

## PLANNING COMMITTEE MEETING –3<sup>rd</sup> August 2016

### Amendment/De-brief Sheet

#### MAJOR PLANNING APPLICATIONS

CIRCULATION: First

ITEM: APPLICATION REF: 16/0176/OUT

Location: Cambridge Biomedical Campus (CBC) Phase 2

Target Date: 03.05.2016

To Note: Nothing

Amendments To Text:

Add to 7.1

301 Hills Road

- Existing residents have been excluded from exerting any influence over the Biomedical Campus Development. It would be considerate and constructive to find positive ways in which residents can engage. A Public Art Strategy which put local residents' desires and aspirations on an equal footing with the institutions moving into our neighbourhood might go some small way towards achieving that.

Under 10.0 Recommendation the proposed conditions are to be amended as follows;

Conditions

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 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.

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. Environmental Statement

The development shall be carried out in accordance with the mitigation measures as set out in the Environmental Statement.

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).

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 providing the following elements:

- a) the reserved matters parcels
- b) major distributor roads/routes within 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 on the above elements from Phase 1:

- i) estimated timing of outstanding clinical and research and development plots delivery within Phase 1 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)

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. 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:

- Reorganisation of NRMM fleet
- Replacing equipment
- Retrofit abatement technologies
- 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 NOx 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).

## 8. 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/m<sup>2</sup> (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).

## 9. 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 shall be submitted for each building to the local planning authority prior to installation within any building approved under a Reserved Matters Application and installed in accordance with the details thus approved prior to first occupation of that building and retained thereafter.

A manufacturers 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.

## 10. CHP

Any gas-fired CHP must meet an emissions standard of:

- Spark ignition engine: less than 150 mgNO<sub>x</sub>/Nm<sup>3</sup>
- Compression ignition engine: less than 400 mgNO<sub>x</sub>/Nm<sup>3</sup>
- Gas turbine: less than 50 mgNO<sub>x</sub>/Nm<sup>3</sup>

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).

#### 11. 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).

#### 12. 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 vehicles 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).

#### 13. Link to EIC

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. 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 and 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).

#### 14. 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 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).

#### 15. Plant Noise Insulation

Before the development/use hereby permitted is occupied for any approved reserved matters application, a scheme for the insulation of the 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 retained thereafter.

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

#### 16. 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)

## 17. 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

## 18. 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 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.

## 19. Contaminated Land – Gas Risk

Should the contaminated land assessment and associated remedial strategy identify the presences 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).

## 20. 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 policies 4/13 and 4/14)

## 21. 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.

22. 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 20 and in accordance with the approved investigation strategy agreed under clause (b) of condition 20, 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.

23. Implementation of remediation.

Prior to the first occupation of the development or (or each phase of the development where phased) the remediation strategy approved under clause (b) to condition 21 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.

24. 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 21 and implemented under condition 22 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) 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.

#### 25. Material Management Plan:

Prior to 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:

- a) Include details of the volumes and types of material proposed to be imported or reused on site
- b) Include details of the proposed source(s) of the imported or reused material
- c) Include details of the chemical testing for ALL material to be undertaken before placement onto the site.
- d) Include the results of the chemical testing which must show the material is suitable for use on the development
- e) Include 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 interest of environmental and public safety in accordance with Cambridge Local Plan 2006 policy 4/13.

#### 26. 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 21 above. The approved remediation shall then be fully implemented under condition 22.

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.

## 27. Emergency or backup generator

Before the development/use hereby permitted is occupied, a scheme for the insulation of the emergency generator 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).

## 28. Construction/Demolition Noise

Prior to the commencement of the development hereby approved (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 this development, 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 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 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).

## 29. Piling

In the event of the foundations for the proposed development requiring piling, prior to the development taking place the applicant shall provide the local authority with a report / method statement for approval 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 5228-1&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).

### 30. Dust

No development shall commence until a programme of measures to minimise the spread of airborne dust from the site during the demolition / construction period has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved scheme.

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

### 31. Cycle and pedestrian facilities

Within each reserved matters application details of the cycle and pedestrian facilities along the northern site boundary 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. 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 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).

### 33. 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 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).

34. 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 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: 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).

36. 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).

37. Ecology and Biodiversity

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 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 over-seeing implementation of the EMP 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 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, and 4/8).

### 38. ECMP Reserved matters

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, and 4/8).

#### 39. Archaeology

No development 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 by the Local Planning Authority. 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 and the Local Planning Authority has confirmed in writing that the archaeological fieldwork has been completed satisfactorily. The archive report and publication shall be submitted to the Local Planning Authority within 6 months following completion of the archaeological investigations

Reason: To ensure the implementation of an appropriate archaeological investigation, recording, reporting and publication (Cambridge Local Plan 2006 policy 4/9).

#### 40. 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 receiving 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).

#### 41. 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) to be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any building. 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 unadopted drainage systems in accordance with the requirements of paragraphs 103 and 109 of the National Planning Policy Framework.

#### 42. Bespoke Sustainability Strategy

All future reserved matters applications shall be carried out in accordance with the approved Turley Associates Bespoke Sustainability Strategy (January 2016). 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).

#### 43. Review of the bespoke Sustainability Strategy

The Bespoke Sustainability Strategy and the targets therein, shall be reviewed on a three yearly basis from the date of approval of the outline application. The revised Strategy shall be submitted to and approved 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. Fire hydrants

Development shall not commence on any reserved matters application within the built-up area until a scheme for the provision and location of fire hydrants to serve that reserved matters application site has been submitted to and approved by the local planning authority. No development shall take place other than in accordance with the approved scheme.

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).



45. Pedestrian / cycle link to the NCN Route 11

No occupation of a building shall take place until a programme of works and details for the cycle connections in the south west corner of the site to the National Cycle Network route number 11 has been submitted to and approved in writing by the Local Planning Authority. The development 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).

46. Foul water strategy

No development shall commence until a foul water strategy has been submitted to and approved in writing by the local planning authority. No buildings shall be occupied until the works have been carried out 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. 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.
- h) proposals for the management of municipal waste generated during the occupation phase of the development, to include the design and provision of permanent facilities e.g. internal and external segregation and storage of recyclables, non-recyclables and compostable material; access to storage and collection points by users and waste collection vehicles

The Detailed Waste Management and Minimisation Plan 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 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 detailed 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).

Pre-Committee Amendments to Recommendation: None

#### **DECISION:**

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CIRCULATION: First

ITEM: APPLICATION REF: 16/0165/FUL

Location: Abcam, CBC

Target Date: 03.05.2016

To Note: Nothing

Amendments To Text:

Add to 7.1 18 Greenlands

Under 10.0 Recommendation the proposed conditions are to be amended as follows;

### **ABCAM PROPOSALS CONDITIONS OF APPROVAL**

**APPROVE** subject to completion of a S106 Agreement and the imposition of the following conditions:

1 **Standard time condition**

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 **Pedestrian / cycle link to the NCN Route 11**

No occupation of a building shall take place until a programme of works for the land west of the proposed car park and north of the existing drainage ditch shown partially edged in blue on plan PL-A(1)101 have been submitted to and approved in writing by the Local Planning Authority. The programme of works shall include any temporary or permanent provision and phasing of the following:

- a) a cycle connection to the National Cycle Network route number 11 to the west to be implemented prior to occupation of any building;
- b) drainage features in accordance with the approved Surface Water Drainage Strategy;
- c) landscaping works.

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

Reason: To ensure that the transport improvements are delivered to mitigate the impact of development and accords with the requirements of Policies 8/2, 8/3 and 8/4 of the Cambridge Local Plan 2006

3 **Detailed design of internal access road**

Notwithstanding the submitted plans 60323976-SHT-10-C-0001(PO2), 0100(PO1), 0510(PO2), 1300(PO2), 4000(PO1), 4001(PO1) and 4002(PO1), prior to commencement of any development the detailed design of the access road into the site should be submitted and approved by the Local Planning Authority. The detailed design should indicate a feature at the junction with Dame Mary Archer Way which will allow the linear public realm/park and proposed pedestrian/ cycle link to continue at grade. The internal access road shall be constructed in accordance with the approved plans.

Reason: To ensure that the development provides an attractive high quality environments and that transport improvements are delivered in accordance with the requirements of Policies 3/6, 3/7 and 8/1 of the Cambridge Local Plan 2006.

4 Detailed design of cycle and pedestrian facilities along the northern site boundary

Prior to commencement of any development the detailed design of the cycle and pedestrian facilities along the northern site boundary alongside Dame Archer Way should be submitted and approved by the Local Planning Authority, and the approved plans shall be implemented in accordance with the approved plans.

Reason: To ensure that the transport improvements are delivered as required by policies 8/4 and 8/5 of the Cambridge Local Plan 2006

5 Maintain access to CBC2 Phase 2

The internal access road which will be delivered as part of this application shall provide vehicular access to the remainder of the CBC Phase 2.

Reason: To ensure that the development is coordinated with the wider CBC Phase 2 development as required by policy 3/6 of the Cambridge Local Plan 2006.

6 Parking Provision

The maximum number of car parking spaces for use by the Abcam development will be 144 spaces of which 9 car parking spaces will be designed for people with disabilities.

Reason: To mitigate the impact of development and accords with the requirements of Policies 8/2 and 8/3 of the Cambridge Local Plan 2006

7 Materials

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 site until the completion of the development.

Reason: To ensure that the appearance of the external surfaces on the development is appropriate and accords with the requirements of policies 3/4, 3/7, 3/12 and 3/14 of the Cambridge Local Plan 2006.

8 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. All details shall be fully dimensioned and fully co-ordinated with the Engineer's information. They shall include proposed finished levels or contours; means of enclosure; car park layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, cycle parking, refuse or other storage units, signs, lighting); accurate

proposed and existing functional services above and below ground (e.g. drainage including rain gardens and swales, power, communications cables, pipelines indicating lines, manholes, supports. 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 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 and accords with the requirements of policies 3/4, 3/11 and 3/12 of the Cambridge Local Plan 2006.

#### 9 Earthworks

No development shall take place until details of earthworks have been 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 mounding to existing vegetation and surrounding landform. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the details of the earthworks are acceptable and accords with the requirements of policies 3/4, 3/11 and 3/12 of the Cambridge Local Plan 2006.

#### 10 Hard and soft landscaping implementation

All hard and soft landscape works shall be carried out in accordance with the approved details, and to a reasonable standard in accordance with the relevant recommendation of the appropriate British Standard or other recognised code of good practice. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed by the local planning authority in writing. The maintenance shall be carried out in accordance with the approved schedule. Any trees or plants that, within a period of five years after planting, are removed, die or become in the opinion of the local planning authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the local planning authority gives its written consent to any variation.

Reason: To ensure provision, establishment and maintenance of a reasonable standard of landscaping in accordance with the approved design and accords with the requirements of policies 3/4, 3/11 and 3/12 of the Cambridge Local Plan 2006

#### 11 Landscaping above Attenuation Tank

No development shall take place until full engineering details of the attenuation tank including invert and top of tank level, requirements (depth) for stone fill around the tank, finished ground level, depth of soil(s) above the tank and specification for the soil around the tank has been submitted to and approved in writing by the local planning authority and these works 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 and accords with the requirements of policies 3/4, 3/11 and 3/12 of the Cambridge Local Plan 2006

#### 12 Landscape works maintenance

Prior to the occupation of development a schedule of landscape maintenance for a minimum period of five years should be submitted to and approved in writing by the local planning authority. The schedule shall include details of the arrangements for its implementation.

Reason: To ensure that the landscaped areas are maintained in a healthy condition in the interests of visual amenity and accords with the requirements of policies 3/4, 3/11 and 3/12 of the Cambridge Local Plan 2006

#### 13 Landscape management plan

A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, 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: To ensure that the landscaped areas are maintained in a healthy condition in the interests of visual amenity and accords with the requirements of policies 3/4, 3/11 and 3/12 of the Cambridge Local Plan 2006

#### 14 Surface Water Drainage Strategy

Prior to commencement of development full details of the surface water drainage scheme, including any strategic elements required to serve this development, shall be submitted to and approved in writing by the local planning authority. The details should include:

- i. Comprehensive levels, including invert and cover levels of all drainage features.
- ii. Construction details of the ponds, swales, rain-gardens, permeable surfaces and pump stations.

Reason: To prevent environmental and amenity problems arising from flooding and to comply with National Planning Policy Framework (NPPF) and Policy 8/18 of the Cambridge Local Plan 2006.

#### 15 BREEAM Design Stage Certification

The building shall be constructed to meet the approved overall BREEAM 'very good' rating as a minimum, with at least 4 credits for ENE01 (reduction of energy use and carbon emissions) and 2 credits for WAT01 (water consumption). Prior to commencement of development above slab level, a BRE issued Design Stage Certificate demonstrating that the development has achieved a BREEAM rating of 'very good' with a minimum of 4 credits for ENE01 and 2 credits for WAT01 shall be submitted to, and approved in writing by, the Local Planning Authority. Where the interim certificate shows a shortfall in credits for ENE01 and WAT01, a statement shall be submitted identifying how the shortfall will be addressed.

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

#### 16 BREEAM Post Construction Certification

Within 6 months of occupation, a certificate following a post-construction review shall be issued by an approved BREEAM Assessor to the Local Planning Authority, indicating that the approved 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 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 and accords with the requirements of policy 8/16 of the Cambridge Local Plan 2006 and Supplementary Planning Document 'Sustainable Design & Construction' 2007

#### 17 Archaeological

No development shall take place within the site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

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

#### 18 Disability Access Statement

Before the development hereby permitted is commenced a Disability Access Statement indicating the provision to be made for disabled people to gain access to new building shall have been submitted to and approved by the local planning authority. The agreed scheme shall be implemented before the development hereby permitted is brought into use.



Reason: The Disability Access Statement is required to assist the Local Planning Authority with the assessment of the issues relating to disabled people and to satisfy Policy 3/7 of the Local Plan

## 19 Nature Conservation

Prior to commencement of development full details of the nature conservation enhancements shall be submitted to and approved in writing by the local planning authority. The details should include:

- i. Construction details and planting plans for the ponds, swales, rain-gardens and ground preparation, species and provenance for the wildflower meadows.
- ii. A plan showing the number, specification and location of proposed bird boxes within the scheme.

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

## 20 Detailed Waste Management and Minimisation Plan

Prior to the commencement of development an updated Detailed Waste Management and Minimisation Plan (DWMMP) shall be submitted to and approved in writing by the local planning authority. 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.
- h) proposals for the management of municipal waste generated during the occupation phase of the development, to include the design and provision of permanent facilities e.g. internal and external segregation and storage of recyclables, non-recyclables and compostable material; access to storage and collection points by users and waste collection vehicles. The Detailed Waste Management and Minimisation Plan 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.

## 21 Demolition and Construction Environmental Management Plan Condition

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 and parking 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 and accords with the requirements policy 4/13 & 4/14 of the Cambridge Local Plan 2006

## 22 Foul Sewerage Network

No development shall commence until a foul water strategy has been submitted to and approved in writing by the Local Planning Authority. The building shall not be occupied until the works have been carried out in accordance with the foul water strategy as approved unless otherwise approved in writing by the Local Planning Authority.

Reason: To protect the amenity of the adjoining properties and accords with the requirements of the National Planning Policy Framework (NPPF) and policy 8/18 of the Cambridge Local Plan 2006

## 23 Submission of Preliminary Contamination Assessment

Prior to the commencement of the development 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 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 and accords with the requirements of Policy 4/13 of the Cambridge Local Plan 2006.

## 24 Submission of site investigation report and remediation strategy

Prior to the commencement of the development with the exception of works agreed under condition 23 and in accordance with the approved investigation strategy agreed under clause (b) of condition 23, 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 and accords with the requirements of Policy 4/13 of the Cambridge Local Plan.

## 25 Implementation of remediation strategy

Prior to the first occupation of the development the remediation strategy approved under clause (b) to condition 24 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 and accords with the requirements of Policy 4/13 of the Cambridge Local Plan.

## 26 Completion report

Prior to the first occupation of the development 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 24 and implemented under condition 25 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) 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 and accords with the requirements of Policy 4/13 of the Cambridge Local Plan.

## 27 Material Management Plan

Prior to importation or reuse of material for the development a Materials Management Plan (MMP) shall be submitted to and approved in writing by the Local Planning Authority. The MMP shall:

a) Include details of the volumes and types of material proposed to be imported or reused on site

b) Include details of the proposed source(s) of the imported or reused material

c) Include details of the chemical testing for ALL material to be undertaken before placement onto the site.

d) Include the results of the chemical testing which must show the material is suitable for use on the development

e) Include 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 interest of environmental and public safety and accords with the requirements of Policy 4/13 of the Cambridge Local Plan.

## 28 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 24 above. The approved remediation shall then be fully implemented under condition 25

Reason: To ensure that any unexpected contamination is rendered harmless in the interests of environmental and public safety and accords with the requirements of Policy 4/13 of the Cambridge Local Plan.

## 29 Emergency or backup Generator

Before the development/use hereby permitted is occupied, a scheme for the insulation of the emergency generator 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 and accords with the requirements of policies 4/13 & 4/14 of the Cambridge Local Plan 2006.

## 30 Submission of Furnace/ Boiler/Industrial Plant

Prior to the first occupation of the development hereby permitted, details of the (furnace/ fixed boiler/industrial plant) to be installed shall be submitted to, and approved in writing by the Local Planning Authority. Any gas-fired CHP must meet an emissions standard of:

- Spark ignition engine: less than 150 mgNO<sub>x</sub>/Nm<sup>3</sup>
- Compression ignition engine: less than 40 mgNO<sub>x</sub>/Nm<sup>3</sup>
- Gas turbine: less than 50 mgNO<sub>x</sub>/Nm<sup>3</sup>

Reason: To protect human health and accords with the requirements of policies 4/13 & 4/14 of the Cambridge Local Plan 2006.

31 Implementation of furnace/Boiler/Plant

The [furnace/boiler/industrial plant] approved under condition number 30 shall be installed in accordance with the approved details before the first occupation of the development and shall thereafter be retained as such.

Reason: To protect human health and accords with the requirements of policies 4/13 & 4/14 of the Cambridge Local Plan 2006.

32 Contaminated Land – Gas Risk Condition

Should the contaminated land assessment and associated remedial strategy identify the presences 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 building and accords with the requirements of policy 4/13 of the Cambridge Local Plan 2006.

33 Extraction Equipment Condition

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 and accords with the requirements of policy 4/13 of the Cambridge Local Plan 2006.

34 Plant noise insulation Condition

Within 6 months of occupation, a scheme for the insulation of the 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 retained thereafter.

Reason: To protect the amenity of nearby properties and accords with the requirements of policy 4/14 of the Cambridge Local Plan 2006.

35 Post Installation verification testing

Prior to occupation a post construction/installation/verification/completion report for the development incorporating details of the plant installed and demonstrating compliance with the approved noise insulation scheme under condition 36 shall be submitted to and

approved in writing by the Local Planning Authority. The noise insulation/attenuation scheme as approved shall thereafter be maintained in accordance with the approved details and shall not be altered without the prior written approval of the Local Planning Authority.

Reason: To protect the amenity of nearby properties and accords with the requirements of policy 4/14 of the Cambridge Local Plan 2006.

### 36 Lighting – Individual Development Plots Condition

Prior to the installation of any operational artificial lighting 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 predicted lighting levels at the nearest light sensitive receptor shall be undertaken. 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 (or as superseded) for Environmental Zone E2. The approved lighting scheme shall be installed, retained and operated in accordance with the approved details / measures unless the Local Planning Authority gives its written consent to any variation.

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

### 37 Non-Road Mobile Machinery Plant Condition

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:

- Reorganisation of NRMM fleet
- Replacing equipment
- Retrofit abatement technologies
- Re-engineering

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<sub>x</sub> 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 and accords with the requirements of National Planning Policy Framework (NPPF) and policies 4/13 & 4/14 of the Cambridge Local Plan (2006

### 38 Energy Demand Condition

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) shall not exceed 350 W/m<sup>2</sup> (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 and accords with the requirements of the National Planning Policy Framework (NPPF) and policies 4/13 & 4/14 of the Cambridge Local Plan 2006.

### 39 Electric Vehicle 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 and accords with the requirements of the National Planning Policy Framework (NPPF) and policies 4/13 & 4/14 of the Cambridge Local Plan 2006



#### 40 Low NOx boilers

The development hereby approved shall utilise low NOx boilers, i.e., appliances that meet a dry NOx emission rating of 40mg/kWh, to minimise emissions from the development that may impact on air quality. Details of these shall be submitted to the City Council prior to commencement of development and installed in accordance with the details thus approved prior to first occupation of the building and retained thereafter.

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

#### 41 Air Quality Compliance Statement

Prior to commencement of any development an operational Air Quality Compliance Statement shall be submitted to and approved in writing by Cambridge City Council as the local planning authority. The statement shall confirm that the impact / effect assessment inputs and assumptions as used in:

- (i) CBC Phase 2 Environmental Statement, Volume 1: Main Report (Including, but not limited to Chapters 13, 16 & 17) and Volume 2: Technical Appendices - 13.1; 13.2; 13.3 & 13.4, dated February 2016;
- (ii) CBC Phase 2 AECOM Response to EHO Comments Prepared 18<sup>th</sup> April 2016/ Approved 22 April 2016;
- (iii) CBC Phase 2 AECOM Response to CCC Comments Prepared 22 March 2016 / Approved 13 April 2016; and
- (iv) Abcam Building, Hoare Lea, Acoustic, Air Quality, Flues and Ventilation Assessment June 2016 (Ref: REP-2601122-08-EL-20151222-AQ Rev. 5)

submitted with the CBC 2040 Phase 2 application (reference 16/0176/OUT) shall not exceed the impacts / effects as identified and predicted in the Environmental Statement and documents i to iv referenced above.

The Compliance Statement shall include details of the selected combustion plant or similar (including size / rating, emission abatement equipment, technologies, location/ height of exhaust stack / flue, discharge velocity and Nitrogen oxide (NOx) emissions standards, as appropriate) and their emissions and maintenance schedule and transport related emissions shall be included. These should correspond to the assumptions made in the Environmental Statement submitted, which includes the cumulative impact / effects of Abcam and CBC Phase 2. The scheme as approved shall be fully implemented and operated fully in accordance with the approved Compliance Statement and 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.

#### 42 Air Quality Assessment

In the eventuality that the details contained within the Compliance Statement submitted under Condition 43 are not in accordance with the assumptions and conclusions, or exceed the anticipated parameters contained within the Environmental Statement (reference Volume1: Main Report and Appendix 13, dated February 2016 and Other Information Technical Note dated 13 April 2016) then a detailed air quality assessment shall be prepared and submitted to the Local Planning Authority for approval. The air quality assessment will include details of all necessary mitigation to demonstrate compliance with the conclusions of the same Environmental Statement. The scheme as approved shall be fully implemented 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.

#### 43 Fire Hydrants

Prior to occupation a scheme for the provision of fire hydrants shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details and the approved scheme shall be fully operational prior to the first occupation of that development parcel.

Reason: To ensure the provision of adequate water supply infrastructure to protect the safe living and working environment for all users and visitors and accords with the requirements of policies 3/7, 3/12 and 8/18 of the Cambridge Local Plan 2006

#### 44 Building Signage

Prior to erection of any signage on the building exterior hereby approved, details of the signage identifying the proposed location, size, wording, materials and any illumination of the signage shall be submitted to and approved by the local planning authority. The signage shall then be carried out in accordance with the approved details.

Reason: To ensure that the signage complements the design approach to the building and accords with the requirements of policy 3/4 of the Cambridge Local Plan 2006

45 Drawing Numbers

The development shall be carried out in accordance with the following approved drawings and technical documents.

Site Location Plan	PL-A(1)101	PL 10
Site Location Plan 1:2500	PL-A(1)108	P2
Illustrative Site Plan	PL-A (1)100	PL14
Site Layout Plan	PL-A (1)102	PL14
Site Elevations	PL-A (1)200	PL14
Site Sections	PL-A (1)300	PL10
Floor Plan Level 0	PL-A (2)100	PL10
Floor Plan Level 1	PL-A (2)101	PL7
Floor Plan Level 2	PL-A (2)102	PL7
Floor Plan Level 3	PL-A (2)103	PL8
Floor Plan Level 4	PL-A (2)104	PL8
Floor Plan Level 5	PL-A (2)105	PL8
Elevations North & East	PL-A (2)200	PL9
Elevations South & West	PL-A (2)201	PL10
Service Area	PL-A (2)202	PL8
Sections Atrium/Transversal	PL-A (2)300	PL10
Sections Lab/Office	PL-A (2)301	PL9
Typical Bay Building A	PL-A (29)300	PL5
Typical Bay Building B	PL-A (29)301	PL5
Concept Surface Water Drainage Strategy	60323976-SHT-10-CD-002	P02
Abcam Building and Drainage Layout	PL-D(77)-1-01-001	P06
Car Park Drainage Layout	PL-D(77)-1-01-002	P03
Car Park Flood Flow Plan	PL-D(77)-1-01-003	I02
Abcam Building Flood Flow Plan	PL-D(77)-1-01-004	I02
Drainage Details Sheet 1	PL-D(77)-1-01-002	P01
Drainage Details Sheet 2	PL-D(77)-1-01-002	P01
Drainage Details Sheet 3	PL-D(77)-1-01-002	P01
Drainage Details Sheet 4	PL-D(77)-1-01-002	P01
Detail Section – Southern Edge	OX5177-1-201	D00
Cultural Heritage Assessment		002
Site Sections	OX5177-1-200	D02
Landscape Masterplan	OX5177-100	D01
Landscape General Arrangement Plan	OX5177-1-101	D03
Planting Plan	OX5177-102	D03
Phase 1 Geotechnical and Geo-environmental Desk Study Report	60323976-DS-001	1
Tree Survey	5063	27/11/2015
Tree Survey drawing	5063-D	A
Ecology Statement	J005949	5
Transport Assessment	60323976	R1.V1
Travel Plan	60323976	1.V1

Flood Risk Assessment and Strategic Drainage Strategy	60323976-FRA	5
Building Drainage Strategy	1620000917-C-R-01	P06
Highway Lighting Calculation Report	60323976-DOC-LE-1300	1
Building External Lighting Assessment	REP-2601122-08-NW-20151222-EX	P3
Incoming Utilities Assessment	REP-2601122-08-NW-20151222-UT	P3
Acoustic, Air Quality, Flues and Ventilation Assessment	REP-2601122-08-EL-20151222-AQ	R5
Sustainability and Energy Statement		Jan 2016
Strategy for Parking		29/01/2015
Landscape Visual Assessment	OX5171-3 700 P00	02
Addendum to FRA submitted to EA		
Site Waste Management Plan	CAMZ3001	15/04/2016
Abcam Proposed Pedestrian and Cycle Links	60323976-SKE-C-0010	A
Planning Statement		14/04/2016
Design & Access Statement	RP-001	P06
Existing Site Plan	OX5177-1-099	D02

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.

Pre-Committee Amendments to Recommendation: None

**DECISION:**

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CIRCULATION: First

ITEM: APPLICATION REF: 16/0653/REM

Location: Cambridge Biomedical Campus (CBC) Plot 8

Target Date: 01.07.2016

To Note: Nothing

Amendments To Text:

The final paragraph of 8.102 (below the two bullet points) can be amended to say the following:

“The revised risk assessment demonstrates that the gas resistant membrane is included in the design of the proposed building and meets the requirements of BS8485:2007 for a CS2 site. Consequently Condition 34 can be discharged in full and

parts B and C of Condition 33 can also be discharged.”

Paragraph 8.36 can be replaced with:

“Revised information has been submitted that provides clarity of the grading and mounding of the landscape areas, and the type of topsoil that will be used. The information submitted is considered to be acceptable to discharge condition 48 (Earthworks) attached to the Outline permission, and the imported topsoil will conform to the requirements BS3882:2015. The landscape informative can, therefore, be removed from the decision notice.”

Pre-Committee Amendments to Recommendation: None

**DECISION:**

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CIRCULATION: First

ITEM: APPLICATION REF: 16/0483/FUL

Location: 15 Swanns Road

Target Date: 12.08.2016

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

**DECISION:**

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## **MINOR PLANNING APPLICATIONS**

CIRCULATION: First

ITEM: APPLICATION REF: 15/2232/FUL

Location: Land off Kingfisher Way

Target Date: 28.01.2016

To Note: Nothing

Amendments To Text:

The following text is an assessment of the proposal in relation to policy 4/2 (Protection of Open Space) of the Cambridge Local Plan (2006) and a response to an objection received from the occupier of flat 11 The Oak Building in relation to the potential loss of protected open space.

Protected Open Space:

Empty Common and Clare Wood are designated areas of Protected Open Space. Therefore Local Plan (2006) policy 4/2 is relevant to the proposal. Policy 4/2 states that development will not be permitted which would be harmful to the character of, or lead to the loss of, open space of environmental and/or recreational importance unless it can be replaced elsewhere.

Empty Common covers an area of 3.01 hectares south of Vicar's Brook. It is characterised as a green corridor terminating at Long Road. To the north of Vicar's Brook is Empty Common Allotments which also contains the community garden known as Empty Common Community Gardens. This is a community based project aimed at encouraging local people to participate in gardening and other outdoor leisure/recreational activities. The allotments can be accessed from either the Brooklands Avenue entrance or along the footpath adjacent to Hobson's Brook.

In the middle of Empty Common (immediately south of Vicar's Brook) is Clare Wood which is an area of land owned by Clare College. The wood is currently fenced off from the public footpath on Hobson's Brook. My understanding is that the fencing was erected due to the college's concern regarding liability from the potential increase in public use of the wood as a result of planning permission being granted for the original footbridge proposal. The location of the original footbridge was directly adjacent to the wood. As there was/is no Article 4 direction, which removes permitted development rights, the college did not require planning permission for the fence. The college could have erected a fence at any point in time regardless of whether a bridge was approved or not. Nevertheless, the wood is still able to be enjoyed as a visual green space due to the nature of the fencing erected that allows views through it. The space continues to contribute towards the environmental character of the area.

The proposed footbridge would not, in my view, have a harmful impact on the character of the area or lead to the loss of, or limit access to, existing areas of open space. Instead, the proposed footbridge would improve access to the natural environment for the enjoyment of local people by linking existing footpaths. The proposed footbridge would also increase permeability into and out of the Accordia site for the benefit of local residents to access Empty Common. The supporting text in paragraph 4.8 for policy 4/2 states that only proposals which respect the character of these areas and improve amenity or increase public access will be supported. The proposed footbridge would respect the character of the area in terms of its unassuming design and use of soft materials, and introduce an important link between the existing footpaths in the Accordia site and existing footpath along Hobson's Brook.

In my view therefore the proposed footbridge is compliant with policy 4/2 of the adopted Local Plan (2006).

As stated in paragraph 8.5 of the committee report, the text below is provided from the City Council's Urban Growth Project Manager (Tim Wetherfield) regarding the grant funding for the proposed footbridge:

*Separate to the planning application process, the council received a S106 grant application in 2015/16 from the Accordia Bridge Group for the footbridge across Hobson's Brook. This application was reported to the council's South Area Committee on 14 December 2015 and was provisionally allocated up to £35,000 of devolved/local S106 informal open space S106 contributions, subject to a project appraisal, planning approval and an agreement to transfer the asset to the city council. A copy of the S106 report and the application pack can be found at <https://www.cambridge.gov.uk/s106-background-information>.*

*Following the S106 report to South Area Committee, a local resident contacted the council to highlight concerns about the footbridge proposal – and these issues have been brought to the attention of the planning officers and other colleagues. Officers have advised the resident that the next step is to await the outcome of the planning application. If the application is refused, the S106-funded project would not be able to go ahead. If planning approval is given, the S106 funding proposal would move to the project appraisal (also known as business case) stage, which would include an opportunity for local residents to put forward their views.*

*Given the differences of opinion already highlighted via the comments on this planning application, officers are minded to escalate the consideration of the business case for this project proposal (including feedback from local residents) to the South Area Committee. It would then be for the city councillors on the South Area Committee to decide whether or not to confirm the S106 grant funding.*

*More details of the council's approach to S106 developer contributions can be found at [www.cambridge.gov.uk/s106](http://www.cambridge.gov.uk/s106).*

It should be noted that any decision to use s106 developer contributions for the footbridge is not a material planning consideration for this application.

Pre-Committee Amendments to Recommendation:

The following two additional conditions have been recommended by the City Council's Nature Conservation Projects Officer:

*No development shall commence until the role, responsibilities and operations to be overseen by an on-site ecologist have been submitted to and approved in writing by the local planning authority. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.*

Reason: To ensure water voles are not adversely affected during construction (Cambridge Local Plan policies 3/9 and 4/3).

*No removal of trees, shrubs, brambles, ivy and other climbing plants that may be used by breeding birds shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority and any approved measure implemented before and during the course of the development.*

Reason: To avoid disturbance to nesting birds (Cambridge Local Plan policies 3/9, 4/3 and 4/4).

**DECISION:**

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CIRCULATION: First

ITEM: APPLICATION REF: 16/0509/FUL

Location: 38 Colville Road

Target Date: 12.08.2016

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

**DECISION:**



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CIRCULATION: First

ITEM: APPLICATION REF: 16/0560/FUL

Location: 70 Green End Road

Target Date: 24.05.2016

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

**DECISION:**

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CIRCULATION: First

ITEM: APPLICATION REF: 16/0924/OUT

Location: 39A Almoners Avenue

Target Date: 12.08.2016

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

**DECISION:**

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CIRCULATION: First

ITEM: APPLICATION REF: 16/0601/FUL

Location: 6B Milton Road

Target Date: 10.08.2016

To Note: An amended site location has been provided by the applicant to show only the unit at 6b, rather than the whole site, outlined in red.

Amendments To Text:

1.2 The application site currently encompasses both Nos. 6 and 6b (ie the main shop and ancillary outbuilding to the rear). It is clear from the application form and information submitted in support of the application that the proposal relates to the outbuilding only. ~~I have therefore requested an amended site plan to define the site area around the outbuilding only. The assessment within this report is made on the basis of the plan being amended accordingly.~~ The applicant has provided a revised location plan showing only the unit at 6B Milton Road outlined in red.

Pre-Committee Amendments to Recommendation: None

**DECISION:**

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CIRCULATION: First

ITEM: APPLICATION REF: 15/2126/FUL

Location: 132B Shelford Road

Target Date: 22.03.2016

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

**DECISION:**

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CIRCULATION: First

ITEM: APPLICATION REF: 15/0881/FUL

Location: 25 Thoday Street

Target Date: 23.07.2015

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

**DECISION:**

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