

PLANNING - PRE-APPLICATION DEVELOPER PRESENTATIONS 14 October 2015
10.00 am - 12.30 pm

Present: Councillors Blencowe, Hipkin, Moore, Pippas, C Smart.

Officers

New Neighbourhoods Development Manager (Chair): Sharon Brown
Principal Planner: Mark Parsons

Developer Team

Liberty Property Trust: Andrew Blevins
Cambridge University Hospitals NHS Foundation Trust: Rachel Northfield
NBBJ Architects: Christian Coop
Gillespies landscape architects: Eugenia Grilli
Aecom: Nicholas Anderson
Bidwells: Guy Kaddish

FOR THE INFORMATION OF THE COUNCIL

1 DECLARATION OF INTERESTS

None were declared.

2 PRE-APPLICATION BRIEFING - CAMBRIDGE BIOMEDICAL CAMPUS PHASE 2

Officer Presentation

The case officer took members through the history of the CBC Phase 1 site, and the floorspace build out to date for clinical research and treatment uses, and biotech and biomedical R&D.

The case officer set the policy background for the proposal, and its context within the 2006 Cambridge Local Plan and 2014 Draft submission plan.

Developer Presentation

Outline submission

- i. Developer's vision is one of a landscape led approach
- ii. Application submission in November or December this year

- iii. Landscaping will be brought into the development with the building lines being the defensible edge. Multi-storey car parks will ensure land is used efficiently for landscape.
- iv. Phase 2 will provide for connections to phase 1 to the north.
- v. Design development led to the 'piano key' solution using courtyards.
- vi. Linear park running parallel with Dame Mary Archer Way
- vii. Northern courtyards provide active meeting paces, urban in nature.
- viii. MSCP locations- variety of options looked at; 'bookend approach considered best.
- ix. Cycle and pedestrian activity prioritised within the core of the development.
- x. Heights are lower than Phase 1, proposals are 31m high stepping down to 27m towards the Green Belt edge.
- xi. The Southern courtyards are more rural in nature with planting and sustainable drainage. Southern buffer will also include rain gardens, native shrubs etc.

First Detailed application

- i. Abcam is a Cambridge company which has seen recent growth
- ii. First building will set the benchmark for the development of the rest of the second phase.
- iii. Site constraints with foul pumping station to west of the site
- iv. High cycling potential for staff
- v. Building will be seen as a gateway to the site, with no 'back of house' to the building and a front entrance to both the north and south.
- vi. Landscape will have a woodland buffer concept to the south and the orchard/colourful planting to the north.
- vii. Building will have series of 'social' spaces to include the café, atrium and landing spaces, and the roof top garden at the top floor.
- viii. The elevations have emphasised the vertical elements to add more proportion. Lab benches have been screened through the façade. Fins will act as brise soleil and shadows/reflection will change as you move around the building.
- ix. Parking will be applied for in a temporary nature (at grade parking) although the plan will be for a MSCP application to come forward enabling the MSCP to be built instead of the temporary parking.

Member Questions/Comments

i. **What is the energy load for the building and how will this fit with overheating?**

The architects will undertake modelling and will provide for Brise soleil patterns, which alters for different elevations. The buildings could produce too much heat and we will look at what that rejected heat could be used for.

ii. **How has the land use 'spilt' been decided and could this change?**

For phase 1 the floorspace, and its split is set out in the planning permission. A variation to this consent would be required to change this. For Phase 2, the policy requires approximately a third to be clinical use, and two thirds to be biomedical and biotech R&D uses.

- The expansion for the hospital is still important, although the timeframe is not known. The amount of space earmarked is compatible with the hospitals growth plans.
- The landowners work together in partnership, a land swap was undertaken to accommodate Papworth's relocation for e.g.

iii. **The proposals look interesting. There is still concern for overflow parking in the area. What are the arrangements?**

- People working on the site embrace the modal shift change and through the phase 1 development the site is far easier to be accessed by bus (the Busway) and by cycle/foot.
- Only LMB building occupied on the site at the moment so the issue is clearly an existing problem.
- There is a balance to be struck between providing parking on site and encouraging sustainable modes of transport. There is pressure for the County Council to provide for parking controls in the surrounding area.

iv. **Transport Strategy is vital, how will cycle parking be provided for?**

There are clear benefits from taking away the car within the site and making it a pedestrian and cycle focused site. There will be cycle parking within the plots for building occupiers as well as visitor spaces close to the front door. Developers are currently investigating the

possibility of a transport hub in the MSCP with shower rooms and cycle parking.

- x. **What are the figures for this expansion in terms of floorspace, employees etc?**
- Around 65,000sqm of commercial floorspace and 25,000sqm of clinical floor space. This is less than half of the first phase.
 - There will be around 700 parking spaces for the commercial floorspace and additional spaces for the hospital as part of their overall car parking strategy (which always envisaged a MSCP on this site).
 - Each of the 'piano key' fingers represents around 9000sqm and Abcam is around 10,000sqm.
 - Around 4000 employees are expected although this is difficult to predict with this type of use.
 - There are 12000 employees on the existing campus and 12000 more are expected with the phase 1 extension.
- xi. **What impact would having a train station have?**
- From a technical perspective it would have some advantage, depending on how often trains stop, and whether trains from the north would run through to the south. The journey from the rail station is already covered by the Busway bus route.
 - 45 buses an hour already visit the site.
- xii. **Update on transport assessment?**
- Working closely with the county council to run the data model which will show impacts and then there will be a discussion over the appropriate mitigation.
 - The MSCP will be built to enable it to be dismantled in the future if private vehicle behaviour changes over time.
 - The hospital has been encouraged by the modal shift to more sustainable transport methods over time.
- xiii. **MSCP proposals- will they come together with the first application, why is there a need for temporary parking?**
- The proposed strategy is for the MSCP proposals to come forward in detail after the first building (Abcam), but that the MSCP is likely to be

built at the same time as the building enabling the temporary solution to be superseded.

- xiv. **The overall concept is supported, good green space and quality of buildings are good.**
- xv. **Pleased with much of what is going on. Green space and biodiversity need to be carefully planned Agreed that the biodiversity planting will need to closely relate to the local ecosystems and not introducing foreign species. The proposals hopefully improve and enhance biodiversity and Sustainable drainage on the site.**
- xvi. **Cyclists from the east need to be given thought. The route from Red Cross Lane is poor and is an important link from the Park and Ride This route was not intended as a strategic route into the site, funding, but also the moving of utilities are the main constraints to widening this access.**

Summary

The developer team was thanked for a comprehensive presentation. And the chair summarised the points discussed.

The application is expected to be brought before Committee in 2016.

The meeting ended at 12.30 pm

CHAIR