along the western edge of the allocated biotech and biomedical research and development area shown on parameter plan 1, south of the Cambridgeshire Guided Bus embankment are approved through subsequent discharge of this condition by the local planning authority. Development shall then be carried out in accordance with the approved details.

Reason: In order to mitigate the visual impact of the proposed development on the setting and special character of Cambridge, the retained Green Belt, the Green Corridor and surrounding open countryside. Details for part (a) of the structural landscaping have already been agreed. (Cambridge Local Plan 2006 policies 3/2, 3/4, 3/6, 3/7, 3/11, 3/12, 4/2, 4/3, 9/3, and 9/5).

Structural Landscaping: Implementation and Replacement

43. All planting, seeding or turfing comprised in the approved structural landscaping scheme shall be fully carried out in the first planting and seeding seasons following the commencement of development of any building, or in accordance with a landscaping phasing plan that is submitted to and approved in writing by the Local Planning Authority. 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.

Reason: In order to mitigate the visual impact of the proposed development on the setting and special character of Cambridge, the retained Green Belt, the Green Corridor and surrounding open countryside (Cambridge Local Plan 2006 policies 3/2, 3/4, 3/6, 3/7, 3/11, 3/12, 4/2, 4/3, 9/3, and 9/5).

Structural Landscaping: Management Plan

44. The Management of the Structural Landscaping approved through condition 42 shall be carried out in accordance with the Cambridge Biomedical Campus Western Boundary Landscape Management Specification Revision A dated 04 November 2011.

If any alternative structural landscaping scheme is agreed through condition 42, then a replacement landscape management plan for the approved structural landscaping scheme including long-term design objectives, management responsibilities and management and maintenance schedules for all landscape areas for a minimum period of 25 years, shall be submitted to and approved by the Local Planning Authority prior to the commencement of any planting. The landscape management plan shall be carried out as approved.

Reason: To ensure satisfactory arrangements are in place to ensure the proper management and maintenance of landscaped areas (Cambridge Local Plan 2006 policies 3/2, 3/4, 3/6, 3/7, 3/11, 3/12, 4/2, 4/3, 9/3, and 9/5).

Landscaping: Development Plot Schemes

45. Unless otherwise agreed in writing by the Local Planning Authority, any reserved matters application for the erection of a building shall include an accompanying landscaping scheme for the associated plot. The landscaping scheme shall include full details of planting plans and written specifications, including cultivation proposals for maintenance and management associated with plant and grass establishment, details of the mix, size, distribution, density and levels of all trees/hedges/shrubs to be planted and the proposed time of planting. No development within the site for which reserved matters approval is sought shall commence until the landscaping scheme has been approved in writing by the Local Planning Authority. The scheme shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to mitigate the visual impact of the proposed development on the setting and special character of Cambridge, the retained Green Belt, the Green Corridor and surrounding open countryside (Cambridge Local Plan 2006 policies 3/2, 3/4, 3/6, 3/7, 3/11, 3/12, 4/2, 4/3, 9/3, and 9/5).

Landscaping: Development Plot Implementation and Replacement

46. All planting, seeding or turfing comprised in the approved landscaping schemes for the individual plots shall be fully carried out in the first planting and seeding seasons following the commencement of development, or in accordance with a landscaping phasing plan that is submitted to and approved in writing by the Local Planning Authority. 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. The landscaping shall be fully completed in accordance with the approved scheme and/or phasing plan within the respective development plot.

Reason: In order to mitigate the visual impact of the proposed development on the setting and special character of Cambridge, the retained Green Belt, the Green Corridor and surrounding open countryside (Cambridge Local Plan 2006 policies 3/2, 3/4, 3/6, 3/7, 3/11, 3/12, 4/2, 4/3, 9/3, and 9/5).

Landscaping: Development Plot Management

47. A landscape management plan for any building plot including long-term design objectives, management responsibilities and management and maintenance schedules for all landscape areas for a minimum period of 25 years, shall be submitted to and approved by the Local Planning Authority prior to the occupation of any part of the buildings for which reserved matters approval is being sought. The landscape management plan shall be carried out as approved.

Reason: To ensure satisfactory arrangements are in place to ensure the proper management and maintenance of landscaped areas (Cambridge Local Plan 2006 policies 3/2, 3/4, 3/6, 3/7, 3/11, 3/12, 4/2, 4/3, 9/3, and 9/5).

Earthworks

48. Prior to the commencement of development of any approved reserved matters phase, details of earthworks associated with that phase shall be submitted to and approved in writing by the Local Planning Authority. These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of proposed grading and mounding to existing vegetation and surrounding landform including timing. Development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure that any earthworks are appropriate to the site context and surrounding landscape (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12).

Hard Landscaping

49. Unless otherwise agreed in writing by the Local Planning Authority, no development of a building shall take place until full details of hard landscape works associated with its plot have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved prior to the occupation of any part of the building hereby approved. These details shall include: proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures; furniture; refuse or other storage units; signs; any proposed public art.

Reason: In the interests of visual amenity and to ensure that suitable hard landscape is provided as part of the development (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12).

Transport: The Boulevard

50. Any reserved matters application for the development of the proposed Boulevard shall include a detailed engineering scheme/plan showing all footway/footpath/cycleway links comprising dimensions, levels, forms of construction, kerbing, surface water drainage, street lighting systems and traffic calming measures, together with a phasing plan that is linked to the occupation of buildings on the site. The scheme/plan shall substantially accord with approved parameter plans PP7, PP8, PP9 and PP10 and shall include:

- a) Intersections with the Addenbrooke's Access Road and Cambridgeshire Guided Bus (including details of a signalised crossing).

- b) Proposed intersections and alterations to all existing roads, footpaths and cycleways (including Robinson Way).
- c) Details of the proposed location of all bus stops together with details of proposed alterations to existing bus stops within Addenbrooke's.
- d) Details of the proposed upgrading of public footpath no.47 (or an equivalent route) within the site.
- e) Details of all proposed cycle routes, both dedicated and on-road.
- f) Details of all proposed materials and finishes.
- g) Detailed design of all proposed street furniture (including all signs, lighting, bollards, bus stops/shelters, cycle parking).
- h) a planting scheme for attenuation ponds.
- i) a single avenue of large tree planting (including specification) either side of the Boulevard.
- j) Details of management and maintenance responsibilities for all planting.

The development shall be carried out in accordance with the approved details.

Reason: In order to safeguard highway safety and to secure an appropriate means of access for users of the development (Cambridge Local Plan 2006 policies 3/7, 8/2 and 8/11):

Transport: Southern Spine Road

51. Any reserved matters application for the development of the proposed Southern Spine Road shall include a detailed engineering scheme/plan showing all footway/footpath/cycleway links comprising dimensions, levels, forms of construction, kerbing, surface water drainage, street lighting systems and traffic calming measures, together with a phasing plan that is linked to the occupation of buildings on the site. The scheme/plan shall substantially accord with approved parameter plans PP7, PP8, PP9 and PP10 and shall include:

- a. Intersections with the Addenbrooke's Access Road.
- b. Proposed intersections and alterations to all existing roads, footpaths and cycleways (including Robinson Way).
- c. Details of the proposed location of all bus stops together with details of proposed alterations to existing bus stops within Addenbrooke's campus.
- d. Details of all proposed cycle routes, both dedicated and on-road.
- e. Details of all proposed materials and finishes.
- f. Detailed design of all proposed street furniture (including all signs, lighting, bollards, bus stops/shelters, cycle parking).
- g. a half avenue of large tree and hedge planting on the northern side of the Southern Spine Road.
- h. Details of management and maintenance responsibilities for all planting.

The development shall be carried out in accordance with the approved details.

Reason: In order to safeguard highway safety and to secure an appropriate means of access for users of the development (Cambridge Local Plan 2006 policies 3/7, 8/2 and 8/11).

Car Parking: On-Plot research and Development

52. On-plot car parking provision for any biotech or biomedical research and development use shall be provided at a ratio of 1 space for every 72 square metres of gross floor area measured externally or any such ratio agreed in writing with the Local Planning Authority that provides a lesser amount of on-plot car parking provision.

Reason: To ensure that the development takes place in accordance with the principles and parameters contained within the Environmental Statement, to ensure the predicted impacts of vehicular movements are not exceeded and to ensure the proposal encourages sustainable modes of transport to and from the site (Cambridgeshire and Peterborough Structure Plan 2003 policies 6/1 and 9/8 and Cambridge Local Plan 2006 policies 8/10 9/3, 9/5 and 10/1).

Car Parking: Clinical, Higher Education or Sui Generis (Employee)

53. Car parking provision for employees of any clinical research and treatment (D1 and/or clinical in-patient treatment) or higher education or sui generis medical research institute uses shall be provided at a ratio of 1 space for every 72 square metres of gross floor area measured externally or any such ratio agreed in writing with the Local Planning Authority that provides a lesser amount of car parking provision.

Reason: To ensure that the development takes place in accordance with the principles and parameters contained within the Environmental Statement, to ensure the predicted impacts of vehicular movements are not exceeded and to ensure the proposal encourages sustainable modes of transport to and from the site (Cambridgeshire and Peterborough Structure Plan 2003 policies 6/1 and 9/8 and Cambridge Local Plan 2006 policies 8/10 9/3, 9/5 and 10/1).

Car Parking: Clinical, Higher Education or Sui Generis (Patients and Visitors)

54. Car parking provision for patients and visitors for any clinical research and treatment (D1 and/or clinical in-patient treatment) or higher education or sui generis medical research institute uses shall be provided at a ratio of 1 space for every 773 square metres of gross floor area measured externally or any such ratio agreed in writing with the Local Planning Authority that provides a lesser amount of car parking provision.

Reason: To ensure that the development takes place in accordance with the principles and parameters contained within the Environmental Statement, to ensure the predicted impacts of vehicular movements are not exceeded and to ensure the proposal encourages sustainable modes of transport to and from the site (Cambridge Local Plan 2006 policies 8/10 9/3, 9/5 and 10/1).

Car Parking: Disabled Spaces

55. Unless otherwise agreed in writing by the Local Planning Authority, disabled car parking spaces shall constitute at least 5% of the total number of spaces provided.

Reason: To ensure that the development provides sufficient disabled parking (Cambridge Local Plan 2006 policy 8/10).

Car Parking: Existing Modal Share

56. The submission of any reserved matters application for approval of any building shall include a summary from the Addenbrooke's Annual Travel Survey showing the current modal share for staff, patients and visitors cycling to Addenbrooke's.

Reason: To enable an accurate estimation of the modal share of people cycling to Addenbrooke's Campus (Cambridge Local Plan 2006 policy 8/6).

Car Parking: Trip Estimation

57. The submission of any reserved matters application for approval of any building shall include an estimation of the total number of staff, patients and visitors that will visit the building in a typical day.

Reason: To ensure that the proposed level of cycling provision is appropriate to the nature of the proposed building and its use (Cambridge Local Plan 2006 policy 8/6).

Car Parking: Calculation of Spaces Required

58. Unless otherwise agreed in writing by the Local Planning Authority, the submission of any reserved matters application for approval of any building shall include a quantum of cycle parking provision that is equivalent to:

a) For staff provision, a level which will provide a total number of spaces which cater for at least 10% more than the existing modal share percentage of staff cycling to work as shown by the latest Addenbrooke's Annual Travel Survey. The final level of provision to be calculated shall assume that only 80% of staff will be on-site at any one time.

b) For patients and visitors, a level which will provide a total number of spaces which cater for at least 10% more than the existing modal share percentage of patients and visitors cycling to work as shown by the latest Addenbrooke's Annual Travel Survey. The final level of provision to be calculated shall assume that cycle parking spaces are used 3 times daily.

Reason: To ensure that the proposed level of cycling provision is appropriate to the nature of the proposed building and its use (Cambridge Local Plan 2006 policy 8/6).

Cycle Parking: Details of Facilities

59. No development of a building shall commence until details of facilities for the covered, secure parking of bicycles relevant to that building have been submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided in accordance with the approved details prior to the occupation of the building for which permission is sought and shall thereafter be retained and shall not be used for any other purpose unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure appropriate provision for the secure storage of bicycles (Cambridge Local Plan 2006 policy 8/6).

Archaeological

60. Notwithstanding the submitted* archaeological mitigation strategy, no development of a building or material operation constituting development relating to any roadway/footpath or area of public realm shall take place until the implementation of a programme of archaeological work, in accordance with a written scheme of investigation relating to that building or material operation constituting development relating to any roadway/footpath or area of public realm, has been submitted by the applicant, approved in writing by the Local Planning Authority and carried out in accordance with the approved details.

This written scheme will include the following components, completion of each of which will trigger the phased discharging of the condition:

- a) fieldwork in accordance with the agreed written scheme of investigation.
- b) post-excavation assessment (to be submitted within six months of the completion of fieldwork, unless otherwise agreed in writing in advance with the Local Planning Authority).
- c) completion of post-excavation analysis, preparation of site archive ready for deposition at a store approved by the Local Planning Authority, completion of an archive report, and submission of a publication report (to be completed within two years of the completion of fieldwork, unless otherwise agreed in advance in writing with the Local Planning Authority).

Reason: To ensure that an appropriate archaeological investigation of the site has been implemented before development commences (Cambridge Local Plan 2006 policy 4/9).

Shop Front Design Guide

61. Prior to the occupation of any A1 or A3 use, a tenants' shopfront design guide shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be undertaken in accordance with the agreed signage protocol unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the details of development respect the character and appearance of the public realm (Cambridge Local Plan 2006 policy 3/15).

Public Realm Design Strategy

62. Unless otherwise agreed in writing by the Local Planning Authority, any reserved matters application in respect of the development of the proposed Circus and Piazza, shall include a comprehensive Public Realm Design Strategy applicable to the entirety of the proposed Circus and Piazza areas. The Strategy shall set out a vision for the proposed Circus and Piazza areas and shall include detailed information and accompanying plans of the following items:

Movement Strategy

A Movement Strategy that includes:

- a) Detailed guidance on the provision of measures to promote the use of the Circus and Piazza as a space that is principally for use for pedestrians, cyclists and the Cambridgeshire Guided Bus and which limits the ability of any other vehicles to utilise the Circus and Piazza for primary access and/or service delivery requirements.
- b) A plan with cross-sections showing proposed roads, bus lanes, footpaths and cycleways (widths and specifications).
- c) Detailed design and location of speed restraint measures.

Car Parking

- a) The location of car parking spaces and measures to control their use.
- b) The location of drop-off spaces.

Drainage

A Sustainable Drainage Scheme that includes:

a) Design standards and methodology for the implementation of a sustainable urban drainage system (using a SUD's hierarchy), including the detailed design of specific features and their maintenance/management requirements and how the system relates to the strategic management of water within the site.

Soft Landscaping

A Soft Landscaping Scheme that includes:

- a) Planting plans and written specifications/details of the species, mix, size, distribution and density of all trees/hedges/shrubs to be planted, the timing of planting and management and maintenance responsibilities.
- b) Tree locations and planting specifications where adjacent to or within the highway.
- c) The design and location of incidental green/informal spaces/enclosures.
- d) The design and location of key focal points.

Hard Landscaping

A Hard Landscaping Scheme that includes:

- a) The design and location of all bus stops and shelters.
- b) The design and location of all CCTV cameras and associated cabling.
- c) The design and location of all cycle parking stands and shelters.
- d) The design and location of all seating.
- e) The design and location of all bollards, signage and bins.
- f) Samples of paving materials and finishes.
- g) Details of carriageway materials and finishes.
- h) Proposed levels changes.
- i) A strategy for the provision of public utilities equipment which includes consultation with statutory undertakers and agreement in respect of the location and appearance of statutory undertakers' plant, compounds and associated structures.

Public Art Strategy

- a) The submission of a Public Art Strategy in accordance with the requirements of the relevant schedule of the S106 agreement and conditions 64, 65 and 66 of this permission.

Lighting

A Lighting Scheme that includes:

- a) The design and location of all lighting, including amenity lighting, within the Circus and Piazza, including guidance on the height of the lighting columns and the types, colour and brightness of proposed lights, and measures to limit light pollution.

Coordinated Development

- a) Consideration of how the proposed design and layout of the Piazza will integrate with plans and scheduling for works within the extended Piazza promoted as part of the Forum site adjacent.
- b) Consideration of how the proposed design and layout of the Circus and Piazza will integrate with the Boulevard, the Cambridgeshire Guided Busway and proposed alterations to Robinson Way.
- c) The provision of detailed design principles to be used to guide the detailed design of the public realm on the proposed development parcels where they adjoin the Circus and Piazza.

Phasing

- a) Detailed guidance on how the provision of the Circus and Piazza and those elements that are contained within it are to be provided.

Management and Maintenance

A Management and Maintenance Strategy that identifies:

- a) Responsibilities for all elements, including SUD's, contained within the Circus and Piazza.

Should the detailed design and/or location of any of the items listed not be included within the Public Realm Design Strategy, then the phased provision of such information shall be agreed in writing with the Local Planning Authority prior to the commencement of works within the Circus and Piazza. The approved Public Realm Design Strategy shall be carried out in accordance with the agreed details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenity of the intended users of the Circus and Piazza and to secure a high quality environment that is befitting the strategic importance of the space (Cambridge Local Plan 2006 policies 3/4, 3/7, 3/11, 3/12, 4/15, 8/4, 9/3 and 9/5).

Off-Site Highways Works

- 63. No further works shall be carried out in the development after 30 September 2015, until a scheme for off-site highway works at the following locations have been submitted to and approved in writing by the Local Planning Authority:
 - 1) Hills Road/Fendon Road/Robinson Way Roundabout (1st Roundabout Works)
 - 2) Queen Ediths Way/Mowbray Road/Fendon Road (2nd Roundabout Works)

The schemes/plans shall include cross sections (existing/proposed), levels changes, accurate tree survey data in relation to tree loss, tree retention, tree protection, planting proposals, foundation design and foundation construction details.

No occupation of any clinical research and treatment (D1 and/or clinical in-patient treatment), or biomedical and biotech research and development (B1b), or higher education building under use classes B1 and D1, or sui generis medical research institute uses shall take place, until the off-site highway works have been fully laid out and implemented in accordance with the approved schemes/plans.

Reason: In order to safeguard highway safety and network capacity (Cambridge Local Plan 2006 policies 3/7, 8/2 and 8/11).

Public Art Details

64. Where the approved Public Art Strategy secured under the S106 agreement associated with this application indicates, a reserved matters application shall include the following details of public art to be provided within that relevant phase:

- a) Details of the consultation, approval and commissioning process for artists and associated proposed public art.
- b) Details of community engagement and consultation including measures to promote public involvement in the evolution of the public art.
- c) Descriptions, plans and images of the public art that will be realised.
- d) Details of how the public art complies with any approved public realm strategy for the development.
- e) Project timescales.
- f) Delivery mechanisms.
- g) The total amount allocated for the proposed public art including a breakdown of the total cost of the implementation of the public art and the apportionment of the costs across its various elements, including maintenance and decommissioning costs (if applicable).

Reason: To ensure that the details of public art come forward at the appropriate stage in the planning process in accordance with the Public Art Strategy and that the proposed public art positively contributes to its context within the public realm (Cambridge Local Plan policies 3/4, 3/7, 3/11, 3/12, 9/5 and 10/1).

Public Art Maintenance and Implementation Details

65. No development of a reserved matters phase that contains an approved element of public art within it shall commence until such time as the following implementation and maintenance details have been submitted to and approved in writing by the Local Planning Authority:

- a) Phasing and dates for the installation of the approved public art.
- b) Legal ownership and insurance details.
- c) Responsibility for implementation.
- d) Responsibility for maintenance and maintenance schedules.
- e) Details of decommissioning including timescales and reparation (if applicable).

Reason: To ensure that details of the maintenance and implementation of public art come forward at the appropriate stage in the planning process and that details surrounding subsequent ownership, maintenance, insurance and decommissioning are thoroughly considered (Cambridge Local Plan policies 3/4, 3/7, 3/11, 3/12, 9/5 and 10/1).

Provision and Maintenance of Public Art

66. In relation to any reserved matters phase containing an approved element of public art, the public art as defined in the S106 agreement shall be provided and managed and maintained in accordance with the approved Public Art Strategy secured under the S106 agreement and the approved public art details and the approved public art implementation and maintenance details unless otherwise agreed in writing by the Local Planning Authority. The public art shall not be moved or removed once implemented either permanently or temporarily other than in accordance with the agreed details or other written approval of the Local Planning Authority.

Reason: To ensure that the public art is implemented at an appropriate stage in the phased development of the site and that the public art once provided is properly managed and maintained (Cambridge Local Plan policies 3/4, 3/7, 3/11, 3/12, 9/5 and 10/1).

Informatives

Section 73 approval

The original outline planning permission 06/0796/OUT continues to subsist, as well as this new outline approval granted under Section 73 of the Town and Country Planning Act 1990.

Environmental Health

Due to the proximity of this site to existing residential premises and other noise sensitive premises, impact pile driving is not recommended.

New development can sometimes cause inconvenience, disturbance and disruption to local residents, businesses and passers by. As a result the City Council runs a Considerate Contractor Scheme aimed at promoting high standards of care during construction. The City Council encourages the developer of the site, through its building contractor, to join the scheme and agree to comply with the model Code of Good Practice, in the interests of good neighbourliness. Information about the scheme can be obtained from The Considerate Contractor project Officer in the Planning Department (Tel: 01223 457121).

In relation to environmental construction noise impact we recommend the developer uses the standard the City Council requires in relation to noise levels when letting contracts, known as clause 109 Noise Control.

The developer is advised to contact the Health & Safety Executive, 14 Cardiff Road, Luton, LU1 1PP: -Tel No: 01582 444200 concerning health and safety regulation requirements associated with the construction and operational phases.

To satisfy the condition relating to noise insulation, the noise level from all plant and equipment, vents etc (collectively) associated with this application should not raise the existing background level (L90) by more than 3 dB(A) both during the day (0700 to 2300 hrs over any one hour period) and night time (2300 to 0700 hrs over any one 5 minute period), at the boundary of the premises subject to this application and having regard to noise sensitive premises. Tonal/impulsive noise frequencies should be eliminated or at least considered in any assessment and should carry an additional 5 dB(A) correction. This is to guard against any creeping background noise in the area and prevent unreasonable noise disturbance to other premises.

It is recommended that the agent/applicant submits a noise prediction survey/report in accordance with the principles of BS4142: 1997 "Method for rating industrial noise affecting mixed residential and industrial areas" or similar. Noise levels shall be predicted at the boundary having regard to neighbouring residential premises.

Such a survey / report should include: a large scale plan of the site in relation to neighbouring premises; noise sources and measurement / prediction points marked on plan; a list of noise sources; details of proposed noise sources / type of plant such as: number, location, sound power levels, noise frequency spectrums, noise directionality of plant, noise levels from duct intake or discharge points; details of noise mitigation measures (attenuation details of any intended enclosures, silencers or barriers); description of full noise calculation procedures; noise levels at a representative sample of noise sensitive locations and hours of operation. Any report shall include raw measurement data so that conclusions may be thoroughly evaluated and calculations checked.

To satisfy the standard condition relating to fume filtration/extraction, it is recommended that an effective and appropriate odour/fume extract system be installed to ensure an odour nuisance is not caused to the occupiers of neighbouring premises. The system will need to deal with the two main phases of contaminants within cooking emissions: the particulate (grease, small food and smoke particles) and gaseous (odour vapour/volatile organic compounds).

It is recommended that flue terminals do not impede the final discharge termination point.

The flue / duct height should terminate at least one metre above the roof ridge level to which it is attached and a minimum operating efflux velocity of 10 to 15 metres a second should be achieved. However, the effectiveness of this system is dependent on buildings nearby. If buildings nearby are likely to have an effect on the dispersion and dilution of odour, the flue height should be at least one metre above the ridge of those buildings.

It is not likely that any significant ground remediation will be required at the site, although if any deposited materials are encountered the Local Planning Authority should be informed and the materials should be dealt with in an appropriate manner.

The applicants are advised that the ES has identified that buildings should be subject to gas protection measures to ensure any risk from the build up of dangerous gases is adequately mitigated.

Waste Management

The applicants are advised to contact Cambridgeshire County Council Waste Management Team to discuss the content of any outline or detailed Waste Management Plan prior to submission.

S106

This planning permission should be read in conjunction with the associated deed of planning obligation prepared under s.106 of the Town and Country Planning Act 1990 (as amended). References in the conditions to the S106 agreement are references to that associated deed.

Strategic and On-Plot Surface Water Drainage Strategies

The applicants are advised that notwithstanding the submitted Flood Risk Assessment, that strategic and on-plot surface water drainage strategies should demonstrate that the minimum discharge rate from any control structure is no less than 3 l/sec. The overall discharge rate for the site to remain unchanged. Site-specific strategies shall be within the management, maintenance and responsibility of a single site-wide management company. This is to ensure that drainage within the site is strategically managed and to minimise the risk of flooding to property and land. The discharge rates shown in Appendix C revision 29/05/07 with 5 flow controls for the site with varying flow rates are acceptable, in principle, to the Environment Agency.

Trees

The applicants are advised to appoint a competent arboriculturalist to oversee the project. The arboriculturalist should monitor, record and confirm the implementation and maintenance of tree protection measures as set out in the conditions of the planning permission. All arboricultural works should be carried out by a competent tree contractor, proficient in both root zone and aerial arboricultural work and shall follow strictly the agreed method statements and specifications. The applicants are advised to arrange a pre-construction site meeting between site agent, the developer's chosen arboriculturalist and the Council's delegated arboricultural officer.

Considerate Contractors

New development can sometimes cause inconvenience, disturbance and disruption to local residents, businesses and passers by. As a result the City Council runs a Considerate Contractor Scheme aimed at promoting high standards of care during construction. The City Council encourages the developer of the site, through its building contractor, to join the scheme and agree to comply with the model Code of Good Practice, in the interests of good neighbourliness. Information about the scheme can be obtained from The Considerate Contractor Project Officer in the Planning Department (Tel: 01223 457121).

Cycle Parking

The level of staff cycle parking provision for a building that is estimated to have 2,778 staff would be calculated as follows: 2,222 (or 80%) of those staff would be assumed to be on site on a typical day. The 2006 cycling mode share from the Addenbrooke's Travel Survey for staff is 25%. 10% would be added (i.e. 35%) meaning that the number of staff cycle parking spaces that would have to be provided would be 778.

The level of patient and visitor cycle parking provision for a building which is estimated to have 526 patients and visitors would be calculated as follows: The 2006 cycling mode share for patients and visitors from the Addenbrooke's Travel Survey is 3%. 10% would be added (i.e. 13%). Given that it is assumed that cycle parking spaces will turn over 3 times per day, the number of patient and visitor cycle parking spaces that would have to be provided for would be 23.

Recommended Planting Mix

The following woodland planting mixes are recommended:

East and West of the Railway Line

(to be planted at 1.5m centres in groups of 5-7 of the same species)

Species	Planting size cm	% mix
Quercus robur	Feathered 125/150	10
Fraxinus excelsior	10-12	5
Tilia cordata	10-12	5
Prunus avium	10-12	5
Taxus baccata	100/125	15
Acer campestre	Feathered 125/150	15
Ilex aquifolium	60-80	15
Crataegus monogyna	60-80	20
Corylus avellana	60-80	10

Within the woodland belt to the east of the railway line (20/20 site) the mix should be supplemented with 14-16cm girth Tilia cordata and Fraxinus excelsior trees on a double planting grid of 15m north-south as shown on plan 1700/SK180707.01B (which may or may not be staggered depending on the final design) or a grid to coincide with the wider areas of the planting belt. Within the woodland belt to the west of the railway (Hobsons Brook GC) the mix shall be supplemented as above on a planting grid to be agreed.

N.B. The planting on the west of the railway must not be compromised by the spoil deposit from Clay Farm, i.e. the bunding adjacent to the railway.

Woodland Mix for South of 20/20 adjacent to Nine Wells

(to be planted at 1.5m centres in groups of 5-7 of the same species)

Species	Planting size cm	% mix
Fagus sylvatica	Feathered 125/150	10
Sorbus torminalis	10-12	5
Quercus robur	Feathered 125/150	5
Prunus avium	12-14	5
Taxus baccata	100/125	15
Acer campestre	Feathered 175/200	15
Ilex aquifolium	60-80	15
Crataegus monogyna	60-80	20
Corylus avellana	60-80	10

Compliance with paragraphs 186 & 187 of the National Planning Policy Framework

The Local Planning Authority has worked proactively with the applicant to ensure that the proposed development is acceptable in planning terms. All land use planning matters have been given full consideration and the applicant has responded positively to the advice and recommendations provided by consultees. Proactive consultation took place with statutory consultees, which resulted in overall support for the development proposal.

This decision notice relates to the following drawings:

Approved Aukett Fitzroy Robinson Plan List		Revision
Red Line Plan	4626M/PL/80001	E
PP1 Location of Land Uses	4626M/PL/80002	H
PP2 Maximum Building Heights & Maximum Building Envelope	4626M/PL/80003	L
PP3 maximum Building Height Sections	4626M/PL/80004	K
PP4 Minimum Building Heights and Maximum Building Envelope	4626M/PL/80005	J
PP5 Minimum Building Height Sections	4626M/PL/80006	J
PP6 Landscape Provisions	4626M/PL/80011	S
PP7 Access – Roads	4626M/PL/80007	D
PP8 Access – Public Transport	4626M/PL/80010	E
PP9 Access – Pedestrian	4626M/PL/80009	F
PP10 Access - Cycle	4626M/PL/80008	E

It is important the development is carried out fully in accordance with these plans. If you are an agent, please ensure that your client has a copy of them and that they are also passed to the contractor carrying out the development. A copy of the approved plan(s) is/are kept on the planning application file.

It is important that all conditions particularly pre-commencement conditions are fully complied with, and where appropriate, discharged prior to the implementation of the development. Failure to discharge such conditions may invalidate the planning permission granted. The development must be carried out fully in accordance with the requirements of any details approved by condition.

This decision notice does not convey any approval or consent which may be required under any enactment, bye-law, order or regulation other than Section 57 of the Town and Country Planning Act 1990.

Your attention is specifically drawn to the requirements of the Chronically Sick and Disabled Persons Act 1970, the Disabled Persons Act 1981, to the British Standards Institution Code of Practice for Access for the Disabled to Buildings (BS 5810 1979), to Part M of the Building Regulations 1991, and to BS 5588 Part 8 1988 (Code of Practice for means of escape for disabled persons). The development should comply with these requirements.

For further information please go to www.cambridge.gov.uk/planning.

Dated: 5 March 2015



Head of Planning Services



SEE NOTES ATTACHED

PLANNING PERMISSION

1. Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant permission subject to conditions, then you can appeal to the First Secretary of State under section 78 of the Town & Country Planning Act 1990.

If you want to appeal then you must do so within 6 months of the date of this notice or within 12 weeks of the date of the decision notice against a refusal of any householder or minor commercial planning application, using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or from www.planningportal.gov.uk/pes. The Secretary of State can allow for a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, he does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

2. Purchase Notices

If either the local planning authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been, or would be permitted. In these circumstances, the owner may serve a purchase notice on the council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town & Country Planning Act 1990.

LISTED BUILDING CONSENT, CONSERVATION AREA CONSENT

3. Notification of Demolition

If listed building consent has been granted and any demolition is to take place, you must in accordance with Section 8(2)(b) of the Planning (Listed Building and Conservation Areas) Act 1990 complete a Final Notice of Demolition Form and send it to English Heritage at least one month before demolition occurs.

4. Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse listed building or conservation area consent, or to grant either subject to conditions then you may appeal to the Secretary of State for the Environment in accordance with sections 20 and 21 of the Planning (Listed Building and Conservation Areas) Act 1990. Appeals must be made within 6 months of the date of the decision (see notes under 1 above).

5. Purchase Notice

If listed building or conservation area consent is refused, or if either is granted subject to conditions, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the District Council in which the land is situated a purchase notice requiring the council to purchase his interest in the land in accordance with section 32 of the Planning (Listed Building and Conservation Areas) Act 1990.

6. Compensation

In certain circumstances a claim may be made against the local planning authority for compensation as provided for under Section 27 of the Planning (Listed Building and Conservation Areas) Act 1990.

CONSENT TO DISPLAY AN ADVERTISEMENT

7. Appeals to the Secretary of State

If you are aggrieved by the decision of the local planning authority to refuse consent to display an advertisement, or to grant consent subject to conditions then you may appeal to the Secretary of State for the Environment under Regulation 15 of the Town and Country Planning (Control of Advertisements) Regulations 1992. Appeals must be made within 8 weeks of the date of the decision (see notes under 1 above)

CAMBRIDGE CITY COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPROVAL OF RESERVED MATTERS

SUBJECT TO CONDITIONS

Ref: 15/1829/REM



Countryside Properties (UK) Ltd
Countryside House
The Drive
Brentwood

The Council hereby grant approval of reserved matters for

Neighbourhood equipped area of play (NEAP) including a skate park, trim trail, kick about area, landscaping and open space pursuant to outline approval 07/0620/OUT

at

Land South Of Secondary School Playing Fields And North Of Addenbrookes Busway Spur Within Clay Farm Green Corridor Clay Farm Cambridge Cambridgeshire

in accordance with your application received 29th September 2015 and the plans, drawings and documents which form part of the application, subject to the conditions set out below:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990

3. Hard and soft landscaping: No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include how the proposal accords with the Clay Farm Site Wide Nature Conservation Management Plan (Outline Planning Permission Ref 07/0620/OUT - Condition 41, August 2010), proposed finished levels or contours; means of enclosure; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting); proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines indicating lines, manholes, supports); retained historic landscape features and proposals for restoration, where relevant. Soft Landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

4. Landscape maintenance and management plan: A landscape maintenance and management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, including the wet woodland area within a separate section, shall be submitted to and approved by the local planning authority in writing prior to occupation of the development or any phase of the development whichever is the sooner, for its permitted use. The landscape plan shall be carried out as approved.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

5. Boundary treatments: No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatments to be erected. The boundary treatments shall be completed before the use hereby permitted is commenced and retained thereafter unless any variation is agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure an appropriate boundary treatment is implemented. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

6. Prior to commencement of any works to the Addenbrookes drainage ditch full details of the re-profiling works shall be submitted to and approved in writing by the local planning authority. These details shall include: sections, plans, levels, method statements (which highlight protection of existing ecological features and watercourses), planting plans and specifications, and specific management and maintenance plans. The details shall be implemented as approved.

Reason: In the interests of visual amenity, protection of ecology and the watercourse in accordance with the approved Green Corridor Landscape Strategy 2010. (Cambridge Local Plan Policies 3/7, 4/3 and 8/18)

7. Prior to commencement of development, full details for the works on the central bridge over the Addenbrookes drainage ditch must be submitted to and approved in writing by the local authority. Details shall include engineer's details, material, plans, levels and any other information needed to illustrate the bridge requirements. The works shall be implemented in accordance with the details thereafter approved.

Reason: In the interests of visual amenity, protection of ecology and the watercourse in accordance with the approved Green Corridor Landscape Strategy 2010. (Cambridge Local Plan Policies 3/2 and 3/8 Cambridge Local Plan 2006)

8. Prior to commencement of development full details of the surface water drainage of the skate park shall be submitted to and agreed in writing by the local planning authority. The works shall be implemented in accordance with the details thereafter approved.

Reason: To ensure the development has an adequate drainage infrastructure in place and the protection of the watercourse. (Cambridge Local Plan 2006 Policy 8/18)

9. Prior to commencement of any works to the wet woodland, full details of all works required to create the wet woodland must be submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include: sections, plans, levels, method statements (which highlight protection of existing ecological features, watercourses etc.), planting plans and specifications, and specific management and maintenance plans. The proposals shall be implemented in accordance with the details thereafter approved

Reason: To ensure the works enhances the features of the landscape that are important for amenity and nature conservation. (Cambridge Local Plan 2006 Policies 4/3 and 4/8)

10. Prior to the installation of public art full details for the public art within the Active Recreation Area shall be submitted to and approved by the Local Planning Authority in accordance with the submitted document Countryside Public Art Delivery Plan Rev: 05 Issued: 15/01/2016. The public art works shall be implemented in accordance with the details thereafter approved.

Reason: To ensure the development is in accordance with the Public Art Strategy for Clay Farm 2010. (Cambridge Local Plan 2006 Policy 3/7)

11. Prior to commencement of development details shall be submitted to and agreed by the Local Planning Authority showing the access bridges crossing the Addenbrookes drainage ditch within the Active Recreation Area. Development shall be carried out in accordance with the approved details.

Reason: To ensure the developments are suitable in character and do not impact upon drainage for the wider site. (Cambridge Local Plan 2006 Policies 3/7 & 8/18)

12. Prior to commencement of development details of the type and location of cycle parking, close to the entrances of the different amenities within the NEAP, shall be submitted to and agreed in writing by the local planning authority. The works shall be implemented in accordance with the details thereafter approved.

Reason: To ensure the development encourages cycling and reduces theft on site. (Cambridge Local Plan 2006 Policy 8/6)

13. Contrary to the annotation on drawings 1818/ARA/003 Rev C, there shall be no planting along the busway spur junction south west of the two access points into the Active Recreation Area, the single tree at this point will also be removed to increase visibility splays along the Cambridge Guided Busway northwards towards the railway station.

Reason: To ensure safe visibility for traffic, cyclists and pedestrians along this route. (Cambridge Local Plan 2006 Policy 8/4)

14. Prior to commencement of development the full details including the plans, sections of the maintenance track adjacent to Hobsons Brook shall be submitted to and agreed in writing by the Local planning Authority. The works shall be implemented in accordance with the details thereafter approved

Reason: In the interests of visual amenity, protection of ecology and the watercourse in accordance with the approved Green Corridor Landscape Strategy 2010. (Cambridge Local Plan Policies 3/7, 4/3, 4/5 and 8/18)

This decision notice relates to the following drawings: **1818/ARA/006, 1818/ARA/007, 1818/ARA/008, 1818/ARA/009, 1818/ARA/0010, 1818/ARA/0011, PLANNING DESIGN VISUAL1, PLANNING DESIGN VISUAL2, 1818/ARA/001 REV A, 1080.301, 1818/ARA/002 GA PLAN REV C, 1818/ARA/003 PLANTING PLAN REV C, 1818/ARA/004, 1818/ARA/005, 47034270 SKATE PARK DRAINAGE,**

It is important the development is carried out fully in accordance with these plans. If you are an agent, please ensure that your client has a copy of them and that they are also passed to the contractor carrying out the development. A copy of the approved plan(s) is/are kept on the planning application file.

It is important that all conditions particularly pre-commencement conditions are fully complied with, and where appropriate, discharged prior to the implementation of the development. Failure to discharge such conditions may invalidate the planning permission granted. The development must be carried out fully in accordance with the requirements of any details approved by condition.

This decision notice does not convey any approval or consent which may be required under any enactment, bye-law, order or regulation other than Section 57 of the Town and Country Planning Act 1990.

Your attention is specifically drawn to the requirements of the Chronically Sick and Disabled Persons Act 1970, the Disabled Persons Act 1981, to the British Standards Institution Code of Practice for Access for the Disabled to Buildings (BS 5810 1979), to Part M of the Building Regulations 1991, and to BS 5588 Part 8 1988 (Code of Practice for means of escape for disabled persons). The development should comply with these requirements.

For further information please go to www.cambridge.gov.uk/planning.

Dated: 17 March 2016



Director of Environment



SEE NOTES ATTACHED

PLANNING PERMISSION

1. Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant permission subject to conditions, then you can appeal to the First Secretary of State under section 78 of the Town & Country Planning Act 1990.

If you want to appeal then you must do so within 6 months of the date of this notice or within 12 weeks of the date of the decision notice against a refusal of any householder or minor commercial planning application, using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or from www.planningportal.gov.uk/pcs

The Secretary of State can allow for a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, he does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

2. Purchase Notices

If either the local planning authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been, or would be permitted. In these circumstances, the owner may serve a purchase notice on the council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town & Country Planning Act 1990.

LISTED BUILDING CONSENT, CONSERVATION AREA CONSENT

3. Notification of Demolition

If listed building consent has been granted and any demolition is to take place, you must in accordance with Section 8(2)(b) of the Planning (Listed Building and Conservation Areas) Act 1990 complete a Final Notice of Demolition Form and send it to English Heritage at least one month before demolition occurs.

4. Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse listed building or conservation area consent, or to grant either subject to conditions then you may appeal to the Secretary of State for the Environment in accordance with sections 20 and 21 of the Planning (Listed Building and Conservation Areas) Act 1990. Appeals must be made within 6 months of the date of the decision (see notes under 1 above).

5. Purchase Notice

If listed building or conservation area consent is refused, or if either is granted subject to conditions, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the District Council in which the land is situated a purchase notice requiring the council to purchase his interest in the land in accordance with section 32 of the Planning (Listed Building and Conservation Areas) Act 1990.

6. Compensation

In certain circumstances a claim may be made against the local planning authority for compensation as provided for under Section 27 of the Planning (Listed Building and Conservation Areas) Act 1990.

CONSENT TO DISPLAY AN ADVERTISEMENT

7. Appeals to the Secretary of State

If you are aggrieved by the decision of the local planning authority to refuse consent to display an advertisement, or to grant consent subject to conditions then you may appeal to the Secretary of State for the Environment under Regulation 15 of the Town and Country Planning (Control of Advertisements) Regulations 1992. Appeals must be made within 8 weeks of the date of the decision (see notes under 1 above)

CAMBRIDGE CITY COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

OUTLINE PLANNING PERMISSION

SUBJECT TO CONDITIONS

Ref: 16/0176/OUT



Mr Guy Kaddish
Bidwells LLP
Bidwell House
Trumpington Road
Cambridge
Cambridgeshire
CB2 9LD

The Council hereby grant outline planning permission for

Development of up to 75,000 sqm floorspace (excluding plant areas) of Research and Development (B1b) and Clinical (C2 and/or D1), sui generis and higher education uses, including related support activities within use class B1; ancillary uses in addition (A1, A3, A4, A5, D1 and/or D2); up to two multi storey car parks; open space and landscaping and all other associated supporting infrastructure.

at

**Land South Of Dame Mary Archer Way Cambridge Biomedical Campus
Cambridge Cambridgeshire**

in accordance with your application received 2nd February 2016 and the plans, drawings and documents which form part of the application, subject to the conditions set out below:

1. Approved Plans

The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan MP-A(10)110 P3

Site Plan MP-A(10)111 P1

Parameter Plan 1 - Land Use MP-A(10)101 P11

Parameter Plan 2 - Maximum building heights MP-A(10)102 P9

Parameter Plan 3 - Access MP-A(10)106 P8

Parameter Plan 4 - Open Space and Landscape Framework MP-A(10)103 P8

Parameter Plan 5 - Development Principles MP-A(10)108 P6

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

2. Reserved Matters

No development on any individual phase shall commence until approval of the details of the access, appearance, landscaping, layout and scale (hereinafter called the reserved matters) within that phase has been obtained from the local planning authority in writing. The development shall be carried out as approved.

Reason: To ensure that all necessary details are acceptable (Cambridge Local Plan 2006 policies 3/2, 3/4, 3/7, 3/11, 3/12, 4/2, 4/3, 4/4, 9/3, 9/8).

3. The first application for approval of reserved matters shall be made to the local planning authority no later than five years from the date of this permission.

Reason: In accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.

4. The development of each phase pursuant to this outline consent shall begin before the expiration of two years from the date of the last reserved matter of that phase to be approved.

Reason: To prevent the accumulation of unimplemented planning permissions and in accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.

5. Application(s) for approval of all the reserved matters shall be made to the local authority before the expiration of nine years from the date of this permission.

Reason: To prevent the accumulation of unimplemented planning permissions and in accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.

6. Phasing

Prior to or concurrently with the submission of the first reserved matters application for any development on the site, an Initial Site Wide Phasing Plan which accords with the S106 triggers shall be submitted to the local planning authority for approval. From the date of approval of the Initial Site-Wide Phasing Plan an annual Update Site Wide Phasing Plan shall thereafter be submitted to the local planning authority for information each year of the nine year period hereby approved (condition 5) for submission of reserved matters, unless all reserved matters have already been submitted prior to this date.

The Initial Site Wide Phasing Plan shall include the sequence of the following elements:

- a) provision of the reserved matters parcels
- b) provision of the major distributor roads/routes within the site and the design of possible future transport spurs to the southern edge of the site
- c) strategic foul surface water features and SUDS
- d) car parking
- e) diversion of high pressure gas main
- f) cycle and pedestrian links
- g) strategic electricity and telecommunications networks
- h) environmental mitigation measures and landscaped areas

In addition, an Update Position Statement shall be submitted prior to or concurrently with the first reserved matters including:

- i) estimated timing of outstanding clinical and research and development plots delivery within Phase 1 (that development subject to 06/0796/OUT or as subsequently amended by any S73 application(s)) that have not received planning approval upon the granting of outline permission for Phase 2
- j) energy innovation centre delivery Phase 1
- k) any other developments within Phase 1 that have received planning approval but not yet been constructed upon the granting of outline permission for Phase 2.

No development approved under the first reserved matters application shall commence until such time as the Initial Site-Wide Phasing Plan has been approved. The annual Update Site Wide Phasing Plans, submitted to the LPA for information, shall provide a position statement on progress and delivery of all of the above elements a) - h). The development shall be carried out in accordance with the approved details.

Reason: To clarify how the site is to be phased to assist with the determination of subsequent reserved matters applications and in order to ensure that major infrastructure provision and environmental mitigation is provided in time to cater for the needs and impacts arising out of the development and given that there are a number of unimplemented clinical and research and development plots remaining within Phase 1, to ensure satisfactory coordination of the overall Cambridge Biomedical Campus as a whole.

7. Environmental Information

The development shall be carried out in accordance with the mitigation measures as set out in the CBC Phase 2 Environmental Statement, dated February 2016, and take account of assumptions and information contained within the following Technical Notes:

- a) CBC Phase 2 AECOM Response to EHO Comments Prepared 18th April 2016/ Approved 22 April 2016;

b) CBC Phase 2 AECOM Response to CCC Comments Prepared 22 March 2016 / Approved 13 April 2016;

Reason: To ensure that the development takes place in accordance with the principles and parameters contained within the Environmental Statement (Cambridge Local Plan policies 9/3, 9/8 and 10/1).

8. Provision of Transport Spurs for Campus Expansion

In the event that land to the south of the site is adopted for the future provision of a Phase 3 of the Cambridge Biomedical Campus as part of proposed allocation E/1B of the proposed South Cambridgeshire Local Plan 2013, then:

a) Notwithstanding the approved plan Parameter Plan Three unless agreed otherwise in writing by the Local Planning Authority any reserved matters for the primary transport route through the site as shown on approved plan Parameter Plan Three, shall include a detailed design of transport spurs to the southern edge of the site for the purposes of access to and from the site for vehicles, pedestrians and cyclists; and

b) The reserved matters for the primary transport route shall include the proposed timing of the provision of the route together with timing for provision of the spurs, whether together as part of the Phase 2 infrastructure provision or separately

c) If the spurs are constructed separately and at a later time to the primary transport route, the reserved matters submitted as part of criterion 8(a) above shall include the details of temporary junctions that are capable of being upgraded to accommodate the transport spurs.

The development of the primary transport route and the transport spurs shall be carried out in accordance with the approved reserved matters.

Reason: To ensure the detailed design of the primary route includes spurs to the southern boundary of the site to safeguard the possible future expansion of the Biomedical Campus as part of a co-ordinated development (Cambridge Local Plan policies 3/6, 3/7, 9/2, 9/3, 10/1).

9. Non-Road Mobile Machinery Plant

All Non-Road Mobile Machinery (NRMM) of net power between 37kW and 560 kW used during demolition or construction works or similar, shall meet the emissions standards in Stage IIIA of EU Directive 97/68/ EC (as amended) for both Nitrogen Oxides (NOx) and Particulate matter (PM). If Stage IIIA equipment is not available the requirement may be met using the following techniques:

- a) Reorganisation of NRMM fleet
- b) Replacing equipment

- c) Retrofit abatement technologies
- d) Re-engining

All eligible NRMM shall meet the requirement above unless it can be demonstrated that the machinery is not available or that a comprehensive retrofit for both PM and NO_x is not feasible. In this situation every effort should be made to use the least polluting equipment available including retrofitting technologies to reduce particulate emissions. Developers will be required to provide a written statement of their commitment and ability to meet the requirement within their Construction and Demolition Management plans. An inventory of all NRMM must be kept on site and all machinery should be regularly serviced and service logs kept on site for inspection. Records should be kept on site which details proof of emission limits for all equipment. This documentation should be made available to local authority officers as required.

Reason: To protect local air quality and human health by ensuring that the production of air pollutants such as nitrogen dioxide and particulate matter are kept to a minimum during the lifetime of the development, to contribute toward National Air quality Objectives in accordance with the National Planning Policy Framework (NPPF) and policy 4/14 of the Cambridge Local Plan (2006).

10. Energy Demand

The total energy demand to be supplied by locally polluting combustion sources (such as but not limited to natural gas, biogas, biodiesel, diesel and biomass) for buildings coming forward under each individual Reserved Matters application as part of the CBC Phase 2 development shall not exceed 350 W/m² (energy demand includes heating, ventilation, air conditioning, process energy requirements, including the normal regular operation of back-up plant).

Reason: To protect local air quality and human health by ensuring that the production of air pollutants such as nitrogen dioxide and particulate matter are kept to a minimum during the lifetime of the development, to contribute toward National Air quality Objectives in accordance with the National Planning Policy Framework (NPPF) and policy 4/14 of the Cambridge Local Plan (2006).

11. Low NOx boilers

The development hereby approved shall utilise low NOx boilers, i.e., boilers that meet a dry NOx emission rating of 40mg/kWh, to minimise emissions from the development that may impact on air quality. Details of the boilers for each building shall be submitted to the local planning authority for approval prior to installation within any building approved under a Reserved Matters Application. All boilers shall be installed in accordance with the approved details prior to first occupation of that building and retained thereafter. A manufacturer's NOx emission test certificate or other evidence to demonstrate that every installed boiler meets the approved emissions standard shall be submitted to and approved by the local planning authority. The details shall demonstrate compliance with the agreed emissions limits. The scheme as approved shall be fully carried out in accordance with the approved details before first occupation and shall be thereafter retained.

Reason: To protect local air quality and human health by ensuring that the production of air pollutants such as nitrogen dioxide and particulate matter are kept to a minimum during the lifetime of the development, to contribute toward National Air quality Objectives and accords with the requirements of the National Planning Policy Framework (NPPF) and policies 4/13 & 4/14 of the Cambridge Local Plan 2006.

12. Combined Heat and Power

Any gas-fired CHP must meet an emissions standard of:

- a) Spark ignition engine: less than 150 mgNOx/Nm³
- b) Compression ignition engine: less than 400 mgNOx/Nm³
- c) Gas turbine: less than 50 mgNOx/Nm³

A manufacturer's NOx emission test certificate or other evidence to demonstrate that every installed boiler meets the approved emissions standard shall be submitted to and approved by the local planning authority. The details shall demonstrate compliance with the agreed emissions limits. The scheme as approved shall be fully carried out in accordance with the approved details before first occupation and shall be thereafter retained.

Reason: To protect local air quality and human health by ensuring that the production of air pollutants such as nitrogen dioxide and particulate matter are kept to a minimum during the lifetime of the development, to contribute toward National Air quality Objectives in accordance with the National Planning Policy Framework (NPPF) and policy 4/14 of the Cambridge Local Plan (2006).

13. Combustion Plant

Details of any combustion appliance / plant shall be submitted to and approved in writing by the local planning authority prior to installation. These details shall include the selected plant (including size / rating, abatement equipment, technologies, location/ height of exhaust stack / flue and discharge velocity, NOx emissions standards, as appropriate), their emissions and maintenance schedule.

Reason: To protect local air quality and human health by ensuring that the production of air pollutants such as nitrogen dioxide and particulate matter are kept to a minimum during the lifetime of the development, to contribute toward National Air quality Objectives in accordance with the National Planning Policy Framework (NPPF) and policy 4/14 of the Cambridge Local Plan (2006).

14. EV Charge Points

A minimum of 3% of car park spaces shall have electric vehicle charge points installed at the point of construction and a minimum of 15% of car parking spaces shall have infrastructure for the future provision of electric vehicle charge points.

Reason: To protect local air quality and human health by ensuring that the production of air pollutants such as nitrogen dioxide and particulate matter are kept to a minimum during the lifetime of the development, to contribute toward National Air quality Objectives in accordance with the National Planning Policy Framework (NPPF) and policy 4/14 of the Cambridge Local Plan (2006).

15. Link to Energy Centre

Within each reserved matters application for a clinical building for Cambridge University Hospitals NHS Foundation Trust a strategy for energy for that building shall be submitted to the local planning authority. The strategy shall set out how the building will connect to, or allow for future connection to, any existing or future hospital energy centre unless otherwise demonstrated that it is technically or viably impractical or does not represent the most sustainable approach. The strategy shall include a plan showing the pipe route and connection point to the wider network, high level technical specification and date of implementation and connection. The development shall be carried out in accordance with the approved strategy.

Reason: To protect local air quality and human health by ensuring that the production of air pollutants such as nitrogen dioxide and particulate matter are kept to a minimum during the lifetime of the development, to contribute toward National Air Quality Objectives in accordance with the National Planning Policy Framework (NPPF) and policy 4/14 of the Cambridge Local Plan (2006).

16. Lighting - Individual Development Plots

Prior to the commencement of use of an individual building plot an artificial lighting scheme shall be submitted to and approved in writing by the local planning authority. The scheme shall include details of any artificial lighting of the site and an artificial lighting impact assessment with what the predicted lighting levels at the nearest light sensitive receptor shall be. Artificial lighting on and off site must meet the Obtrusive Light Limitations for Exterior Lighting Installations contained within the Institute of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Light - GN01:2011 for Environmental Zone E2 (or as superseded). The approved lighting scheme shall be installed, retained and operated in accordance with the approved details and measures.

Reason: In the interests of visual amenity and to ensure that the development will not result in unacceptable light pollution (Cambridge Local Plan 2006 policies 3/11, 4/13 and 4/15).

17. Plant Noise Insulation

Before the development/use hereby permitted is occupied for any approved reserved matters application, a scheme for the insulation of any plant in order to minimise the level of noise emanating from the plant shall be submitted to and approved in writing by the local planning authority and the scheme as approved shall be fully implemented before the use hereby permitted is commenced and shall be retained thereafter.

Reason: To protect the amenity of nearby properties (Cambridge Local Plan 2006 policy 4/13).

18. Extraction Equipment

Prior to the occupation/use of a building, details of equipment for the purpose of extraction and filtration of fumes, odours and/or hazardous material such as airborne bacterial and viral organisms shall be submitted to and approved in writing by the local planning authority. The approved extraction/filtration scheme shall be installed before the use hereby permitted is commenced and shall thereafter be retained as such.

Reason: To protect the amenity of nearby properties (Cambridge Local Plan 2006 policy 4/13).

19. Site Wide Demolition and Construction Environmental Management Plan

Prior to the commencement of development, a site wide Demolition and Construction Environmental Management Plan (DCEMP) shall be submitted to and approved in writing by the local planning authority. The DCEMP shall include the consideration of the following aspects of demolition and construction:

a) Demolition, construction and phasing programme.

- b) Contractors' access arrangements for vehicles, plant and personnel including the location of construction traffic routes to, from and within the site, details of their signing, monitoring and enforcement measures.
- c) Construction/Demolition hours which shall be carried out between 0800 hours to 1800 hours Monday to Friday, and 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless in accordance with agreed emergency procedures for deviation. Prior notice and agreement procedures for works outside agreed limits and hours.
- d) Delivery times for construction/demolition purposes shall be carried out between 0800 to 1800 hours Monday to Friday, 0800 to 1300 hours on Saturdays and at no time on Sundays, bank or public holidays, unless otherwise agreed in writing by the local planning authority in advance.
- e) Soil Management Strategy.
- f) Noise method, monitoring and recording statements in accordance with the provisions of BS 5228-1: 2009.
- g) Maximum noise mitigation levels for construction equipment, plant and vehicles.
- h) Vibration method, monitoring and recording statements in accordance with the provisions of BS 5228-2: 2009.
- i) Maximum vibration levels.
- j) Dust management and wheel washing measures in accordance with the provisions of Control of dust and emissions during construction and demolition - supplementary planning guidance 2014
- k) Prohibition of the burning of waste on site during demolition/construction.
- l) Site lighting.
- m) Drainage control measures including the use of settling tanks, oil interceptors and bunds.
- n) Screening and hoarding details.
- o) Access and protection arrangements around the site for pedestrians, cyclists and other road users.
- p) Procedures for interference with public highways, including permanent and temporary realignment, diversions and road closures.
- q) External safety and information signing and notices.
- r) Consideration of sensitive receptors.
- s) Prior notice and agreement procedures for works outside agreed limits.
- t) Complaints procedures, including complaints response procedures.
- u) Membership of the Considerate Contractors Scheme.

Reason: To protect the amenity of the adjoining properties (Cambridge Local Plan 2006, policy 4/13).

20. Construction Method Statement

Prior to the commencement of development of any approved reserved matters phase, a Construction Method Statement (CMS) shall be submitted to and approved in writing by the local planning authority for that phase. The CMS shall demonstrate how the construction of the reserved matters approval accords with the construction criteria A-U of the Site Wide Demolition and Construction Environmental Management Plan (DCEMP). In addition to criteria A-U, the CMS shall also provide a specific construction programme and plan identifying: the contractor site storage area/compound; screening and hoarding locations; access arrangements for vehicles, plant and personnel; building material, plant and equipment storage areas; contractor parking arrangements for construction and personnel vehicles; and the location of the contractor offices. Thereafter the development shall be undertaken in accordance with the agreed details.

Reason: To ensure the environmental impact of the construction of the development is adequately mitigated and in the interests of the amenity of nearby residents/occupiers (Cambridge Local Plan 2006, policy 4/13).

21. Contaminated Land - Gas Risk

Should the contaminated land assessment and associated remedial strategy identify the presence of material with the potential to generate an identifiable ground gas risk for a building, prior to the commencement of development of that building, a specification for gas protection to be incorporated into the building design to prevent build-up of potentially asphyxiating gases shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In order to safeguard the health and safety of future occupants of the buildings (Cambridge Local Plan 2006, policy 4/13).

22. Submission of Preliminary Contamination Assessment

Prior to the commencement of the development (or phase of) or investigations required to assess the contamination of the site, the following information shall be submitted to and approved in writing by the local planning authority:

(a) Desk study to include:

- Detailed history of the site uses and surrounding area (including any use of radioactive materials)
- General environmental setting.
- Site investigation strategy based on the information identified in the desk study.

(b) A report setting set out what works/clearance of the site (if any) is required in order to effectively carry out site investigations.

Reason: To adequately categorise the site prior to the design of an appropriate investigation strategy in the interests of environmental and public safety in accordance with Cambridge Local Plan 2006, policy 4/13.

23. Submission of Site Investigation Report and Remediation Strategy:

Prior to the commencement of the development (or phase of) with the exception of works agreed under condition 22 and in accordance with the approved investigation strategy agreed under clause (b) of condition 22, the following shall be submitted to and approved in writing by the local planning authority:

(a) A site investigation report detailing all works that have been undertaken to determine the nature and extent of any contamination, including the results of the soil, gas and/or water analysis and subsequent risk assessment to any receptors .

(b) A proposed remediation strategy detailing the works required in order to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters. The strategy shall include a schedule of the proposed remedial works setting out a timetable for all remedial measures that will be implemented.

Reason: To ensure that any contamination of the site is identified and appropriate remediation measures agreed in the interest of environmental and public safety in accordance with Cambridge Local Plan 2006, policy 4/13.

24. Implementation of Remediation

Prior to the first occupation of the development, or each phase of the development where phased, the remediation strategy approved under clause (b) to condition 23 shall be fully implemented on site following the agreed schedule of works.

Reason: To ensure full mitigation through the agreed remediation measures in the interests of environmental and public safety in accordance with Cambridge Local Plan 2006, policy 4/13.

25. Completion Report

Prior to the first occupation of the development (or phase of) hereby approved the following shall be submitted to, and approved by the local planning authority:

(a) A completion report demonstrating that the approved remediation scheme as required by condition 23(b) and implemented under condition 24 has been undertaken and that the land has been remediated to a standard appropriate for the end use.

(b) Details of any post-remedial sampling and analysis (as defined in the approved Material Management Plan pursuant to condition 26) shall be included in the completion report along with all information concerning materials brought onto, used, and removed from the development. The information provided must demonstrate that the site has met the required clean-up criteria.

Thereafter, no works shall take place within the site such as to prejudice the effectiveness of the approved scheme of remediation.

Reason: To demonstrate that the site is suitable for approved use in the interests of environmental and public safety in accordance with Cambridge Local Plan 2006, policy 4/13.

26. Material Management Plan

Prior to the importation or reuse of material for the development (or phase of) a Materials Management Plan (MMP) shall be submitted to and approved in writing by the Local Planning Authority. The MMP shall include:

- a) Details of the volumes and types of material proposed to be imported or reused on site
- b) Details of the proposed source(s) of the imported or reused material
- c) Details of the chemical testing for ALL material to be undertaken before placement onto the site.
- d) The results of the chemical testing which must show the material is suitable for use on the development
- e) Confirmation of the chain of evidence to be kept during the materials movement, including material importation, reuse placement and removal from and to the development.

All works will be undertaken in accordance with the approved document.

Reason: To ensure that no unsuitable material is brought onto the site in the interests of environmental and public safety in accordance with Cambridge Local Plan 2006, policy 4/13.

27. Unexpected Contamination

If unexpected contamination is encountered whilst undertaking the development which has not previously been identified, works shall immediately cease on site until the Local Planning Authority has been notified and/or the additional contamination has been fully assessed and remediation approved following steps (a) and (b) of condition 23 above. The approved remediation shall then be fully implemented under condition 24.

Reason: To ensure that any unexpected contamination is rendered harmless in the interests of environmental and public safety in accordance with Cambridge Local Plan 2006, policy 4/13.

28. Emergency or Back-Up Generator

Before any approved reserved matters parcel is occupied, if an emergency generator is to be installed, a scheme for its insulation in order to minimise the level of noise emanating from the said generator shall be submitted to and approved in writing by the local planning authority. The scheme as approved shall be fully implemented before the use hereby permitted is commenced and shall thereafter be retained as such. The scheme shall include the following:

(i) Generator - Use

The generator shall only be used in the event of mains power failure or in accordance with (ii) below. It shall not be used as an alternative supply in the event of disconnection from the mains supply following for example non-payment.

(ii) Generator - Hours of Running for Maintenance

Running of the generator as part of routine maintenance and repair shall only take place for the length of time specified by the manufacturer between the hours of 8am - 6pm Monday to Friday, 9am -1pm Saturday and no time Sunday or Public Holidays.

Reason: To protect the amenity of nearby properties (Cambridge Local Plan 2006, policy 4/13).

29. Construction/Demolition Noise

Prior to the commencement of any approved reserved matters parcel (including any pre-construction, demolition, enabling works or piling), the applicant shall submit a report in writing, regarding the demolition / construction noise and vibration impact associated with the reserved matters parcel, for approval by the local authority. The report shall be in accordance with the provisions of BS 5228:2009 Code of Practice for noise and vibration control on construction and open sites and include full details of any piling and mitigation measures to be taken to protect local residents, employees and patients from noise and/or vibration. Development shall be carried out in accordance with the approved details. Due to the proximity of this site to existing residential/clinical premises and other noise sensitive premises, impact pile driving is not recommended.

Reason: To protect the amenity of nearby properties (Cambridge Local Plan 2006, policy 4/13).

30. Piling

In the event of the foundations for any approved reserved matters parcel requiring piling, prior to the development of the reserved matters parcel taking place, the applicant shall provide the local planning authority with a report/method statement for approval detailing the type of piling and mitigation measures to be taken to protect local residents, employees and patients from noise and/or vibration. Potential noise and vibration levels at the nearest noise sensitive locations shall be predicted in accordance with the provisions of BS 5228-1&2:2009 Code of Practice for noise and vibration control on construction and open sites. Development shall be carried out in accordance with the approved details. Due to the proximity of this site to existing residential premises and other noise sensitive premises, impact pile driving is not recommended.

Reason: To protect the amenity of the adjoining properties (Cambridge Local Plan 2006, policy 4/13).

31. On-Plot Cycle and Pedestrian Facilities

Within each reserved matters application details of the cycle and pedestrian facilities along the northern site boundary relevant to that phase, to provide necessary pedestrian and cycle connectivity on Dame Archer Way, will be provided. The work/scheme shall be constructed and completed in accordance with the approved plans prior to occupation of each phase of development.

Reason: To ensure appropriate priority to sustainable transport modes (Cambridge Local Plan, policies 8/4 and 8/5).

32. Off-Plot Cycle and Pedestrian Facilities

No occupation of a building shall take place until a programme of works and details (including phasing) for the following cycle and pedestrian connections has been submitted to and approved in writing by the Local Planning Authority and those works have been completed:

a) Crossing facilities at the Dame Mary Archer Way / Addenbrooke's Road / Francis Crick Avenue roundabout outside of adopted public highway as illustrated by drawing 60323976-SKE-C-0008-C and in accordance with any approved works to the adjacent Public Highway;

b) Crossing facilities at the Dame Mary Archer Way / Papworth Access junction as illustrated by drawing 60323976-SKE-C-0001-C, for the provision of signalised facilities;

No occupation of the reserved matters parcel for the closest proposed building to the following links shall take place until the following cycle and pedestrian connections, including a programme of works and details, have been submitted to and approved in writing by the Local Planning Authority and those works have been completed:

c) Cycle link to National Cycle Network route number 11 to the west boundary of the site as illustrated by drawing 60323976-SKE-C-0011-A;

d) Cycle link(s) to National Cycle Network route number 11 to the east boundary of the site as illustrated by drawing 60323976-SKE-C-0011-A.

The pedestrian and cycle connections shall be carried out in accordance with the approved details and phasing.

Reason: To ensure that the transport improvements are delivered (Cambridge Local Plan 2006, policies 8/1, 8/2, 8/3, 8/4 and 8/5).

33. Car Parking: On-Plot Research and Development

On-plot car parking provision for any biotech or biomedical research and development use shall be provided at a ratio of 1 space for every 80 square metres of gross floor area measured externally excluding plant areas or any such ratio agreed in writing with the Local Planning Authority that provides a lesser amount of on-plot car parking provision.

Reason: To ensure that the development takes place in accordance with the principles and parameters contained within the Environmental Statement, to ensure the predicted impacts of vehicular movements are not exceeded and to ensure the proposal encourages sustainable modes of transport to and from the site (Cambridge Local Plan 2006, policies 8/10, 9/3, 9/5 and 10/1).

34. Car Parking: Clinical, Higher Education or Sui Generis (Employee)

Car parking provision for employees of any clinical research and treatment (D1 and/or clinical in-patient treatment) or higher education or sui generis medical research institute uses shall be provided at a ratio of 1 space for every 72 square metres of gross floor area measured externally excluding plant areas or any such ratio agreed in writing with the Local Planning Authority that provides a lesser amount of car parking provision.

Reason: To ensure that the development takes place in accordance with the principles and parameters contained within the Environmental Statement, to ensure the predicted impacts of vehicular movements are not exceeded and to ensure the proposal encourages sustainable modes of transport to and from the site (Cambridge Local Plan 2006, policies 8/10 9/3, 9/5 and 10/1).

35. Car Parking: Clinical, Higher Education or Sui Generis (Patients and Visitors)

Car parking provision for patients and visitors for any clinical research and treatment (D1 and/or clinical in-patient treatment) or higher education or sui generis medical research institute uses shall be provided at a ratio of 1 space for every 773 square metres of gross floor area measured externally excluding plant areas or any such ratio agreed in writing with the Local Planning Authority that provides a lesser amount of car parking provision.

Reason: To ensure that the development takes place in accordance with the principles and parameters contained within the Environmental Statement, to ensure the predicted impacts of vehicular movements are not exceeded and to ensure the proposal encourages sustainable modes of transport to and from the site (Cambridge Local Plan 2006, policies 8/10 9/3, 9/5 and 10/1).

36. Car Parking: Disabled Spaces

Disabled car parking spaces shall constitute at least 5% of the total number of spaces provided.

Reason: To ensure that the development provides sufficient disabled parking (Cambridge Local Plan 2006, policy 8/10).

37. Cycle Parking: Calculation of Spaces Required

Unless otherwise agreed in writing by the Local Planning Authority, the submission of any reserved matters application for approval of any building shall include a quantum of cycle parking provision that is equivalent to:

a) For staff provision, a level which will provide a total number of spaces which cater for at least 10% more than the existing modal share percentage of staff cycling to work as shown by the latest Addenbrooke's Annual Travel Survey. The final level of provision to be calculated shall assume that only 80% of staff will be on-site at any one time.

b) For patients and visitors, a level which will provide a total number of spaces which cater for at least 10% more than the existing modal share percentage of patients and visitors cycling to work as shown by the latest Addenbrooke's Annual Travel Survey. The final level of provision to be calculated shall assume that cycle parking spaces are used 3 times daily.

Reason: To ensure that the proposed level of cycling provision is appropriate to the nature of the proposed building and its use (Cambridge Local Plan 2006, policy 8/6).

38. Site Wide Ecological Conservation Management Plan

Prior to or concurrently with the submission of the first of the reserved matters application for the site, a Site Wide Ecological Conservation Management Plan (SWEEMP) shall be submitted to the local planning authority for approval. The plan shall set out how the development will improve the net biodiversity of the site and shall accord with and give effect to the principles for such a Plan proposed in the Environmental Statement submitted with the application and include:

- a) Contractor responsibilities, procedures and requirements.
- b) Full details of appropriate habitat and species surveys (pre and post-construction), and reviews where necessary, to identify areas of importance to biodiversity.
- c) Full details of measures to ensure protection and suitable mitigation to all legally protected species and those habitats and species identified as being of importance to biodiversity both during construction and post-development, including consideration and avoidance of sensitive stages of species life cycles, such as the bird breeding season, protective fencing and phasing of works to ensure the provision of advanced habitat areas and minimise disturbance of existing features.
- d) Identification of habitats and species worthy of management and enhancement together with the setting of appropriate conservation objectives for the site. Prescriptions shall be provided to detail how habitat and species management and enhancement shall be provided alongside measures to provide habitat restoration and creation to deliver targets in the Cambridgeshire and UK Biodiversity Action Plans such as: the provision of bat and bird boxes on buildings and on trees around the site; the provision of other nesting features for bird species such as bird ledges; reptile hibernacula including small log and rubble piles; the creation of new aquatic habitats where possible within permanent areas of open water of minimum depth 0.5m; the provision of wetland margins and habitat islands; the management of grassland

- e) A summary work schedule table, confirming the relevant dates and/or periods that the prescriptions and protection measures shall be implemented or undertaken within.
- f) Monitoring/Environmental Audits carried out four times annually during the construction phase.
- g) Confirmation of suitably qualified personnel responsible for overseeing implementation of the SWEEMP commitments, such as an Ecological Clerk of Works, including a specification of role.
- h) Long-term maintenance, management and monitoring responsibilities for a period of 12 years to ensure an effective implementation of the SWEEMP ensuring periodic review of the objectives and prescriptions.

No development shall commence until such time as the SWEEMP has been approved in writing by the Local Planning Authority. All species and habitat protection, enhancement, restoration and creation measures shall be carried out in accordance with the approved SWEEMP.

Reason: To ensure that the development of the site conserves and enhances ecology (Cambridge Local Plan 2006, policies 4/3, 4/6, and 4/8).

39. ECMP Reserved Matters

Any reserved matters application shall include an ECMP Statement that demonstrates how it accords with the aims and objectives of the approved SWEEMP. It shall detail which specific ecological measures are proposed and the timing for their delivery. No development shall commence within the site for which reserved matters approval is being sought until such time as the ECMP Statement has been approved in writing by the Local Planning Authority. The ecological measures shall be carried out in accordance with the approved details and timing of delivery.

Reason: To ensure that the development of the site conserves and enhances ecology (Cambridge Local Plan 2006, policies 4/3, 4/6, and 4/8).

40. Archaeology

No development of an approved reserved matters parcel shall take place until the applicant, their agent, or successors in title, has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority in respect of the approved reserved matters parcel. Development within areas identified for archaeological investigation in the approved written scheme shall not commence until the archaeological fieldwork in those areas has been completed in accordance with the approved written scheme of investigation. The written scheme of investigation will include a timetable for recording, publication and archiving and the final report will be submitted to the Local Planning Authority in accordance with these details.

Reason: To ensure the implementation of an appropriate archaeological investigation, recording, reporting and publication (Cambridge Local Plan 2006, policy 4/9).

41. Drainage Reserved Matters

Any reserved matters application shall include a detailed surface water drainage strategy, which must be in accordance with the Cambridge Biomedical Campus Phase 2 Flood Risk Assessment, pursuant to the reserved matters site for which approval is sought. The strategy shall include details of the design, location and capacity of such SuDS features and shall include ownership, long-term management/maintenance and monitoring arrangements/responsibilities, including detailed calculations to demonstrate the capacity of surface water management features without the risk of flooding to land or buildings. The strategy should also demonstrate that the exceedance of the designed system has been considered through the provision of overland flow routes. The development shall be carried out in accordance with the approved details and no building pursuant to the particular reserved matters for which approval is being sought shall be occupied or used until such time as the approved detailed surface water measures have been fully completed in accordance with the approved details.

Reason: To ensure a satisfactory method of surface water drainage in accordance with the National Planning Policy Framework (NPPF).

42. Drainage Maintenance

Details for the long term maintenance arrangements for any parts of the surface water drainage system which will not be adopted (including all SuDS features) shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any building that they serve. The submitted details should identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter.

Reason: To ensure the satisfactory maintenance of un-adopted drainage systems in accordance with the requirements of paragraphs 103 and 109 of the National Planning Policy Framework.

43. Bespoke Sustainability Strategy

All future reserved matters applications shall be carried out in accordance with the approved Turley Associates Bespoke Sustainability Strategy (January 2016 or any agreed revision thereof subject to condition 44). Each application will be accompanied by a Sustainability Statement demonstrating how the targets set out in the Bespoke Sustainability Strategy have been met, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings (Cambridge Local Plan 2006, policy 8/16 and Supplementary Planning Document 'Sustainable Design & Construction' 2007).

44. Review of the Bespoke Sustainability Strategy

The Bespoke Sustainability Strategy and the targets therein, shall be reviewed every three years, where there have been updates to national policy or building regulations, for a period of nine years from the date of approval of the outline application. The revised strategy, or letter confirming there have been no updates to national policy or building regulations, shall be submitted to and approved in writing by the Local Planning Authority. Any reserved matters application shall be assessed against the approved Bespoke Sustainability Strategy at that time.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings (Cambridge Local Plan 2006, policy 8/16 and Supplementary Planning Document 'Sustainable Design & Construction' 2007).

45. Fire Hydrants

Development (excluding below ground enabling works) shall not commence on any approved reserved matters parcel until a scheme for the provision and location of fire hydrants to serve that reserved matters parcel has been submitted to and approved in writing by the local planning authority. The provision and location of the fire hydrants shall be provided in accordance with the agreed details prior to the occupation of the approved reserved matters parcel.

Reason: To ensure the provision of adequate water supply infrastructure to protect the safe living and working environment for all users and visitors (Cambridge Local Plan 2006, policies 3/7, 3/12 and 8/18).

46. Foul Water Strategy

No development of an approved reserved matters parcel shall commence until a foul water strategy, which must be in accordance with the Cambridge Biomedical Campus Phase 2 Flood Risk Assessment, for that parcel has been submitted to and approved in writing by the local planning authority. No approved reserved matters building shall be occupied until the works have been carried out for that building in accordance with the approved foul water strategy.

Reason: To prevent environmental and amenity problems arising from flooding in accordance with the requirements of the National Planning Policy Framework and Cambridge Local Plan 2006, policy 8/18.

47. Detailed Waste Management and Minimisation Plan

Prior to the commencement of development of any reserved matters phase a Detailed Waste Management and Minimisation Plan (DWMMP) shall be submitted to and approved in writing by the local planning authority for that phase. The DWMMP shall include details of:

- a) Construction waste infrastructure including a construction material recycling facility to be in place during all phases of construction
- b) anticipated nature and volumes of waste and measures to ensure the maximisation of the reuse of waste.
- c) measures and protocols to ensure effective segregation of waste at source including waste sorting, storage, recovery and recycling facilities to ensure the maximisation of waste materials both for use within and outside the site.
- d) any other steps to ensure the minimisation of waste during construction
- e) the location and timing of provision of facilities pursuant to criteria a/b/c/d.
- f) proposed monitoring and timing of submission of monitoring reports.
- g) the proposed timing of submission of a Waste Management Closure Report to demonstrate the effective implementation, management and monitoring of construction waste during the construction lifetime of the development.

The DWMMP shall be implemented in accordance with the agreed details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of maximising waste re-use and recycling opportunities; and to comply with policy CS28 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011); and to comply with the National Planning Policy for Waste October 2014; and Guidance for Local Planning Authorities on Implementing Planning Requirements of the European Union Waste Framework Directive (2008/98/EC), Department for Communities and Local Government, December 2012.

48. Waste

Within any reserved matters application full details of the on-site storage facilities for trade waste, including waste for recycling and the arrangements for the disposal of waste shall be provided. The approved arrangements shall be retained thereafter unless alternative arrangements are agreed in writing by the local planning authority.

Reason: To protect the amenities of nearby residents/occupiers and in the interests of visual amenity in accordance with policies 4/13 and 6/10 of the Cambridge Local Plan 2006.

49. Landscape

Within any reserved matters application pursuant to this approval, the landscaping details required by condition 2 shall include detailed landscape designs and specifications for the associated reserved matters site. The landscape designs and specifications shall include the following:

Soft Landscaping

- a) Full details of planting plans and written specifications, including cultivation proposals for maintenance and management associated with plant and grass establishment, details of the mix, size, distribution, density and levels of all trees/hedges/shrubs to be planted and the proposed time of planting. The planting plan shall use botanic names to avoid misinterpretation. The plans should include a full schedule of plants.
- b) 1:200 plans (or at a scale otherwise agreed) with cross-sections of mounding, ponds, ditches and swales and proposed treatment of the edges and perimeters of the site.
- c) The landscape treatment of roads (primary, secondary, tertiary and green) through the development.
- d) A specification for the establishment of trees within hard landscaped areas including details of space standards (distances from buildings etc.) and tree pit details.
- e) The planting and establishment of structural landscaping to be provided in advance of all or specified parts of the site as appropriate.
- f) Full details of any proposed alterations to existing watercourses/drainage channels.
- g) Details and specification of proposed earth modelling, mounding, re-grading and/or embankment areas or changes of level across the site to be carried out including soil quantities, topsoil storage to BS 3882 : 2007, haul routes, proposed levels and contours to be formed, sections through construction to show make-up, and timing of works.
- h) Ecological mitigation and bio-diversity enhancement proposals.

Hard Landscaping

- i) Full details of all proposed methods of boundary treatment including details of all gates, fences, walls and other means of enclosure both within and around the edge of the site.
- j) Full details, including cross-sections, of all bridges and culverts.
- k) Utility routes, type and specification.
- l) The location and specification of minor artefacts and structures, including furniture, refuse or other storage units, signs and lighting columns/brackets.
- m) 1:200 plans (or at a scale otherwise agreed) including cross sections, of roads, paths and cycleways.
- n) Details of all hard surfacing materials (size, type and colour)

All hard landscaping shall be completed prior to the occupation/use of any part of the building(s) approved through the relevant reserved matters, unless otherwise agreed in writing by the local planning authority. All planting, seeding or turfing comprised in the approved details of soft landscaping, shall be carried out in the first planting and seeding seasons following the occupation of the buildings or completion of the development, whichever is the sooner, unless an alternative landscaping phasing plan is submitted to and approved in writing by the local planning authority.

Reason: In the interests of the amenity of future occupants and to ensure that a detailed approach to the development of the built-up area (or parcels thereof) is agreed to safeguard the setting and special character of Cambridge, the retained Green belt, surrounding open countryside and to ensure a suitable relationship and integration of the built development with its surroundings (Cambridge Local Plan 2006, policies 3/2, 3/4, 3/7, 3/11, 3/12, 4/3, 9/3 and 9/5).

INFORMATIVE: To satisfy the plant sound insulation condition, the rating level (in accordance with BS4142:2014) from all plant, equipment and vents etc (collectively) associated with this application should be less than or equal to the existing background level (L90) at the boundary of the premises subject to this application and having regard to noise sensitive premises.

Tonal/impulsive sound frequencies should be eliminated or at least considered in any assessment and should carry an additional correction in accordance with BS4142:2014. This is to prevent unreasonable disturbance to other premises. This requirement applies both during the day (0700 to 2300 hrs over any one hour period) and night time (2300 to 0700 hrs over any one 15 minute period).

It is recommended that the agent/applicant submits an acoustic prediction survey/report in accordance with the principles of BS4142:2014 "Methods for rating and assessing industrial and commercial sound" or similar, concerning the effects on amenity rather than likelihood for complaints. Noise levels shall be predicted at the boundary having regard to neighbouring premises.

It is important to note that a full BS4142:2014 assessment is not required, only certain aspects to be incorporated into an acoustic assessment as described within this informative.

Such a survey / report should include: a large scale plan of the site in relation to neighbouring premises; sound sources and measurement / prediction points marked on plan; a list of sound sources; details of proposed sound sources / type of plant such as: number, location, sound power levels, sound frequency spectrums, sound directionality of plant, sound levels from duct intake or discharge points; details of sound mitigation measures (attenuation details of any intended enclosures, silencers or barriers); description of full sound calculation procedures; sound levels at a representative sample of noise sensitive locations and hours of operation.

Any report shall include raw measurement data so that conclusions may be thoroughly evaluated and calculations checked.

INFORMATIVE: Dust condition informative

To satisfy the condition requiring the submission of a program of measures to control airborne dust above, the applicant should have regard to:

-Council's Supplementary Planning Document - "Sustainable Design and Construction 2007":

<http://www.cambridge.gov.uk/public/docs/sustainable-design-and-construction-spd.pdf>

-Guidance on the assessment of dust from demolition and construction

http://iaqm.co.uk/wp-content/uploads/guidance/iaqm_guidance_report_draft1.4.pdf

- Air Quality Monitoring in the Vicinity of Demolition and Construction Sites 2012

http://www.iaqm.co.uk/wp-content/uploads/guidance/monitoring_construction_sites_2012.pdf

-Control of dust and emissions during construction and demolition - supplementary planning guidance

https://www.london.gov.uk/sites/default/files/Dust%20and%20Emissions%20SPG%208%20July%202014_0.pdf

INFORMATIVE: To satisfy the backup generator condition the noise level from the generator associated with this application should not raise the existing background level (L90) by more than 5 dB(A) at the boundary of the premises subject to this application and having regard to noise sensitive premises.

Note: Only in exceptional circumstances where the applicant has shown that the above cannot be achieved and the need is for real emergencies (e.g. hospital operating theatre or emergency services) the following standard may be used

To satisfy the emergency generator condition the noise level from the emergency generator associated with this application should not raise the existing background level (L90) by more than 10 dB(A) at the boundary of the premises subject to this application and having regard to noise sensitive premises.

INFORMATIVE: New development can sometimes cause inconvenience, disturbance and disruption to local residents, businesses and passers-by. As a result the City Council runs a Considerate Contractor Scheme aimed at promoting high standards of care during construction. The City Council encourages the developer of the site, through its building contractor, to join the scheme and agree to comply with the model Code of Good Practice, in the interests of good neighbourliness. Information about the scheme can be obtained from The Considerate Contractor Project Officer in the Planning Department (Tel: 01223 457121).

INFORMATIVE: The site investigation, including relevant soil, soil gas, surface and groundwater sampling should be carried out by a suitably qualified and accredited consultant/contractor in accordance with a quality assured sampling, analysis methodology and relevant guidance. The Council has produced a guidance document to provide information to developers on how to deal with contaminated land. The document, 'Contaminated Land in Cambridge-Developers Guide' can be downloaded from the City Council website on <https://www.cambridge.gov.uk/land-pollution>.

Hard copies can also be provided upon request

INFORMATIVE: Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance.

INFORMATIVE: Any material imported into the site shall be tested for a full suite of contaminants including metals and petroleum hydrocarbons prior to importation. Material imported for landscaping should be tested at a frequency of 1 sample every 20m³ or one per lorry load, whichever is greater. Material imported for other purposes can be tested at a lower frequency (justification and prior approval for the adopted rate is required by the Local Authority). If the material originates from a clean source the developer should contact the Environmental Quality Growth Team for further advice.

INFORMATIVE: Electricity substations are known to emit electromagnetic fields. The Public Health England (PHE) Radiation Protection Service has set standards for the release of such fields in relation to the nearest premises. The applicant should contact The National Grid EMF unit on 0845 702 3270 for advice regarding the electric/magnetic fields that are associated with electric substations.

INFORMATIVE: A premises licence may be required for this development in addition to any planning permission. A premises licence under the Licensing Act 2003 may be required to authorise:

- The supply of alcohol
- Regulated entertainment e.g.
- Music (Including bands, DJ's and juke boxes)
- Dancing
- The performing of plays
- Boxing or wrestling
- The showing of films
- Late Night Refreshment (The supply of hot food or drink between 23:00-05:00)

A separate licence may be required for activities involving gambling including poker and gaming machines.

The applicant is advised to contact The Licensing Team of Environmental Health at Cambridge City Council on telephone number (01223) 457899 or email Licensing@cambridge.gov.uk for further information.

INFORMATIVE: As the premises is intended to be run as a food business the applicant is reminded that under the Food Safety Act 1990 (as amended) the premises will need to be registered with Cambridge City Council. In order to avoid additional costs it is recommended that the applicant ensure that the kitchen, food preparation and food storage areas comply with food hygiene legislation, before construction starts. Contact the Commercial Team at Cambridge City Council on telephone number (01223) 457890 for further information.

INFORMATIVE: Demolition/Construction noise/vibration report

The noise and vibration report should include:

- a) An assessment of the significance of the noise impact due to the demolition/construction works and suitable methods for this are to be found in BS 5228:2009 Part 1 Annex E - Significance of noise effects. It is recommended that the ABC method detailed in E.3.2 be used unless works are likely to continue longer than a month then the 2-5 dB (A) change method should be used.
- b) An assessment of the significance of the vibration impact due to the demolition/construction works and suitable methods for this are to be found in BS 5228:2009 Part 2 Annex B - Significance of vibration effects.

If piling is to be undertaken then full details of the proposed method to be used is required and this should be included in the noise and vibration reports detailed above.

Following the production of the above reports a monitoring protocol should be proposed for agreement with the Local Planning Authority. It will be expected that as a minimum spot checks to be undertaken on a regular basis at site boundaries nearest noise sensitive premises and longer term monitoring to be undertaken when:-

- Agreed target levels are likely to be exceeded
- Upon the receipt of substantiated complaints
- At the request of the Local Planning Authority / Environmental Health following any justified complaints.

Guidance on noise monitoring is given in BS 5228:2009 Part 1 Section 8.4 - Noise Control Targets and in Annex G - noise monitoring.

A procedure for seeking approval from the Local Planning Authority (LPA) in circumstances when demolition/construction works need to be carried out at time outside the permitted hours. This should incorporate a minimum notice period of 10 working days to the Local Planning Authority and 5 working days to neighbours to allow the Local Planning Authority to consider the application as necessary. For emergencies the Local Planning Authority should be notified but where this is not possible the Council's Out of Hours Noise service should be notified on 0300 303 3839.

Contact details for monitoring personnel, site manager including out of hours emergency telephone number should be provided.

INFORMATIVE: It is a requirement of the Clean Air Act 1993 that no relevant furnace shall be installed in a building or in any fixed boiler or industrial plant unless notice of the proposal to install it has been given to the local authority. Details of any furnaces, boilers or plant to be installed should be provided using the Chimney Height Calculation form (available here: <https://www.cambridge.gov.uk/chimney-height-approval>).

INFORMATIVE: Where chimney height calculations are required to be submitted, the relevant form is available on-line at: <https://www.cambridge.gov.uk/chimney-height-approval>.

INFORMATIVE: In drawing up the written scheme of archaeological investigation the timetable for the investigation should be included within the details of the agreed scheme. A brief for the archaeological works can be obtained from the County Archaeology office.

INFORMATIVE: As this is an ordinary watercourse, any proposals to alter the flow regime may require a prior written consent under the Land Drainage Act 1991 and must be discussed with the Flood and Water Team at Cambridgeshire County Council. The County also has a culverting policy and culverting of large sections of watercourse is prohibited. The watercourse must be made a feature of the development. Please contact the team on floodandwater@cambridgeshire.gov.uk or tel: 01223 706140.

INFORMATIVE: An application to discharge trade effluent must be made to Anglian Water and must have been obtained before any discharge of trade effluent can be made to the public sewer. Anglian Water recommends that petrol/oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of such facilities could result in pollution of the local watercourse and may constitute an offence.

INFORMATIVE: For the purposes of the Planning Conditions set out in this notice the reference to "Gross Floor Area" means the gross external floor space excluding areas for plant, interstitial plant floors, car parking structures and tunnels.

It is important the development is carried out fully in accordance with the approved plans. If you are an agent, please ensure that your client has a copy of them and that they are also passed to the contractor carrying out the development. A copy of the approved plan(s) is/are kept on the planning application file.

It is important that all conditions particularly pre-commencement conditions are fully complied with, and where appropriate, discharged prior to the implementation of the development. Failure to discharge such conditions may invalidate the planning permission granted. The development must be carried out fully in accordance with the requirements of any details approved by condition.

This decision notice does not convey any approval or consent which may be required under any enactment, bye-law, order or regulation other than Section 57 of the Town and Country Planning Act 1990.

Your attention is specifically drawn to the requirements of the Chronically Sick and Disabled Persons Act 1970, the Disabled Persons Act 1981, to the British Standards Institution Code of Practice for Access for the Disabled to Buildings (BS 5810 1979), to Part M of the Building Regulations 1991, and to BS 5588 Part 8 1988 (Code of Practice for means of escape for disabled persons). The development should comply with these requirements.

INFORMATIVE: Compliance with the Town and Country Planning Development Management Procedure Order 2010 (as amended) Part 4 Paragraph 31

In reaching this decision the City Council has worked in a positive and proactive manner with the applicant and sought to find solutions to problems arising in relation to dealing with the planning application. In general the Council will seek to approve applications for sustainable development and work proactively with applicants that will improve the economic, social and environmental conditions of the area. The Council provides a pre- application advice service, the details of which are set out on our website. When an application is received the Council will add such planning conditions as are necessary to allow the application to be approved or will provide detailed reasons for refusal where planning issues are not capable of resolution.

For further information please go to www.cambridge.gov.uk/planning.

Dated: 5 September 2017

SS Kelly

Director of Planning and Economic Development

SB

SEE NOTES ATTACHED

PLANNING PERMISSION

1. Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development' or to grant permission subject to conditions, then you can appeal to the First Secretary of State under section 78 of the Town & Country Planning Act 1990.

If you want to appeal then you must do so within 6 months of the date of this notice or within 12 weeks of the date of the decision notice against a refusal of any householder or minor commercial planning application, using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or from <https://acp.planninginspectorate.gov.uk/>. The Secretary of State can allow for a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, he does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

2. Purchase Notices

If either the local planning authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been, or would be permitted. In these circumstances, the owner may serve a purchase notice on the council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town & Country Planning Act 1990.

LISTED BUILDING CONSENT, CONSERVATION AREA CONSENT

3. Notification of Demolition

If listed building consent has been granted and any demolition is to take place, you must in accordance with Section 8(2)(b) of the Planning (Listed Building and Conservation Areas) Act 1990 complete a Final Notice of Demolition Form and send it to English Heritage at least one month before demolition occurs.

4. Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse listed building or conservation area consent, or to grant either subject to conditions then you may appeal to the Secretary of State for the Environment in accordance with sections 20 and 21 of the Planning (Listed Building and Conservation Areas) Act 1990. Appeals must be made within 6 months of the date of the decision (see notes under 1 above).

5. Purchase Notice

If listed building or conservation area consent is refused, or if either is granted subject to conditions, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the District Council in which the land is situated a purchase notice requiring the council to purchase his interest in the land in accordance with section 32 of the Planning (Listed Building and Conservation Areas) Act 1990.

6. Compensation

In certain circumstances a claim may be made against the local planning authority for compensation as provided for under Section 27 of the Planning (Listed Building and Conservation Areas) Act 1990.

CONSENT TO DISPLAY AN ADVERTISEMENT

7. Appeals to the Secretary of State

If you are aggrieved by the decision of the local planning authority to refuse consent to display an advertisement, or to grant consent subject to conditions then you may appeal to the Secretary of State for the Environment under Regulation 15 of the Town and Country Planning (Control of Advertisements) Regulations 1992. Appeals must be made within 8 weeks of the date of the decision (see notes under 1 above)

