

Joint Development Control Committee

Date: Friday, 17 September 2021

Time: 10.30 am

Venue: Committee Room 1 & 2, The Guildhall, Market Square, Cambridge, CB2 3QJ

Contact: democratic.services@cambridge.gov.uk, tel 01223 457000

Agenda

- 1 Apologies
- 2 Declarations of Interest
- 3 Minutes (PAGES 3 - 14)

Applications

- 4 21/01584/S73 - AstraZeneca variation of CBC outline re construction hours,
17/2258/NMA2 - AstraZeneca Non-material amendment to approved Construction Environmental Management Plan,
17/2258/COND23B - AstraZeneca Submission of details required by condition 23 (PAGES 15 - 64)
- 5 21/02525/S73, 21/02528/S73, 21/02526/S73 - Addenbrookes Regional Surge Centres x3 (PAGES 65 - 100)
- 6 21/01507/s106A - Warburton House - s106 variation (PAGES 101 - 108)

Joint Development Control Committee Members:

Cambridge City Council: Cllrs D. Baigent, Page-Croft, Porrer, Smart (Vice-Chair), S. Smith and Thornburrow, Alternates: Flaubert, Gawthrope Wood, Nethsingha and Scutt

Cambridgeshire County Council: Cllrs , Alternates:

South Cambridgeshire District Council: Cllrs Bradnam (Chair), Bygott, Chamberlain, Daunton, Hawkins and Hunt, Alternates: Cone, Fane, Howell and J. Williams

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- Email: democratic.services@cambridge.gov.uk
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JOINT DEVELOPMENT CONTROL COMMITTEE

23 June 2021

10.30 am - 1.48 pm – 1.48pm

Present: Councillors D. Baigent, Page-Croft, Porrer, S. Smith, Thornburrow, Gawthrope Wood, Bradnam (Chair), Chamberlain, Daunton, Hawkins and J. Williams

Officers Present:

Joint Director of Planning: Stephen Kelly
Delivery Manager (Strategic): Chris Carter
Principal Planner: Charlotte Burton
Legal Adviser: Keith Barber
Committee Manager: Sarah Steed

Developer Representatives:

Head of Planning Barratt David Wilson Homes (Eastern Counties), Ray Houghton
Associate Carter Jonas, James Stone
Director, Programme Management & Programme Controls, Marshall - Graham Cunningham:
Director, Logika Consultants - Toby Gibbs:
Director, Vantage Planning - Rob Matthews:

FOR THE INFORMATION OF THE COUNCIL

21/27/JDCC Election of Chair and Vice-Chair

The Joint Director of Planning took the Chair whilst the Joint Development Control Committee elected a Chair.

Councillor Thornburrow proposed, and Councillor Daunton seconded, the nomination of Councillor Bradnam as Chair.

Resolved (unanimously) that Councillor Bradnam be elected as Chair for the ensuing year.

Councillor Bradnam took over as Chair of the meeting and called for nominations for Vice-Chair of the Joint Development Control Committee.

Councillor Simon Smith proposed, and Councillor Bradnam seconded, the nomination of Councillor Smart as Vice Chair.

Resolved (unanimously) that Councillor Smart be elected as Vice Chair for the ensuing year.

21/28/JDCC Apologies

Apologies were received from SCDC Councillor Hunt, SCDC Councillor J. Williams attended as an alternate, SCDC Councillor Bygott and City Councillor Smart, City Councillor Gawthrope Wood attended as alternate.

21/29/JDCC Declarations of Interest

Member	Item	Interest
Councillor Thornburrow	All	Personal: Member of CamDEAG
Councillor Baigent	All	Personal: Member of Cambridge Cycling Campaign

21/30/JDCC Minutes

The minutes of the meeting held on 17 March 2021 were approved as a correct record and signed by the Chair subject to the following amendments:

Minute reference 21/17/JDCC page 7 of the agenda pack, deleted text ~~struck through~~ and additional text was underlined:

The Joint Director for Planning and Economic Development said the following:
i. As part of the new Joint Local Plan parking on new developments was being looked at, for example discreet parking on the ~~parameter~~ perimeter of the site and the reduction of ~~on plot road space for~~ parking. Residents would therefore have to walk either to their car as they would or to the nearest to the bus stop. This would help to even up the modal share penalty by reducing the difference in convenience between public transport create a modal change and private car usage as the car would not be parked outside the property and there would be a walk to access the vehicle.

The minutes of the meeting held on 14 April 2021 were approved as a correct record and signed by the Chair.

21/31/JDCC 20/05027/REM - AstraZeneca South Plot, Cambridge Biomedical Campus

The Committee received a reserved matters application pursuant to outline approval 06/0796/OUT (amended by Section 73 approval 17/2258/S73) for a South Office Building of 13,502 sqm; a Hive of 3,593 sqm; associated car, motorbike and cycle parking including a Travel Hub of 2,970 sqm; a temporary Multi Use Games Area; hard and soft landscaping; and internal roads, supporting facilities and ancillary infrastructure. Includes partial discharge of conditions 13, 16, 18, 23, 24, 25, 45, 47, 48, 49, 56, 57, 58 and 59 pursuant to Section 73 approval 17/2258/S73.

The Committee noted the amendments detailed in the Amendment Sheet.

In response to Members' questions the Principal Planning Officer and Joint Director of Planning said the following:

- i. The proposed scheme was compliant with outline consent parameter plans and the maximum building heights set out in those plans, which were assessed at the outline application stage.
- ii. Connections to public transport was highlighted in the officer presentation; reference was made to the connectivity with the Cambridge Guided Busway and also the initial plans for the Cambridge South East transport scheme.
- iii. The site was considered to be well connected for the proposed use.
- iv. Although Network Rail had submitted an application for a Transport and Works Order for the Cambridge South train station, those proposals carried no weight as the scheme had not been approved. It was noted that the applicant was working closely with Network Rail.
- v. The scheme provided high quality cycle parking provision.
- vi. The Sustainability Officer had been heavily involved with the application and discussions on overheating.
- vii. Accessible car parking spaces were provided in the Travel Hub and on the surface car park. Fifteen accessible parking spaces were provided in the west car park and sixteen on the north car park. The applicant had conducted a thorough accessibility review, which was included within the Design and Access Statement and are confident this would address accessible lifts within the Travel Hub. The applicant would manage the

- car parks through a parking app, which would form part of the Travel Plan and be monitored by the County Council.
- viii. Considered the provision of 20 cargo bike parking spaces was sufficient for the development but an informative could be added to explore other options for further cargo bike parking provision.
 - ix. The future use of the Travel Hub to provide more cycle parking and less car parking would be a matter for the applicant to keep under review.
 - x. The Drainage Engineer had been fully involved in the application and was satisfied the site would connect into the existing drainage system. Grey water was to be re-used.
 - xi. The Council could not require facilities to come forward on a site-wide basis, however where facilities are brought forward by individual occupiers such as AstraZeneca, then these could be supported through the outline consent. Council officers were working with the Cambridge University Hospitals NHS Foundation Trust in the early stages of a site-wide review of the Addenbrooke's campus as part of a longer-term masterplan, which should identify unaddressed needs across the campus.
 - xii. The Ecology Officer (in consultation with the Drainage Officer) has confirmed that the underground attenuation tanks would only receive water in certain sized storm events. Water within the tanks would drain down under gravity and would not stay in the tanks for longer than 48 hours. There would not be a scenario where water is held in the tanks for extended periods. The Ecology Officer has confirmed that 'the controlled discharge from the tanks should not pose a pollution risk to Hobson's Conduit'.
 - xiii. FalcoCam stands were ground level and a photograph of the stands was included in the officer presentation.
 - xiv. The mix of cycle parking was a balance between providing plenty of spaces and providing stands that would meet the needs of their users. AstraZeneca would be managing the cycle parking and would be able to change the stands if feedback was received that the proportion of two-tier stands was proving unsuitable. Cycle parking spaces would be bookable in advance so that users could choose a suitable space, including 20 wide-spaced Sheffield stand spaces.

- xv. CamCycle were consulted on the application but did not provide any response.
- xvi. The recommended condition 5 relating to gas boilers was a recommendation from the Environmental Health Team in the event that gas boilers were installed on the site. The development is served by the Energy Centre and renewable energy strategy.

Councillor Simon Smith proposed an amendment to the officer's recommendation that condition 5 should be removed as being un-necessary.

This amendment was carried unanimously.

The Committee:

Resolved (unanimously) to grant the application for planning permission in accordance with the Officer recommendation (as amended by the Amendment Sheet), for the reasons set out in the Officer's report, and subject to the conditions recommended by the Officer subject to the following:

- i. Additional informative to recommend reviewing the provision of cycle parking spaces for cargo bikes:

INFORMATIVE: Cargo bikes

The provision of cycle parking spaces suitable for cargo bikes should be kept under review by AstraZeneca to ensure that the number and location of such spaces meets the needs of users, in particular users of the creche hereby approved.

- ii. Delete recommended condition 5 (LOW NOx (Nitrous Oxides) Boilers) from the decision notice.

21/32/JDCC Darwin Green 1 BDW5 and BDW6 proposal (amended proposal)

The Committee received a presentation on Darwin Green 1 BDW5 and BDW6 (amended proposal).

Members raised comments/questions as listed below. Answers were supplied, and comments from officers but as this was a pre-application presentation, none of the answers or comments are binding on either the intended applicant or the local planning authority so consequently are not recorded in these

minutes.

1. Asked for clarification regarding e-charging points.
2. Was pleased about the drainage proposals, queried whether there would be any limitation imposed regarding water consumption.
3. Asked if future occupiers would be advised about the future proofing of energy saving facilities which were to be installed.
4. Asked in relation to EV charging points whether, residents would be able to use these at their home or whether they would be located in parking courts.
5. Noted reference to hydrogen boilers, did not believe there was a 100% hydrogen boiler available but thought it would be a mix of hydrogen and gas boilers.
6. Pleased about the inclusion of informal open space areas but concerned there was not more. Asked about hedgehog holes in fences.

21/33/JDCC Cambridge Airport - relocation of radar

The Committee received a presentation from on the proposed relocation of radar at Cambridge Airport.

Members raised comments/questions as listed below. Answers were supplied, and comments from officers but as this was a pre-application presentation, none of the answers or comments are binding on either the intended applicant or the local planning authority so consequently are not recorded in these minutes.

1. Welcomed the consultative approach taken by the Airport.
2. Asked if there would be any negative impact on businesses near H16.
3. Asked if H16 could be removed immediately.
4. Asked what noise the radar equipment made.
5. Asked if the radar would be operational 24 hours a day.

6. Asked if the noise made by the radar would be constant.
7. Asked for clarification regarding the impact of shadow flicker.

21/34/JDCC JDCC Dates 2021/22

It was agreed that the Committee Manager would liaise with the Chair and Committee Members to look for alternative dates in July and September 2021 and February 2022.

The meeting ended at 1.48 pm

CHAIR

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JOINT DEVELOPMENT CONTROL COMMITTEE

23 July 2021
10.30 - 11.48 am

Present: Councillors Bradnam (Chair), Bygott, Daunton, Hunt, Page-Croft, Porrer, Smart (Vice-Chair), S. Smith, Gawthrope Wood and Scutt

Officers Present:

Assistant Director Delivery, Cambridge City and South Cambridgeshire District Councils: Sharon Brown
Principal Planner: Charlotte Burton
Legal Adviser: Keith Barber
Committee Manager: Sarah Steed

Developer Representatives:

Planning Manager BDW Cambridgeshire, Alan Davies
Development Director BDW Cambridgeshire Asa Chittock
HTA, Jordan Green
HTA, Simon Toplis

FOR THE INFORMATION OF THE COUNCIL

21/35/JDCC Apologies

Apologies were received from South Cambs Councillors Chamberlain and Hawkins and City Councillors Baigent and Thornburrow. Attending as alternates were City Councillors Gawthrope Wood and Scutt

21/36/JDCC Declarations of Interest

No interests were declared.

21/37/JDCC Darwin Green 1 BDW3 proposal

The Committee received a presentation on the Darwin Green 1 BDW3 proposals.

Members raised comments/questions as listed below. Answers were supplied, and comments from officers but as this was a pre-application presentation, none of the answers or comments are binding on either the intended applicant or the local planning authority so consequently are not recorded in these minutes.

1. Asked what size the pocket parks referred to would be as they could range in size.
2. Asked where the entrance was to the allotments and where the allotment parking and space for deliveries was. Also asked for confirmation where residents' parking was on site.
3. Asked how many allotments would be provided.
4. Queried how the pinch point where the development links to Windsor Road would affect capacity on the cycle and pedestrian route now and in the future. Consideration would need to be given to this area to prevent a conflict of traffic on the cycle route.
5. Asked for a condition or binding commitment to maintain the cycle and pedestrian route and restrict motor vehicle access in perpetuity.
6. Queried where the orbital cycle route was and whether it was segregated or shared use route. Queried whether the County stakeholder group had been consulted and reference to government guidance LTN 1/20. Requested information shows wider connections.
7. Asked whether consideration had been given to using electricity to heat the properties and to installing an energy centre on site.
8. Asked what the proportion of EV charging points to parking provision was in the parking court areas and what speed of charging would be provided.
9. Asked if there would be any solar panels on the roofs in the development.
10. Requested clarity on the energy strategy and specification for insulation.
11. Asked if there were any plans to provide green roofs on the flat roofs and solar thermal?
12. Asked what the heights of buildings would be which looked onto the park. Asked about the intended aesthetic and formality of the park frontage with the character of the rest of the development.
13. Asked about the back to back distances between existing properties and

the new development on Tavistock Road.

The meeting ended at 11.48 am

CHAIR

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Report to: Joint Development Control Committee 17 September 2021

Lead Officer: Joint Director of Planning and Economic Development

21/01584/S73 – Queen Edith’s (AstraZeneca Uk Ltd Cambridge Biomedical Campus 1 Francis Crick Avenue Cambridge Cambridgeshire CB2 0AA)

Proposal: Section 73 application to vary condition 26 (Construction hours) of outline permission 17/2258/S73 for the Cambridge Biomedical Campus development to allow a variation in construction working times for the AstraZeneca north plot development only.

Applicant: Astrazeneca Uk Ltd

Key material considerations:

- Principle of development
- Amenity

Date of Member site visit: N/A

Is it a Departure Application?: No

Decision due by: 7 July 2021

Application brought to Committee because: it seeks a variation to an Outline Permission for Non-residential building or buildings where the floorspace to be created by the development is 1,000 square metres or more.

Presenting officer: Charlotte Burton (Principal Planning Officer, Strategic Sites)

17/2258/NMA2 – Queen Edith’s (AstraZeneca Uk Ltd Cambridge Biomedical Campus 1 Francis Crick Avenue Cambridge Cambridgeshire CB2 0AA)

Proposal: Non-material amendment on application 17/2258/S73 to allow amendments to the approved Construction Environmental Management Plan.

Applicant: Astrazeneca Uk Ltd

Key material considerations:

- Principle of development
- Amenity

Date of Member site visit: n/a

Is it a Departure Application?: No

Decision due by: 5 May 2021

Application brought to Committee because: the Section 73 application (planning reference 21/01584/S73) is reliant on the non-material amendment and this application requires member consultation.

Presenting officer: Charlotte Burton (Principal Planning Officer, Strategic Sites)

17/2258/COND23B – Queen Edith’s (AstraZeneca Uk Ltd Cambridge Biomedical Campus 1 Francis Crick Avenue Cambridge Cambridgeshire CB2 0AA)

Proposal: Submission of details required by condition 23 (Construction Method Statement) of planning permission 17/2258/S73

Applicant: Astrazeneca Uk Ltd

Key material considerations:

- Principle of development
- Amenity

Date of Member site visit: n/a

Is it a Departure Application?: No

Decision due by: 2 June 2021

Application brought to Committee because: the Section 73 application (planning reference 21/01584/S73) is reliant on the mitigation measures included in this discharge of condition application.

Presenting officer: Charlotte Burton (Principal Planning Officer, Strategic Sites)

Executive Summary

1. This report assesses a proposal for permanent extended construction working hours for the AstraZeneca North Plot Research & Development Building which is currently under construction, which is subject to three applications that are interrelated:
 - An application under Section 73 that proposes to extend the construction working hours for the North Plot of the AstraZeneca campus on the Cambridge Biomedical Campus, where the Research and Development Building is nearing completion.
 - A non-material amendment application for an addendum to the site-wide Construction Environmental Management Plan to provide for the extended hours.
 - A discharge of condition application for an addendum to the site-specific Construction Management Plan to set out management during the extended hours.
2. The extended hours are sought to ensure that the development is delivered in line with the construction timetable to allow AstraZeneca to occupy the building, whilst enabling compliance with social distancing measures on site due to the covid-19 pandemic.
3. The site has been operating in accordance with the extended working hours under temporary agreement with the local planning authority in accordance with government guidance since May 2020. The current proposal is for a permanent and formal agreement until completion of the scheme.
4. The low impact activities proposed to take place during the extended hours and the safeguards proposed will ensure the proposal does not have a harmful impact on neighbour amenity and therefore satisfies the requirements of Cambridge Local Plan 2018 policy 35.

Relevant planning history

The relevant planning history is as follows:

Reference	Description	Outcome
06/0796/OUT	Up to 215,000sqm floor space (excluding plant areas) comprising 60,000sqm of clinical research and treatment (D1 and/or clinical in-patient treatment), 115,000sqm of biomedical and biotech research and development (B1(b)), 15,000sqm of biomedical and biotech research and development (B1(b)) or clinical research and treatment (D1 and/or clinical in-patient treatment), and 25,000sqm of either clinical research and treatment (D1 and/or clinical in-patient treatment) or higher education or sui generis medical research institute uses, and including related support activities within use classes A1, A3, B1, D1 (creches/nurseries) or sui generis uses, with no individual premises used for support activities to exceed 500sqm; new areas of public realm; landscaping; parking areas; highway works; drainage works and all other associated infrastructure.	October 2009. Approved with conditions and subject to S106 Agreement
14/1633/REM	Reserved matters application pursuant to outline approval 06/0796/OUT for a total of 59,821sqm (Gross External Area excluding plant) Biotech and Biomedical Research and Development floorspace, to include: i) R&D Centre and Corporate Headquarters, ii) R&D Enabling Building, iii) Support Building and Energy Centre, iv) Associated car, motorbike and cycle parking, v) Hard and soft landscaping, vi) Internal roads, supporting facilities and ancillary infrastructure.	Approved with conditions
17/0850/S73	Section 73 application to vary condition 26 of 06/0796/OUT for the Cambridge Biomedical Campus development to allow a variation in construction working times for the New Papworth Hospital development only. The proposal is to extend construction working hours from the currently approved 0730 to 18:00 Monday to Fridays, 08:00 to 13:00 on Saturday and at no time on Sundays, Bank or Public Holidays in respect of specific limited	Approved with conditions

	works to 0700 to 2000 Monday to Friday, 0700 to 1600 on Saturdays and 0700 to 1600 on Sundays and Bank or Public Holidays.	
17/2258/S73	Section 73 application to vary condition 26 of 17/0850/S73 for the Cambridge Biomedical Campus development to allow a variation in construction working times for the AstraZeneca (North Plot) development only. The proposal is to extend specific limited works for internal construction working hours from the currently approved 0730 to 18:00 Monday to Fridays, 08:00 to 13:00 on Saturday and at no time on Sundays, Bank or Public Holidays to the amended times of 0700 to 2000 Monday to Friday, 0700 to 1600 on Saturdays and 0700 to 1600 on Sundays and Bank or Public Holidays.	Approved with conditions
17/2258/NMA1	Non-material amendment on application 17/2258/S73 to amend condition 22 to include an addendum for the extension of specific internal construction hours of AstraZeneca North Plot Building to the Cambridge Biomedical Campus Extension Side Wide Construction Environmental Management Plan October 2011.	Approved
17/0850/COND23	Condition 23 - Construction method statement	Discharged in part (for AZ site only)
Extension of permitted working hours under 17/2258/S73	Temporary extension to construction hours approved under the Government's Written Ministerial Statement 13 May 2020. Approved by letters dated 18/05/2020, 03/07/2020 & 11/09/2020. A fourth request gained deemed consent on 30/10/2020.	Approved
21/00618/S74B	S74B application to vary conditions 26 (Hours times) and 27 (Collection and Delivery Times) of permission 17/2258/S73 to change the approved construction working hours to 07:00 to 24:00 Monday to Friday (with site operatives allowed to arrive on site prior to 07:00 and leave after 00:00hrs) for a temporary period of 01/03/2021 to 31/05/2021	Approved from 01/03/2021 to 01/04/2021

14/1633/NMA3	Nonmaterial amendment on application 14/1633/REM for alterations to cycle parking	Approved
21/01584/S73	Section 73 application to vary condition 26 (Construction hours) of outline permission 17/2258/S73 for the Cambridge Biomedical Campus development to allow a variation in construction working times for the AstraZeneca north plot development only.	Pending consideration
17/2258/NMA2	Non-material amendment on application 17/2258/S73 to allow amendments to the approved Construction Environmental Management Plan.	Pending consideration
17/2258/COND23B	Submission of details required by condition 23 (Construction Method Statement) of planning permission 17/2258/S73	Pending consideration

Planning policies

5. Relevant Development Plan policies

PLAN	POLICY NUMBER
Cambridge Local Plan 2018	1 2 5 14 17 28 29 31 32 33 34 35 36 37 40 42 55 56 57 58 59 65 68 69 70 71 75 80 81 82 85

6. Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

Central Government Guidance	National Planning Policy Framework July 2019 National Planning Policy Framework – Planning Practice Guidance from 3 March 2014 onwards Town and Country Planning Act (Environmental Impact Assessment) Written Ministerial Statement on Virtual working and planning – Responding to Covid – 19 Restrictions made by the Secretary of
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	State for Housing, Communities and Local Government on 13 May 2020 and Construction Update on 25 March 2021 (WMS)
Supplementary Planning Documents (SPD)	Greater Cambridge Sustainable Design and Construction SPD
Area Guidelines	South Area Development Framework Cambridge University Hospitals (CUH) Strategic Masterplan (2010)

Consultation

Cambridgeshire County Council (Highways Development Management)

7. No objection. No comment on behalf of the Highway Authority.

Environmental Health

Section 73 application

8. No objection, subject to recommended change to condition 26 to amend the construction hours.
9. The request seeks to amend the construction hours in relation to the AstraZeneca campus North Plot only. It does not seek to vary the construction hours for the wider CBC development site covered by outline permission 17/2258/S73. There is no request to alter condition 27 which controls construction related delivery and collections timings.
10. The works to be undertaken outside of the core hours relate to internal activities inside the envelope of the R&D Building only. These are mainly internal fit-out, completion of scientific spaces and installation of laboratory furniture. There is no request to alter condition 69 which already exists to define the activities/ works permitted to take place during the extended working hours under condition 26. These activities are not overly noisy, and the superstructure of the building is well advanced, with the roof and triple sealed glazing complete. The building is effectively sealed and provides a high level of inherent noise mitigation against any potential noise breakout.
11. We have supported several previous requests to temporarily extend construction hours made under the Written Ministerial Statement and section 74B of the Town and Country Planning Act. This proposal seeks to permanently extend to the same hours previously supported.
12. This construction site is well managed by the principal contractors. They provide updates on any deviations or emergencies from permitted hours and have established effective communication with neighbouring buildings. Since the temporary extension of construction hours first started on 18/05/2020 there have been no complaints about this construction site. The nearest noise sensitive residential premises are approximately 550m to the West of the site.

13. The approved CBC site-wide Construction Environmental Management Plan and the AstraZeneca site specific Construction Method Statement set out a commitment to use best practical means to mitigate and minimise noise and lighting impacts.
14. Given the above specific circumstances we do not envisage any unacceptable construction impacts or complaints.

Non-material Amendment Application

15. No Objection. No unacceptable adverse impacts are envisaged.

Discharge of Condition Application

16. No Objection. The submitted addendum is comprehensive and acceptable. Support discharge in part, insofar as it relates to the AstraZeneca Phase 1 North Plot site.

Environment Agency

17. Neutral response. No comment.

Natural England

18. Neutral response. No comment.

Third party comments

Great Shelford Parish Council

19. Neutral response. Application noted.

Publicity

Advertisement: Yes

Site notice: Yes

Neighbour notifications: Yes

Site Description/Area Context

20. The AstraZeneca (AZ) North Plot site sits to the west of the main Addenbrooke's Campus, between Robinson Way and Francis Crick Avenue. The site is part of the Addenbrooke's 2020 land released from the Green Belt in the Cambridge Local Plan 2006 and approved through outline planning permission 06/0796/OUT for the Cambridge Biomedical Campus (CBC) Phase 1. Development on the AstraZeneca campus was approved through reserved matters for Phase 1 approved under consent 14/1633/REM, comprising the North Plot R&D Building, and South Plot Energy Centre and Enabling Building. The south plot portion of the proposal is now not coming forward under this permission and a replacement scheme for the south plot (Phase 1B) has been granted under 19/1070/REM (itself replaced by 20/05027/REM).
21. Immediately to the East of the AZ site, on the opposite side of Robinson Way, is the Addenbrooke's Hospital consisting of a mix of car parking, the Cambridge

Research Institute, the Institute of Metabolic Science, and the Addenbrooke's Treatment Centre.

22. To the south and west of the AZ North and South Plot is the Papworth Hospital. In between AZ and the Papworth Hospital, is an area of open space known as the 'Circus' and an extended route of the Guided Bus. To the North of the AZ proposal is the LMB Building (Laboratory of Molecular Biology). The LMB building and the North Plot are separated by Francis Crick Avenue.
23. The nearest residential developments to the site are the dwellings located to the north of the development on the south side of Long Road, approximately 350 metres from the site, at Bell School, approximately 500 metres to the southeast and Clay Farm approximately 500 metres to the west. There are no listed buildings or buildings of local interest on the site. There are no protected trees on the site.
24. The development of the North Plot at AZ is at an advanced stage. Construction is in a closed environment with the roof and envelope now complete. Work is being undertaken to fit-out and complete scientific spaces, install laboratory furniture, and commission mechanical and electrical systems.

Background

25. The construction working hours for development on Phase 1 of the CBC are controlled through condition on the outline permission (original permission reference 06/0796/OUT). The construction hours were subsequently extended for the Papworth Hospital under permission 17/0850/S73 and for the AZ North Plot site under permission 17/2258/S73. The hours were extended on the AZ North Plot to enable the construction timetable to be met.
26. Due to the disruption to construction caused by the covid-19 pandemic the Government made a Written Ministerial Statement on 13 May 2020 (WMS) to advise that local planning authorities should take a positive approach to requests for greater flexibility around construction site working hours. This was followed on 22 July 2020 by the passing of the Business and Planning Act 2020 that provided a temporary avenue to modify construction times under the addition of section 74B to the Town and Country Planning Act 1990 (as amended).
27. Due to disruption caused by the covid-19 pandemic the Applicant made a number of requests throughout 2020 and early 2021 to temporarily extend the finishing time for construction hours during weekdays. This was to allow 2 shifts to operate per day and to compensate for less workers on site and social distancing measures they implemented on site. All of the requests sought the same extension; to extend the construction finishing time from 2000 to 2400 on weekdays. Each agreement applied for a limited time period of between 1-2 months.
28. The Local Planning Authority informally agreed these requests made under the WMS and formally agreed one under section 74B of the Town and Country Planning Act 1990 (as amended). The most recent request was agreed under

the WMS on 3 August 2021 and will cease on 30 September 2021, which is when the WMS is due to end.

The Proposal

29. The existing permitted construction working hours are set out in condition 26 of the outline planning permission (17/2258/S73) for the Cambridge Biomedical Campus Phase 1.

30. The Section 73 application (planning reference 21/01584/S73) seeks to amend the construction hours as they relate to the AstraZeneca North Plot to extend the finishing hours on weekdays from 2000 to 2400 to allow a double shift to operate. This request is made to mitigate the delays caused by the social distancing requirements undertaken on site due to the covid-19 pandemic.

31. Condition 26 is currently drafted as follows:

“Other than in respect of the specific extended construction hours for the New Papworth Hospital and AstraZeneca North Plot site authorised by this permission, unless otherwise agreed in writing by the Local Planning Authority pursuant to criteria C of the Construction Environmental Management Plan, no construction work shall be carried out or plant operated other than between the following hours: 0730 to 1800 Monday to Friday, 0800 to 1300 on Saturdays and at no time on Sundays, Bank or Public Holidays.

With regards to the New Papworth Hospital, no construction work shall be carried out or plant operated other than between the hours of 0730 to 1800 Monday to Friday, 0800 to 1300 on Saturdays and at no time on Sundays, Bank or Public Holidays, except for carrying out of the internal work activities as set out in condition 68. Such activities shall only be carried out within the following extended hours 0700 to 2000 Monday to Friday, 0700 to 1600 on Saturdays and 0700 to 1600 on Sundays and Bank or public holidays.

With regards to the AstraZeneca site, no construction work shall be carried out or plant operated other than between the hours of 0730 to 1800 Monday to Friday, 0800 to 1300 on Saturdays and at no time on Sundays, Bank or Public Holidays, except for carrying out of the internal work activities on the North Plot as determined in condition 69. Such activities shall only be carried out within the following extended hours 0700 to 2000 Monday to Friday, 0700 to 1600 on Saturdays and 0700 to 1600 on Sundays and Bank or Public Holidays.

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

32. The proposed variation to the wording of condition 26 is as follows (emphasis added):

“Other than in respect of the specific extended construction hours for the New Papworth Hospital and AstraZeneca North Plot site authorised by this permission, unless otherwise agreed in writing by the Local Planning Authority pursuant to criteria C of the Construction Environmental Management Plan, no construction work shall be carried out or plant operated other than between the following hours: 0730 to 1800 Monday to Friday, 0800 to 1300 on Saturdays and at no time on Sundays, Bank or Public Holidays.

With regards to the New Papworth Hospital, no construction work shall be carried out or plant operated other than between the hours of 0730 to 1800 Monday to Friday, 0800 to 1300 on Saturdays and at no time on Sundays, Bank or Public Holidays, except for carrying out of the internal work activities as set out in condition 68. Such activities shall only be carried out within the following extended hours 0700 to 2000 Monday to Friday, 0700 to 1600 on Saturdays and 0700 to 1600 on Sundays and Bank or public holidays.

With regards to the AstraZeneca site, no construction work shall be carried out or plant operated other than between the hours of 0730 to 1800 Monday to Friday, 0800 to 1300 on Saturdays and at no time on Sundays, Bank or Public Holidays, except for carrying out of the internal work activities on the North Plot as determined in condition 69. Such activities shall only be carried out within the following extended hours 0700 to **2400** Monday to Friday (***with site operatives allowed to arrive on site prior to 0700 and leave after 2400***), 0700 to 1600 on Saturdays and 0700 to 1600 on Sundays and Bank or Public Holidays.

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

33. The proposal seeks to extend the construction working hours in relation to the North Plot of the AZ development only and not for the entire Cambridge Biomedical Campus (Phase 1) development. These additional construction working hours are hereafter referred to as the ‘extended hours’.
34. A non-material amendment been submitted concurrently seeking inclusion of an addendum to the site wide Construction Environmental Management Plan 2011 (CEMP). This document was approved for the whole Cambridge Biomedical Campus Phase 1 through the original outline and secured through compliance condition 22. This document details working hours for the whole Campus and the non-material amendment seeks approval of an addendum to the CEMP to detail how the extended hours will be managed and controlled at the AstraZeneca North Plot site (17/2258/NMA2).
35. A discharge of condition application has also been submitted concurrently seeking to re-discharge Condition 23 that requires a site-specific Construction Method Statement (CMS) (17/2258/COND23B). This condition has previously been discharged for the AZ North Plot site. This application seeks approval of an addendum to the current approved CMS that sets out how works during the extended hours will be managed and controlled.

36. No changes are sought to the hours of servicing and deliveries. These will remain as currently restricted.
37. The application was accompanied by the following supporting information:
- Covering letter
 - Environmental Statement cover letter
 - Environmental Statement
 - Environmental Statement of compliance

Assessment

38. From the consultation responses and representations received, and from inspection of the site and the surroundings, the main issues are considered:
- Principle of Development
 - Amenity
 - Environmental impact assessment

Principle of Development

39. The AZ New Cambridge Site Phase 1 development was approved on 4th February 2015 under 14/1633/REM. The permitted construction working hours were already set out in condition 26 of the outline planning consent (06/0796/OUT) that is applicable to the whole Cambridge Biomedical Campus (Phase 1).
40. The approved construction working hours condition was imposed, to minimise the impacts of the development during construction and to protect the amenities of nearby residents in accordance with 4/13 of the Cambridge Local Plan 2006. These hours were amended for the AZ North Plot through a Section 73 application on the outline permission (reference 17/558/S73). This application was permitted to mitigate the effects of an overheated construction market, to facilitate delivery of the project, providing greater usability of and access through the CBC Circus and Piazza communal areas.
41. This further application seeks permission to extend the construction working hours in the evenings during the week, to continue the double shift work pattern that was implemented to compensate for the social distancing measures on site due to the covid-19 pandemic. The extended work hours would allow the development to partially mitigate the covid-19 delays and continue current progress to deliver the North Plot scheme.
42. The general principle of extended hours for internal works was established with the first extended hours permission 17/2258/S73. The principle of this further extension has been established in the short-term through informal agreements made under the WMS and approvals under section 74B of the TCPA. The section 74B process ceased to apply on 1 April 2021 and the first WMS was due to cease 13 May 2021. It was extended and now ceases on 30 September 2021. The developer has sought the changes to be permanent for

this North Plot development to gain assurance that they can continue the extended hours for the remainder of construction.

43. The proposal to extend the construction working hours to ensure AZ North Plot Building is delivered without further delay is therefore supported in principle, subject to the activities which take place within the extended hours not having a negative impact upon the amenities of the area.

Amenity

44. The key amenity issue is the potential noise and disturbance impact on the nearest residential properties and other site users within the Addenbrookes campus. The closest noise sensitive site is the Papworth Hospital that is adjacent to the AZ North Plot. The closest residential site is the Clay Farm development approximately 550 metres to the west of the AZ North Plot.
45. Policy 35 of the Local Plan advises that development will only be permitted which does not lead to significant adverse effects on health. The appropriateness of the proposal to extend the construction hours will be dependent upon whether the proposed permissible construction activities during the extended working hours will have an unacceptable negative impact upon the amenities of the area.
46. Outline condition 26 currently restricts works that can be undertaken in the extended hours to those set out in condition 69 of the outline application. This restriction on activities would also apply to the further extended hours sought under this application, and there is no request for these to be changed.

Condition 69.

Only the construction activities listed below shall be carried out during the extended hours hereby approved for the AstraZeneca North Plot site by condition 26:

- a) Painting and decorating
- b) Internal doors and frame installation
- c) BMS commissioning
- d) Lighting commissioning
- e) Ductwork installation and insulation
- f) Second fix ductwork
- g) Airside commissions
- h) Vinyl flooring
- i) Resin flooring
- j) Hardwood and granite flooring
- k) Raised access floor installation
- l) Partitioning walls
- m) Timber mullions and glazed partitions
- n) Installation of Modular units – sub-roof modules, raised access floor modules and lab spine modules
- o) Modular and feature ceiling
- p) Distribution Boards
- q) Electrical Testing and Inspection

- r) Cable and data cable installation
- s) Electrical wiring
- t) Fire alarm installation
- u) Installation of pipework and copper pipework) Thermal insulation of pipes and services
- w) Laboratory case work and equipment
- x) Bracketry installation to soffit and slab
- y) Acoustic spray on underside of soffit
- z) Testing of mechanical and electrical systems

47. The activities listed in condition 69 are low impact minor construction activities comprising predominantly internal fit out works such as, electrical installation and installation of laboratory equipment; all of which will take place within the main structure. The main structure is complete and sealed with triple glazing, providing a high level of noise mitigation against any potential noise breakout. No servicing or deliveries will take place during the extended hours.

48. A discharge of condition application (reference 17/2258/COND23B) has been submitted proposing an addendum to the approved AZ site-specific Construction Management (CMS) to manage activities undertaken in the proposed extended working hours. The addendum assesses noise impacts of the extended hours and sets out controls for working activities and noise breakout, vehicle movement controls and a complaints procedure.

49. The addendum to the approved CMS clarifies that during the extended hours only controlled activities as listed under condition 69 will be permitted and clarifies that during the extended working hours trade contractors will be strictly controlled and there will be no additional deliveries. Further methods to minimise any disturbance include the following:

- Monday – Friday, undertaking a walk around the exterior of the building at 1800 to assess for any noise breakout and confirm windows, doors etc are sealed.
- Corrective action will be required, where noise disturbance is considered from the walk around, and if corrective action is undertaken, a further walk around will be required.
- Social distancing marshalls and security guards are present within the site perimeter at all times when operations are ongoing.

50. The Council's Environmental Health officer is satisfied that the activities in condition 69 are not overly noisy and that the superstructure of the building is substantively completed, effectively providing a high level of noise mitigation against any potential noise breakout. The officer notes that the nearest noise sensitive residential premises are at Clay farm approximately 550 meters to the west, and there are established communications with the neighbouring buildings such as the Royal Papworth Hospital. They are satisfied that the site is well managed, with effective PR-communications and liaison with neighbouring buildings, as set out in the addendums to the CMS and CEMP that have been submitted concurrently with this application. The Environmental Health Officer therefore has no objection to the application.

51. The same extended construction hours with the same internal and non-noise generating construction activities have been operating since May 2020 with the temporary agreement of the Local Planning Authority. During this time there have been no complaints from any persons or neighbours as confirmed by the Environmental Health Officer.
52. It is considered that the low impact activities proposed to take place and the safeguards which will be in place through the two addendums to the site wide CEMP and CMS will ensure the proposal satisfies the requirements of Policy 35 of the Cambridge Local Plan 2018.

Environmental Statement

53. The original outline permission (06/0796/OUT) was determined to fall under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 ('EIA Regulations') and an Environmental Statement (ES) was produced.
54. In accordance with the requirements of Regulation 29 of the EIA Regulations the proposed change of construction hours has been assessed in terms of impacts on construction noise and vibration, air quality, traffic and transport, human health and major accidents and disasters. The changes proposed effect construction hours only, and it is considered that the ES remains relevant and a further assessment is not required. The EIA categorisation of the development as having few significant environmental effects once mitigation measures are in place remain unchanged by the proposed change of construction hours. The addendums to the CEMP and CMS (submitted concurrently with this S73 application) are sufficient to mitigate the effects of the extended construction hours. The proposed changes do not require additional mitigation measures to be implemented.

Other Issues

55. The conditions on the previous outline consent have been recommended and have been updated to refer to the new Cambridge Local Plan 2018 policies, as a Section 73 application requires a replacement decision notice to be referring to the current development plan. A linking condition is recommended so that those conditions that have been discharged for the previous outline consent are deemed to have been discharged for the new consent.

Planning balance and conclusion

56. The proposal to extend the construction working hours to ensure the AZ North Plot scheme is delivered without further delay is supported in principle, subject to the activities which take place within the extended hours not having a negative impact upon the amenities of the area. The low impact activities are proposed to take place within the North Plot only and the safeguards which will be in place through the two addendums to the site wide CEMP and CMS will ensure the proposal satisfies the requirements of Cambridge Local Plan policy 35.

Recommendation

21/01584/S73

57. Recommendation for delegated authority to Officers to **APPROVE** the Section 73 application subject to the conditions listed below, and subject to no objections being received within the statutory time period.
58. If an objection is received within the statutory time period the decision will be referred to the Joint Development Control Committee Chair and Vice-Chair to confirm delegated authority to Officers to approve the application or return to committee for a decision.

17/2258/NMA2

59. Recommendation for delegated authority to Officers to **APPROVE** the application subject to approval of the Section 73 application (planning reference 21/01584/S73).

17/2258/COND23B

60. Recommendation for delegated authority to Officers to **APPROVE** the application subject to approval of the Section 73 application (planning reference 21/01584/S73).

21/01584/S73 Conditions

Start Date

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

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

Time period for Development of Reserved Matters Approvals.

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

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

Reserved Matters Approval for Development Phases

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

Reason: To ensure that all necessary details are acceptable (Cambridge Local Plan 2018 policies 8, 14, 17, 55, 56, 57, 59, 61, 67, 71).

Environmental Statement

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

Reason: To ensure that the development takes place in accordance with the principles and parameters contained within the Environmental Statement (Cambridge Local Plan 2018 policies 14, 17 and 81).

Planning Parameters: Piazza and Circus

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

Circus.

Reason: To ensure that sufficient space is afforded to the Circus and Piazza areas to enable them to function as a strategic area of public realm within the Addenbrooke's Site and to ensure the proposal accords with approved plan PP2 (Cambridge Local Plan 2018 policies 55, 56, 59 and 17).

Planning Parameters: Parameter Plans

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

Reason: In order to mitigate the visual impact of the proposed development on the setting and special character of Cambridge, the retained Green Belt, the Green Corridor and surrounding open countryside and to ensure subsequent development responds positively to key areas of public realm (Cambridge Local Plan 2018 policies 8, 14, 17, 55, 56, 57, 59, 68 and 70).

Planning Parameters: Strategic Gaps

7. A minimum of two gaps of at least 25m in width shall be provided within the biomedical and biotech research and development area shown on parameter plan 1 south of the Cambridgeshire Guided Busway route between buildings. The

gaps shall run from the western boundary adjacent to the railway to the eastern boundary adjacent to the Boulevard and shall not be occupied by any buildings. Unless otherwise agreed in writing by the Local Planning Authority, the precise location of the first gap shall be submitted to and approved in writing by the Local Planning Authority concurrently with the first submission of reserved matters for buildings within the allocated biomedical and biotech research and development area south of the Cambridgeshire Guided Busway route and the precise location of the second gap shall be submitted to and approved in writing by the Local Planning Authority concurrently with the second submission of reserved matters for buildings within the allocated biomedical and biotech research and development area south of the Cambridgeshire Guided Busway route.

Reason: In order to mitigate the visual impact of the proposed development on the setting and special character of Cambridge, the retained Green Belt, the Green Corridor and surrounding open countryside and to ensure subsequent development responds positively to key areas of public realm (Cambridge Local Plan 2018 policies 8, 14, 17, 55, 56, 57, 59, 68 and 70).

Planning Parameters: Land Use

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

Reason: To ensure that the development takes place in accordance with the principles and parameters contained within the approved plans and Environmental Statement (Cambridgeshire and Peterborough Structure Plan 2003 policies 6/1 and 9/8 and Cambridge Local Plan 2018 policies 14, 17 and 85).

Planning Parameters: Allocation of Floorspace

9. Unless otherwise agreed in writing by the Local Planning Authority, the development shall not exceed 215,000sqm of gross external floor space (excluding areas for plant and car parking structures. Areas for plant would include areas for plant within passive void areas between useable floor levels) and shall not exceed gross external floor space limits for the following uses:
 - a) 115,000sqm of biomedical and biotech research and development (B1(b)).
 - b) 60,000sqm for clinical research and treatment (D1 and/or clinical in-patient treatment).
 - c) 25,000sqm of either clinical research and treatment (D1 and/or clinical in-patient treatment) or higher education or sui generis medical research institute uses.
 - d) 15,000sqm of biomedical and biotech research and development (B1(b)) or clinical research and treatment (D1 and/or clinical in-patient treatment).

Reason: To ensure that the development takes place in accordance with the principles and parameters contained within the description of development

and Environmental Statement and to provide flexibility within the allocated floor space tolerances should Papworth Hospital decide to no longer relocate to the site and given the unknown floorspace size of Papworth Hospital (Cambridge Local Plan 2018 policy 17).

Planning Parameters: Ancillary Uses

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

Reason: To ensure the balance of uses is appropriate to the site (Cambridge Local Plan 2018 policy 17).

Permitted Development Restriction

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

Reason: In order to safeguard the character and appearance of the development of the site (Cambridge Local Plan 2018 policies 55, 56 and 57).

Materials

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

Reason: To ensure that the appearance of the external surfaces is appropriate (Cambridge Local Plan 2018 policies 55, 56 and 57).

Levels

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

Reason: In order to safeguard the character and appearance of the area (Cambridge Local Plan 2018 policies 55, 56 and 57).

Amenity Space Strategy

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

Reason: To ensure the needs of visitors, patients and employees associated with the clinical development of the site are adequately addressed (Cambridge Local Plan 2018 policies 17, 56 and 59).

Ecology: Site Wide Nature Conservation Management Plan

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

Reason: To ensure that the development of the site conserves and enhances ecology (Cambridge Local Plan 2018 policies 8, 17 and 70).

Ecology: Reserved Matters Applications

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

Reason: To ensure that the development of the site conserves and enhances ecology (Cambridge Local Plan 2018 policies 8, 17 and 70).

Strategic Site Surface Water

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

Reason: In order to safeguard against the risk of flooding, to ensure adequate flood control, maintenance and efficient use and management of water within the site, to ensure the quality of the water entering receiving water courses is appropriate and monitored and to promote the use of sustainable urban drainage systems to limit the volume and rate of water leaving the site (Cambridge Local Plan 2018 policy 32).

Individual Site Surface Water

18. Any reserved matters application shall include a detailed surface water strategy pursuant to the reserved matters site for which approval is sought. The strategy shall demonstrate how the management of water within the reserved matters application site for which approval is sought accords with the approved details of the strategic site wide surface water strategy. The strategy shall be based upon a SUDS hierarchy, as espoused by DTI publication 'Sustainable Drainage Systems CIRIA C609' and this Council's adopted supplementary planning document 'Sustainable Design and Construction' (2007). The strategy shall maximise the use of measures to control water at source as far as practicable to limit the rate and quantity of run-off and improve the quality of any run-off before it leaves the site or joins any water body. If source control infiltration SUDS methods are demonstrated to be impracticable or only partly feasible, the strategy shall promote other measures such as swales, surface water retention ponds, wetlands or other surface water retention measures to promote infiltration and mimic as far as possible existing natural greenfield run-off patterns (rates and volumes). The strategy shall include details of all flow control systems and the design, location and capacity of all such SUDS features and shall include ownership, long-term adoption, management and maintenance scheme(s) and monitoring arrangements/responsibilities, including detailed calculations to demonstrate the capacity of receiving on-site strategic water retention features without the risk of flooding to land or buildings. The development shall be carried out in accordance with the approved details and no building pursuant to the particular reserved matters for which approval is being sought shall be occupied or used until such time as the approved detailed surface water measures have been fully completed in accordance with the approved details.

Reason: In order to safeguard against the increased risk of flooding, to ensure adequate flood control, maintenance and efficient use and management of water within the site, to ensure the quality of the water entering receiving water courses is appropriate and monitored and to promote the use of sustainable urban drainage systems to limit the volume and rate of water leaving the site (Cambridge Local Plan 2018 policy 32).

Ground Water

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

Reason: To safeguard the ground water spring flow of Nine Wells Local Nature Reserve (Cambridge Local Plan 2018 policy 31).

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

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

Reason: To ensure that proposed drainage for the 2020 site, combined with proposed drainage for Clay Farm, Bell School and Glebe Farm sites, do not result in any increased flooding within Hobson's Brook/Conduit and Vicar's Brook systems and that suitable mitigation is carried out if required (Cambridge Local Plan 2018 policy 32).

Foul Water

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

Reason: To prevent the increased risk of pollution to the water environment and to prevent an increased risk of flooding to existing property (Cambridge Local Plan 2018 policy 31).

Construction Environmental Management Plan

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

Reason: To ensure the environmental impact of the construction of the development is adequately mitigated and in the interests of the amenity of nearby residents/occupiers (Cambridge Local Plan 2018 policy 35).

Construction Method Statement

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

Reason: To ensure the environmental impact of the construction of the development is adequately mitigated and in the interests of the amenity of nearby residents/occupiers (Cambridge Local Plan 2018 policy 35).

Detailed Waste Management Plan for Construction

24. Prior to the commencement of development of any approved reserved matters phase, a Detailed Waste Management Plan (DWMP) shall be submitted to and approved in writing by the Local Planning Authority for that phase. The DWMP shall demonstrate how the construction of the reserved matters approval will accord with the details of the principles of the Outline Waste Management Plan. The DWMP shall include details of:
- a) the anticipated nature and volumes of waste.
 - b) measures to ensure the maximisation of the reuse of waste.
 - c) measures to ensure effective segregation of waste at source including waste sorting, storage, recovery and recycling facilities to ensure the maximisation of waste materials both for use within and outside the site.
 - d) any other steps to ensure the minimisation of waste during construction.
 - e) the location of facilities pursuant to criteria b/c/d.
 - f) proposed monitoring and timing of submission of monitoring reports.
 - g) the proposed timing of submission of a Waste Management Closure Report to demonstrate the effective implementation, management and monitoring of construction waste during the construction lifetime of the development.
- Unless otherwise agreed in writing, thereafter the implementation, management and monitoring of construction waste shall be undertaken in accordance with the agreed details and no individual building subject to a Detailed Waste Management Plan shall be occupied until the Waste Management Closure Report has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the sustainable management of construction waste (Cambridge Local Plan 2018 policy 1 and Cambridge City Council Sustainable Design and Construction SPD 2007).

Foundations

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

Reason: To protect the amenity of nearby residents/occupiers (Cambridge Local Plan 2018 policy 35).

Construction Times

26. Other than in respect of the specific extended construction hours for the New Papworth Hospital and AstraZeneca North Plot site authorised by this permission, unless otherwise agreed in writing by the Local Planning Authority pursuant to criteria C of the Construction Environmental Management Plan, no construction work shall be carried out or plant operated other than between the following hours: 0730 to 1800 Monday to Friday, 0800 to 1300 on Saturdays and at no time on Sundays, Bank or Public Holidays.

With regards to the New Papworth Hospital, no construction work shall be carried out or plant operated other than between the hours of 0730 to 1800 Monday to Friday, 0800 to 1300 on Saturdays and at no time on Sundays, Bank or Public Holidays, except for carrying out of the internal work activities as set out in condition 68. Such activities shall only be carried out within the following extended hours 0700 to 2000 Monday to Friday, 0700 to 1600 on Saturdays and 0700 to 1600 on Sundays and Bank or public holidays.

With regards to the AstraZeneca site, no construction work shall be carried out or plant operated other than between the hours of 0730 to 1800 Monday to Friday, 0800 to 1300 on Saturdays and at no time on Sundays, Bank or Public Holidays, except for carrying out of the internal work activities on the North Plot as determined in condition 69. Such activities shall only be carried out within the following extended hours 0700 to 2400 Monday to Friday (with site operatives allowed to arrive on site prior to 0700 and leave after 2400), 0700 to 1600 on Saturdays and 0700 to 1600 on Sundays and Bank or Public Holidays.

Reason: To protect the amenity of nearby residents/occupiers (Cambridge Local Plan 2018 policy 35).

Collection and Delivery Times

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

Reason: To protect the amenity of nearby residents/occupiers (Cambridge Local Plan 2018 policy 35).

Lighting: West Facing Facades

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

Reason: To safeguard the character and setting of the Green Corridor and surrounding open countryside and to encourage the continued foraging of bats (Cambridge Local Plan 2018 policies 8, 14, 17, 55, 57, 59, 68 and 70).

Lighting: Individual Development Plots

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

Reason: In the interests of visual amenity and to ensure that the development will not result in unacceptable light pollution (Cambridge Local Plan 2018 policies 34 and 59).

Extraction Equipment

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

Reason: To protect the amenity of nearby residents/occupiers (Cambridge Local Plan 2018 policy 35).

Insulation

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

Reason: To protect the amenity of nearby residents/occupiers (Cambridge Local Plan 2018 policy 35).

Waste

32. No development of a building shall take place until full details of on-site storage facilities for that building for trade waste, including waste for recycling, have been submitted to and approved in writing by the Local Planning

Authority. Such details shall identify the specific positions of where wheelie bins, paladins or any other means of storage will be stationed and the arrangements for the disposal of waste. The approved facilities shall be provided prior to the commencement of the use hereby permitted and shall be retained thereafter unless alternative arrangements are agreed in writing by the Local Planning Authority.

Reason: To protect the amenities of nearby residents/occupiers, to safeguard visual amenity and to ensure adequate waste storage and recycling provision (Cambridge Local Plan 2018 policies 35 and 57).

Contaminated Land: Assessment and Remedial Strategy

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

Reason: In order to ensure that any contamination of the site is identified and remediation measures are appropriately undertaken to secure full mitigation (Cambridge Local Plan 2018 policy 35).

Contaminated land: Gas Risk

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

Reason: In order to safeguard the health and safety of future occupants of buildings (Cambridge Local Plan 2018 policy 35).

Renewable Energy: 10% Requirement

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

Reason: In the interests of reducing carbon dioxide emissions (Cambridge Local Plan 2018 policy 29 and Supplementary Planning Document 'Sustainable Design & Construction' 2007).

Renewable Energy: LDF Percentage Flexibility

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

installation, operation and maintenance of the renewable energy technologies shall continue to apply pursuant to condition 35.

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

BREEAM and NEAT Building Standards

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

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings (Cambridge Local Plan 2018 policy 28 and Supplementary Planning Document 'Sustainable Design & Construction' 2007).

Tree Protection Robinson Way: Assessment Surveys

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

Reason: In the interests of accurately establishing the quality and value of trees on or adjacent to the site and the implications for development (Cambridge Local Plan 2018 policies 70 and 71).

Tree Protection Robinson Way: Method Statements and Plan

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

Reason: In the interests of visual amenity and safeguarding trees that are worthy of retention (Cambridge Local Plan 2018 policies 70 and 71).

Tree Protection Robinson Way: Protective Fencing

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

Reason: In the interests of visual amenity and safeguarding trees that are worthy of retention (Cambridge Local Plan 2018 policies 70 and 71).

Tree Protection Robinson Way: Excavation Trenches

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

Reason: In the interests of visual amenity and safeguarding trees that are worthy of retention (Cambridge Local Plan 2018 policies 70 and 71).

Structural Landscaping: Site Wide Scheme

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

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

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

Drawing No 1777/C42/004E: Tree Pit Details Cross Section Western Boundary Landscape Specification Revision A

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

Reason: In order to mitigate the visual impact of the proposed development on the setting and special character of Cambridge, the retained Green Belt, the Green Corridor and surrounding open countryside. Details for part (a) of the structural landscaping have already been agreed. (Cambridge Local Plan 2018 policies 8, 14, 17, 55, 56, 57, 59, 68 and 70).

Structural Landscaping: Implementation and Replacement

43. All planting, seeding or turfing comprised in the approved structural landscaping scheme shall be fully carried out in the first planting and seeding seasons following the commencement of development of any building, or in accordance with a landscaping phasing plan that is submitted to and approved in writing by the Local Planning Authority. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species as those originally planted, unless the Local Planning Authority gives written consent to any variation.

Reason: In order to mitigate the visual impact of the proposed development on the setting and special character of Cambridge, the retained Green Belt, the Green Corridor and surrounding open countryside (Cambridge Local Plan 2018 policies 8, 14, 17, 55, 56, 57, 59, 68 and 70).

Structural Landscaping: Management Plan

44. The Management of the Structural Landscaping approved through condition 42 shall be carried out in accordance with the Cambridge Biomedical Campus Western Boundary Landscape Management Specification Revision A dated 04 November 2011. If any alternative structural landscaping scheme is agreed through condition 42, then a replacement landscape management plan for the approved structural landscaping scheme including long-term design objectives, management responsibilities and management and maintenance schedules for all landscape areas for a minimum period of 25 years, shall be submitted to and approved by the Local Planning Authority prior to the commencement of any planting. The landscape management plan shall be carried out as approved.

Reason: To ensure satisfactory arrangements are in place to ensure the proper management and maintenance of landscaped areas (Cambridge Local Plan 2018 policies 8, 14, 17, 55, 56, 59, 57, 68 and 70).

Landscaping: Development Plot Schemes

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

Reason: In order to mitigate the visual impact of the proposed development on the setting and special character of Cambridge, the retained Green Belt, the Green Corridor and surrounding open countryside (Cambridge Local Plan 2018 policies 8, 14, 17, 55, 56, 59, 57, 68 and 70).

Landscaping: Development Plot Implementation and Replacement

46. All planting, seeding or turfing comprised in the approved landscaping schemes for the individual plots shall be fully carried out in the first planting and seeding seasons following the commencement of development, or in accordance with a landscaping phasing plan that is submitted to and approved in writing by the Local Planning Authority. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species as those originally planted, unless the Local Planning Authority gives written consent to any variation. The landscaping shall be fully completed in accordance with the approved scheme and/or phasing plan within the respective development plot.

Reason: In order to mitigate the visual impact of the proposed development on the setting and special character of Cambridge, the retained Green Belt, the Green Corridor and surrounding open countryside (Cambridge Local Plan 2018 policies 8, 14, 17, 55, 56, 59, 57, 68 and 70).

Landscaping: Development Plot Management

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

Reason: To ensure satisfactory arrangements are in place to ensure the proper management and maintenance of landscaped areas (Cambridge Local Plan 2018 policies 8, 14, 17, 55, 56, 59, 57, 68 and 70).

Earthworks

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

Reason: In the interests of visual amenity and to ensure that any earthworks are appropriate to the site context and surrounding landscape (Cambridge Local Plan 2018 policies 55, 57 and 59).

Hard Landscaping

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

Reason: In the interests of visual amenity and to ensure that suitable hard landscape is provided as part of the development (Cambridge Local Plan 2018 policies 55, 57 and 59).

Transport: The Boulevard

50. Any reserved matters application for the development of the proposed Boulevard shall include a detailed engineering scheme/plan showing all footway/footpath/cycleway links comprising dimensions, levels, forms of construction, kerbing, surface water drainage, street lighting systems and traffic calming measures, together with a phasing plan that is linked to the occupation of buildings on the site. The scheme/plan shall substantially accord with approved parameter plans PP7, PP8, PP9 and PP10 and shall include:
- a) Intersections with the Addenbrooke's Access Road and Cambridgeshire Guided Bus (including details of a signalised crossing).
 - b) Proposed intersections and alterations to all existing roads, footpaths and cycleways (including Robinson Way).
 - c) Details of the proposed location of all bus stops together with details of proposed alterations to existing bus stops within Addenbrooke's.
 - d) Details of the proposed upgrading of public footpath no.47 (or an equivalent route) within the site.
 - e) Details of all proposed cycle routes, both dedicated and on-road.
 - f) Details of all proposed materials and finishes.
 - g) Detailed design of all proposed street furniture (including all signs, lighting, bollards, bus stops/shelters, cycle parking).
 - h) a planting scheme for attenuation ponds.
 - i) a single avenue of large tree planting (including specification) either side of the Boulevard.
 - j) Details of management and maintenance responsibilities for all planting.
- The development shall be carried out in accordance with the approved details.

Reason: In order to safeguard highway safety and to secure an appropriate means of access for users of the development (Cambridge Local Plan 2018 policies 56, 81 and 85).

Transport: Southern Spine Road

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

- f) Detailed design of all proposed street furniture (including all signs, lighting, bollards, bus stops/shelters, cycle parking).
- g) A half avenue of large tree and hedge planting on the northern side of the Southern Spine Road.
- h) Details of management and maintenance responsibilities for all planting. The development shall be carried out in accordance with the approved details.

Reason: In order to safeguard highway safety and to secure an appropriate means of access for users of the development (Cambridge Local Plan 2018 policies 56, 81 and 85).

Car Parking: On-Plot research and Development

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

Reason: To ensure that the development takes place in accordance with the principles and parameters contained within the Environmental Statement, to ensure the predicted impacts of vehicular movements are not exceeded and to ensure the proposal encourages sustainable modes of transport to and from the site (Cambridgeshire and Peterborough Structure Plan 2003 policies 6/1 and 9/8 and Cambridge Local Plan 2018 policies 14, 17, 82 and 85).

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

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

Reason: To ensure that the development takes place in accordance with the principles and parameters contained within the Environmental Statement, to ensure the predicted impacts of vehicular movements are not exceeded and to ensure the proposal encourages sustainable modes of transport to and from the site (Cambridgeshire and Peterborough Structure Plan 2003 policies 6/1 and 9/8 and Cambridge Local Plan 2018 policies 14, 17, 82 and 85).

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

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

Reason: To ensure that the development takes place in accordance with the principles and parameters contained within the Environmental Statement, to ensure the predicted impacts of vehicular movements are not exceeded and to ensure the proposal encourages sustainable modes of transport to and from the site (Cambridge Local Plan 2018 policies 14, 17, 82 and 85).

Car Parking: Disabled Spaces

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

Reason: To ensure that the development provides sufficient disabled parking (Cambridge Local Plan 2018 policy 82).

Car Parking: Existing Modal Share

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

Reason: To enable an accurate estimation of the modal share of people cycling to Addenbrooke's Campus (Cambridge Local Plan 2018 policy 82).

Car Parking: Trip Estimation

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

Reason: To ensure that the proposed level of cycling provision is appropriate to the nature of the proposed building and its use (Cambridge Local Plan 2018 policy 82).

Car Parking: Calculation of Spaces Required

58. Unless otherwise agreed in writing by the Local Planning Authority, the submission of any reserved matters application for approval of any building shall include a quantum of cycle parking provision that is equivalent to:
- a) For staff provision, a level which will provide a total number of spaces which cater for at least 10% more than the existing modal share percentage of staff cycling to work as shown by the latest Addenbrooke's Annual Travel Survey. The final level of provision to be calculated shall assume that only 80% of staff will be on-site at any one time.
 - b) For patients and visitors, a level which will provide a total number of spaces which cater for at least 10% more than the existing modal share percentage of patients and visitors cycling to work as shown by the latest Addenbrooke's Annual Travel Survey. The final level of provision to be calculated shall assume that cycle parking spaces are used 3 times daily.

Reason: To ensure that the proposed level of cycling provision is appropriate to the nature of the proposed building and its use (Cambridge Local Plan 2018 policy 82).

Cycle Parking: Details of Facilities

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

Reason: To ensure appropriate provision for the secure storage of bicycles (Cambridge Local Plan 2018 policy 82).

Archaeological

60. Notwithstanding the submitted archaeological mitigation strategy, no development of a building or material operation constituting development relating to any roadway/footpath or area of public realm shall take place until the implementation of a programme of archaeological work, in accordance with a written scheme of investigation relating to that building or material operation constituting development relating to any roadway/footpath or area of public realm, has been submitted by the applicant, approved in writing by the Local Planning Authority and carried out in accordance with the approved details. This written scheme will include the following components, completion of each of which will trigger the phased discharging of the condition:
- a) fieldwork in accordance with the agreed written scheme of investigation.
 - b) post-excavation assessment (to be submitted within six months of the completion of fieldwork, unless otherwise agreed in writing in advance with the Local Planning Authority).
 - c) completion of post-excavation analysis, preparation of site archive ready for deposition at a store approved by the Local Planning Authority, completion of an archive report, and submission of a publication report (to be completed within two years of the completion of fieldwork, unless otherwise agreed in advance in writing with the Local Planning Authority).

Reason: To ensure that an appropriate archaeological investigation of the site has been implemented before development commences (Cambridge Local Plan 2018 policies 61 and 62).

Shop Front Design Guide

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

agreed signage protocol unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the details of development respect the character and appearance of the public realm (Cambridge Local Plan 2018 policy 64).

Public Realm Design Strategy

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

Movement Strategy

A Movement Strategy that includes:

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

Car Parking

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

Drainage

A Sustainable Drainage Scheme that includes:

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

Soft Landscaping

A Soft Landscaping Scheme that includes:

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

Hard Landscaping

A Hard Landscaping Scheme that includes:

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

Public Art Strategy

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

Lighting

A Lighting Scheme that includes:

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

Coordinated Development

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

Phasing

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

Management and Maintenance

A Management and Maintenance Strategy that identifies:

- a) Responsibilities for all elements, including SUD's, contained within the Circus and Piazza. Should the detailed design and/or location of any of the items listed not be included within the Public Realm Design Strategy, then the phased provision of such information shall be agreed in writing with the Local Planning Authority prior to the commencement of works within the Circus and Piazza. The approved Public Realm Design Strategy shall be carried out in

accordance with the agreed details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenity of the intended users of the Circus and Piazza and to secure a high quality environment that is befitting the strategic importance of the space (Cambridge Local Plan 2018 policies 14, 17, 34, 55, 56, 57, 59, 80).

Off-Site Highways Works

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

Reason: In order to safeguard highway safety and network capacity (Cambridge Local Plan 2018 policies 56, 81 and 85).

Public Art Details

64. Where the approved Public Art Strategy secured under the S106 agreement associated with this application indicates, a reserved matters application shall include the following details of public art to be provided within that relevant phase:
- a) Details of the consultation, approval and commissioning process for artists and associated proposed public art.
 - b) Details of community engagement and consultation including measures to promote public involvement in the evolution of the public art.
 - c) Descriptions, plans and images of the public art that will be realised.
 - d) Details of how the public art complies with any approved public realm strategy for the development.
 - e) Project timescales.
 - f) Delivery mechanisms.
 - g) The total amount allocated for the proposed public art including a breakdown of the total cost of the implementation of the public art and the apportionment of the costs across its various elements, including maintenance and decommissioning costs (if applicable).
- Reason: To ensure that the details of public art come forward at the appropriate stage in the planning process in accordance with the Public Art Strategy and that the proposed public art positively contributes to its context within the public realm (Cambridge Local Plan 2018 policies 17, 55, 56, 57, 59, and 85).

Public Art Maintenance and Implementation Details

65. No development of a reserved matters phase that contains an approved element of public art within it shall commence until such time as the following

implementation and maintenance details have been submitted to and approved in writing by the Local Planning Authority:

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

Reason: To ensure that details of the maintenance and implementation of public art come forward at the appropriate stage in the planning process and that details surrounding subsequent ownership, maintenance, insurance and decommissioning are thoroughly considered (Cambridge Local Plan 2018 policies 17, 55, 56, 57, 59, and 85).

Provision and Maintenance of Public Art

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

Reason: To ensure that the public art is implemented at an appropriate stage in the phased development of the site and that the public art once provided is properly managed and maintained (Cambridge Local Plan 2018 policies 17, 55, 56, 57, 59, and 85).

Tree Protection Addenbrookes Roundabout

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

Reason: To protect the visual amenity of the area and to ensure the retention of the trees on the site. (Cambridge Local Plan 2018 policies 55, 59 and 71)

New Papworth Hospital Project Only – Construction Activities Permitted During Extended Hours

68. Only the construction activities listed below shall be carried out during the extended hours hereby approved.
- a) Painting & decorating
 - b) Installation of internal doors and frames
 - c) Installation and commissioning of lighting
 - d) Installation of ductwork insulation
 - e) Installation of riser ductwork
 - f) Second fix ductwork
 - g) Airside commissions
 - h) Vinyl flooring and walls
 - i) Construction of partition walls
 - j) Installation of site transformers and fluorescent lighting
 - k) Installation of modular wiring units
 - l) Installation of modular power lighting cables
 - m) Installation of distribution boards
 - n) Electrical testing and inspection
 - o) Installation of power and data cables
 - p) Electrical wiring
 - q) Fire alarm installation
 - r) Installation of copper pipe work
 - s) Installation of thermal insulation of pipes and services
 - t) Bracketing installation to soffits and slabs
 - u) Installation of pipework
 - v) Installation of ETFE roof in atrium

Reason: To protect the amenity of nearby residents/occupiers (Cambridge Local Plan 2018 policy 35).

North Plot AstraZeneca Project Only – Construction Activities Permitted During Extended Hours

69. Only the construction activities listed below shall be carried out during the extended hours hereby approved for the AstraZeneca North Plot site by condition 26:
- a) Painting and decorating
 - b) Internal doors and frame installation
 - c) BMS commissioning
 - d) Lighting commissioning
 - e) Ductwork installation and insulation
 - f) Second fix ductwork
 - g) Airside commissions
 - h) Vinyl flooring
 - i) Resin flooring
 - j) Hardwood and granite flooring
 - k) Raised access floor installation
 - l) Partitioning walls
 - m) Timber mullions and glazed partitions

- n) Installation of Modular units – sub-roof modules, raised access floor modules and lab spine modules
- o) Modular and feature ceiling
- p) Distribution Boards
- q) Electrical Testing and Inspection
- r) Cable and data cable installation
- s) Electrical wiring
- t) Fire alarm installation
- u) Installation of pipework and copper pipework
- v) Thermal insulation of pipes and services
- w) Laboratory case work and equipment
- x) Bracketry installation to soffit and slab
- y) Acoustic spray on underside of soffit
- z) Testing of mechanical and electrical systems

Reason: To protect the amenity of nearby residents/occupiers (Cambridge Local Plan 2018 policy 35).

Status of previous permissions

70. The original outline planning permission 06/0796/OUT continues to subsist, as well as the previously approved permissions 17/0850/S73 and 17/2258/S73 and this new outline approval granted under Section 73 of the Town and Country Planning Act 1990.

Approved drawings

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

This decision notice relates to the following drawings:

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

It is important the development is carried out fully in accordance with these plans. If you are an agent, please ensure that your client has a copy of them

and that they are also passed to the contractor carrying out the development. A copy of the approved plan(s) is/are kept on the planning application file.

Informatives

Informative - Section 73 approval

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

Informative - Environmental Health

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

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

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

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

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

It is recommended that the agent/applicant submits a noise prediction survey/report in accordance with the principles of BS4142: 1997 "Method for rating industrial noise affecting mixed residential and industrial areas" or similar. Noise levels shall be predicted at the boundary having regard to neighbouring residential premises. Such a survey / report should include: a large scale plan of the site in relation to neighbouring premises; noise sources and measurement / prediction points marked on plan; a list of noise sources; details of proposed noise sources / type of plant such

as: number, location, sound power levels, noise frequency spectrums, noise directionality of plant, noise levels from duct intake or discharge points; details of noise mitigation measures (attenuation details of any intended enclosures, silencers or barriers); description of full noise calculation procedures; noise levels at a representative sample of noise sensitive locations and hours of operation. Any report shall include raw measurement data so that conclusions may be thoroughly evaluated and calculations checked.

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

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

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

It is not likely that any significant ground remediation will be required at the site, although if any deposited materials are encountered the Local Planning Authority should be informed and the materials should be dealt with in an appropriate manner. The applicants are advised that the ES has identified that buildings should be subject to gas protection measures to ensure any risk from the build up of dangerous gases is adequately mitigated.

Waste Management

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

S106

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

Strategic and On-Plot Surface Water Drainage Strategies

The applicants are advised that notwithstanding the submitted Flood Risk Assessment, that strategic and on-plot surface water drainage strategies should demonstrate that the minimum discharge rate from any control structure is no less

than 3 l/sec. The overall discharge rate for the site to remain unchanged. Site-specific strategies shall be within the management, maintenance and responsibility of a single site-wide management company. This is to ensure that drainage within the site is strategically managed and to minimise the risk of flooding to property and land. The discharge rates shown in Appendix C revision 29/05/07 with 5 flow controls for the site with varying flow rates are acceptable, in principle, to the Environment Agency.

Trees

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

Considerate Contractors

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

Cycle Parking

The level of staff cycle parking provision for a building that is estimated to have 2,778 staff would be calculated as follows: 2,222 (or 80%) of those staff would be assumed to be on site on a typical day. The 2006 cycling mode share from the Addenbrooke's Travel Survey for staff is 25%. 10% would be added (i.e. 35%) meaning that the number of staff cycle parking spaces that would have to be provided would be 778. The level of patient and visitor cycle parking provision for a building which is estimated to have 526 patients and visitors would be calculated as follows: The 2006 cycling mode share for patients and visitors from the Addenbrooke's Travel Survey is 3%. 10% would be added (i.e. 13%). Given that it is assumed that cycle parking spaces will turn over 3 times per day, the number of patient and visitor cycle parking spaces that would have to be provided for would be 23.

Recommended Planting Mix

The following woodland planting mixes are recommended:

East and West of the Railway Line

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

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

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

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

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

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

Species	Planting size cm	% mix
Fagus sylvatica	Feathered 125/150	10
Sorbus torminalis	10-12	5
Quercus robur	Feathered 125/150	5
Prunus avium	12-14	5
Taxus baccata	100/125	15
Acer campestre	Feathered 175/200	15
Ilex aquifolium	60-80	15
Crataegus monogyna	60-80	20
Corylus avellana	60-80	1

Environmental Statement

In accordance with the requirements of Regulation 29 of the EIA Regulations the proposed change of construction hours has been assessed in terms of impacts on construction noise and vibration, air quality, traffic and transport, human health and major accidents and disasters. The changes proposed effect construction hours only, and it is considered that the ES remains relevant and a further assessment is not required. The EIA categorisation of the development as having few significant

environmental effects once mitigation measures are in place remain unchanged by the proposed change of construction hours. The addendums to the CEMP and CMS (submitted concurrently with this S73 application) are sufficient to mitigate the effects of the extended construction hours. The proposed changes do not require additional mitigation measures to be implemented.

Background Papers

None

Appendices

Report Author:

Julia Briggs – Planning Officer

Telephone: 07716 702273

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17th September 2021

Report to: Joint Development Control
Committee

Lead Officer: Joint Director of Planning and Economic Development

21/02525/S73 – Queen Edith’s (Regional Surge Centre 56, Addenbrooke’s Hospital, Hills Road, Cambridge)

Proposal: Retention and continued use of Regional Surge Centre 56 (RSC 56), ancillary buildings and infrastructure constructed pursuant to planning permission granted under Schedule 2, Part 12 A, Class A of the GPDO (2015) (As Amended) without compliance with conditions A.2. (b) (time period) and condition A.2(c) (use of land) of that planning permission.

Applicant: Cambridge University Hospitals NHS Foundation Trust

Key material considerations: Principle of development; Context of site, design and external spaces; Carbon reduction and sustainable design; Water management and flood risk; Light pollution, noise, vibration, air quality, odour and dust; Residential amenity; Highway Safety; Car and cycle parking.

Date of Member site visit: - N/A

Is it a Departure Application?: No

Decision due by: 28 September 2021

Application brought to Committee because: Major Development

Presenting officer: James Truett, Planning Officer, Strategic Sites Team

Executive Summary

- 1. This is a section 73 application seeking to vary conditions attached to a planning permission which was granted by a Development Order.
- 2. The planning permission relates to a temporary building which was constructed for use during the Coronavirus pandemic (Regional Surge Centre 56).
- 3. This proposed condition variations seek to extend the time period of use to 31 December 2024, and the time period for the land to be restored to a serviced development plot (with underground services and connections retained) on or before 31 December 2025.
- 4. The section 73 application is considered in accordance with the relevant national and local planning policies, and it is recommended that planning permission be granted, subject to conditions.
- 5. This is one of three separate section 73 applications submitted in relation to the retention of a Regional Surge Centre (RSC) granted permission by a Development Order and constructed on the Cambridge University Hospital (CUH) Addenbrookes site as permitted development, to be used for the purposes of responding to the Coronavirus pandemic. The reports relating to the two other planning applications can be found elsewhere on the committee agenda.

Relevant planning history

- 6. 14/0120/FUL - Redevelopment of existing parking area to provide education centre (3,985 sqm), private hospital (10,405 sqm), hotel and conference centre (12,540 sqm), ancillary hot food takeaway (Class A5, 605 sqm) and ancillary D1 (530 sqm) and associated car parking and public realm works, known as The Forum Cambridge. – Approved 26 June 2014
- 7. 14/1247/FUL - Siting and use of portacabins for training purposes for a temporary period. – Approved 28 August 2014
- 8. 15/0509/NMA - Non material amendment on application 14/0120/FUL for various working minor alterations to approved plans and elevations. – Part Approved Part Refused 03 July 2015

9. Relevant Government Legislation

<p>Schedule 2, Part 12 A, Class A of the Town and Country Planning (General Permitted Development) (England) Order</p>	<p>Emergency development by a local authority or health service body</p> <p>Permitted development</p> <p>A. Development by or on behalf of a local authority or health service body on land owned, leased, occupied or maintained by it for the purposes of—</p>
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<p>2015 as inserted by the Town and Country Planning (General Permitted Development) (Coronavirus) (England) (Amendment) Order 2020</p>	<p>(a) preventing an emergency;</p> <p>(b) reducing, controlling or mitigating the effects of an emergency; or</p> <p>(c) taking other action in connection with an emergency.</p> <p>Conditions</p> <p>A.2. Development is permitted by Class A subject to the following conditions—</p> <p>(a) if the developer is not the local planning authority, the developer must, as soon as practicable after commencing development, notify the local planning authority of the development;</p> <p>(b) any use of the land for the purposes of Class A ceases on or before 31st December 2021; and</p> <p>(c) on or before the expiry of a period of 12 months beginning with the date on which the use of the land ceases for the purpose of Class A—</p> <p>(i) any building, works, plant, machinery, structure and erection permitted by Class A is removed; and</p> <p>(ii) the land is restored to its condition before the development took place, or, if the developer is not also the local planning authority, to such other state as may be agreed in writing between the local planning authority and the developer.</p>
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10. Cambridge Local Plan 2018

PLAN	POLICY NUMBER
<p>Cambridge Local Plan 2018</p>	<p>1 - The presumption in favour of sustainable development</p> <p>14 - Areas of Major Change and Opportunity Areas – general principles</p> <p>17 - Cambridge Biomedical Campus (including Addenbrooke’s Hospital) Area of Major Change</p> <p>32 - Flood Risk</p> <p>34 - Light pollution control</p> <p>35 - Protection of human health and quality of life from noise and vibration</p> <p>36 - Air quality, odour and dust</p>

	<p>55 - Responding to context</p> <p>56 - Creating successful places</p> <p>69 - Protection of sites of biodiversity and geodiversity importance</p> <p>70 - Protection of priority species and habitats</p> <p>71 - Trees</p> <p>75 - Healthcare facilities</p> <p>81 - Mitigating the transport impact of development</p> <p>82 - Parking management</p>
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11. Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

Central Government Guidance	National Planning Policy Framework 2021 National Planning Policy Framework – Planning Practice Guidance from 3 March 2014 onwards
Supplementary Planning Documents	Greater Cambridge Shared Planning Sustainable Design and Construction SPD 2020
Area Guidelines	Cambridge University Hospitals (CUH) Strategic Masterplan (2010)

Consultation

Cambridgeshire County Council (Highways Development Management)

12. No objection. No significant adverse effect upon the Public Highway should result from this proposal, should it gain benefit of Planning Permission.

Environmental Health

13. No objection. The development proposed is acceptable and informatives are recommended related to proposed end use and compliance with the Greater Cambridge Shared Planning Sustainable Design and Construction SPD.

Urban Design Team

14. No objection. The proposals are considered acceptable in urban design terms.

Sustainability Officer (Design and Construction)

15. No objection. The proposals are considered acceptable in sustainable design and construction terms. Should the building be retained beyond 2024, further sustainability enhancements should be considered.

Sustainable Drainage Officer

16. No objection. The development proposed is acceptable.
17. The above responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.

Representations from members of the public

18. No representations were received.

The site and its surroundings

19. The site is located within the Addenbrooke's Hospital Campus, on the Southern edge of Cambridge. The site occupies the former Car Park F, located off Keith Day Road, which has now been demolished. It lies to the South of the Frank Lee Centre and to the North of the Clinical Research Centre.
20. The Regional Surge Centre is currently under construction. It will have capacity for 56-beds and provide 6 no. Ambulance drop off/parking spaces, 4 no. Blue badge spaces, and 78 cycle parking spaces (39 covered Sheffield hoops).
21. The site is within the Cambridge Biomedical Campus (including Addenbrooke's Hospital) Area of Major Change covered by Cambridge Local Plan (2018) policy 17.

The proposal

22. This is a section 73 planning application which seeks to vary relevant conditions attached to a planning permission which was granted by a Development Order - namely Schedule 2, Part 12 A, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 as inserted by the Town and Country Planning (General Permitted Development) (Coronavirus) (England) (Amendment) Order 2020 ('the GPDO').
23. The Regional Surge Centre 56 (RSC 56) is being constructed on the Cambridge University Hospital (CUH) Addenbrooke's site as permitted development, under Schedule 2, Part 12 A, Class A of the GPDO. The building will act as a regional specialist centre to be used for the purposes of responding to the Coronavirus pandemic.

24. This application proposes to vary conditions A.2. (b) (time period) and condition A.2 (c) (use of land) of Schedule 2, Part 12 A, Class A of the GPDO (2015) (As Amended) by virtue of Section 73 of the Town and Country Planning Act (1990).
25. The original wording for condition A.2. (b) and condition A.2. (c) of Schedule 2, Part 12A Class A of the GPDO (2015) (As Amended) is as follows:
- Condition A.2. (b) any use of the land for the purposes of Class A ceases on or before 31 December 2021.
 - Condition A.2. (c) on or before the expiry of a period of 12 months beginning with the date on which the use of the land ceases for the purpose of Class A—
 - i. any building, works, plant, machinery, structure and erection permitted by Class A is removed; and
 - ii. the land is restored to its condition before the development took place, or, if the developer is not also the local planning authority, to such other state as may be agreed in writing between the local planning authority and the developer.
26. The proposal seeks to vary condition A.2. (b) and condition A.2. (c) of Schedule 2, Part 12A Class A of the GPDO (2015) (As Amended) to read as follows:
- Condition A.2. (b) any use of the Regional Surge Centre 56 shall cease on or before 31 December 2024; and
 - Condition A.2. (c) on or before 31 December 2025 –
 - i. The Regional Surge Centre 56 shall be removed; and
 - ii. The land shall be restored to a serviced development plot with underground services and connections retained.
27. The reason for the application is to retain RSC56 beyond 31 December 2021, given the on-going challenges of the Coronavirus pandemic for the NHS.
28. The site area for RSC56 is 1.09ha, with a total non-residential floor area of 3,997.7 square metres, triggering the application to be determined by the Joint Development Control Committee, under the scheme of delegation. The site is shared with RSC20, which is the subject of a separate application (21/02528/S73), the report for which can be found elsewhere on this Agenda.
29. The application is supported by the following submitted documents:
- Location Plan - RSC 56 20124-LSI-RSC-XX-DR-A-1172-S2-P01
 - Site A Proposed Site Co-ordinates - RSC 56 20124-LSI-RSC-XX-DR-A-2031-A-C04
 - Elevations North and South - RSC 56 - BU67-AHR-XX-XX-DR-A-06443
 - Elevations East and West - RSC 56 - BU67-AHR-XX-XX-DR-A-06442
 - Level 01 Basement Floor Plan - RSC 56 20124-LSI-RSC-01-DR-A-2001_C06
 - Level 02 Floor Plan - RSC 56 - BU67-AHR-XX-02-DR-A-08202
 - Level 03 Floor Plan - RSC 56 - BU67-AHR-XX-03-DR-A-08203
 - Roof Plan - RSC 56 - BU67-AHR-XX-04-DR-A-06212
 - Sections 1 of 2 - RSC 56 - BU67-AHR-XX-ZZ-DR-A-06300

- Sections 2 of 2 - RSC 56 - BU67-AHR-XX-ZZ-DR-A-06301
- FRA / Drainage Statement (for information)
- Ecology Report (for information)
- Archaeology Statement (for information – to follow)
- Tree Survey (for information only)
- Transport Statement (for information only)
- BREEAM Pre-Development Analysis (Regional Surge Centre only)
- Design, Access, and Planning Statement - Addenbrookes RSC 56

Planning assessment

Principle and Parameters of the Development

30. From the consultation responses and representations received the main issues are as follows:

1. Principle of development
2. Context of site, design and external spaces (and impact on heritage assets)
3. Carbon Reduction and Sustainable design
4. Water management and flood risk
5. Light pollution, noise, vibration, air quality, odour and dust
6. Residential Amenity
7. Highway safety
8. Car and cycle parking

Principle of Development

31. The principle of the development has been established through the existing planning permission granted under Schedule 2, Part 12 A, Class A of the ('the Coronavirus Amendment Order 2020'). This permits the emergency development by a local authority or health service body for the purposes of: (a) preventing an emergency; (b) reducing, controlling or mitigating the effects of an emergency; or (c) taking other action in connection with an emergency.

32. Officers are satisfied that the principle of the development falls under Schedule 12, Part 12A, Class A of the Coronavirus Regulations, being emergency development by a health service body.

33. The supporting documentation which accompanies the application provides justification for the need to retain RSC 56 for a further three-year period, beyond 31 December 2021. The retention of RSC56 is driven by the following:

- Maintaining the ability to respond to subsequent Coronavirus Waves
- Maintaining social distancing on wards
- Maintaining safe pathways for Coronavirus patients
- Expanding intensive care beds and facilities
- Reduce waiting times for non-coronavirus services

34. Whilst the approach being taken to vary these conditions is unusual, the High Court has held that where a previous planning permission was granted by a Development Order, these conditions could be varied or removed by a section 73 application. Officers acknowledge the need to retain the building past 31 December 2021 given the on-going challenges for the Coronavirus pandemic, and the need for certainty in the ability of the NHS to respond. The principle of extending the time period for a further three-year period is therefore considered acceptable, subject to the following evaluation.
35. As there is no preceding application which specifies the approved plans, a relevant condition is included ensuring that the proposed development is carried out in accordance with the approved plans.

Context of site, design and external spaces

Response to context

36. RSC 56, is located in the former Car Park F situated off Keith Day Road. As part of the development the underground connections, tunnels and utilities, between the site and the existing hospital have been delivered to allow safe patient transfer and operation of the Regional Surge Centre 56 and 20. The proposed amendments to the condition seeks to retain these.
37. The proposed building comprises of a two-storey modular, pre-fabricated temporary facility, with a plant room at roof level, and a separate energy centre serving RSC 56 and RSC 20. The functional and modular nature of the facility means that a temporary planning permission is not inappropriate. However, it is an expectation that the longer-term consideration of the site will feature in the review work which is underway in respect of the 2010 Cambridge University Hospitals Strategic Masterplan. The extension of the time period planning permission to 31 December 2024 (three-year extension to the existing permission), and the use of land condition to 31 December 2025 is therefore supported.
38. The height of the facility is 11.49 metres above ground level at the plant room roof. The design is considered acceptable within the context of Addenbrooke's Hospital, and given that there are other similar modular buildings of a temporary nature on the Addenbrooke's Hospital. The proposals have been reviewed by the Council's Urban Design Team, who have raised no objection to the proposal.
39. The existing vegetation on the site will be maintained and there is no further soft landscaping proposed. Considering the temporary nature of RSC 56, and that the site will be returned to a serviceable development plot on or after 31 December 2025, this is considered acceptable.
40. On the basis of the above assessment, the proposal is considered compliant with Cambridge Local Plan (2018) policies 55 and 56 in respect of context of site, design and external spaces.

Carbon Reduction and Sustainable design

41. Given the temporary nature and use of the building, officers are of the view that it would not be appropriate to seek the inclusion of sustainability enhancements. The Sustainability Officer has raised no objections to the retention of RSC 56, but does comment that should it be retained beyond 2024, sustainability enhancements should be considered.

Water management and flood risk

42. The site is located in Flood Zone 1 and no increase in impermeable surfaces is proposed as a result of the retention of RSC 56. The site utilises permeable paving and an open graded sub-base to slow the surface water run-off, in the vehicular paved areas, to the existing drainage network. The Council's Sustainable Drainage Officer has no objection to the retention of RSC 56 and considers the Flood Risk Assessment and Drainage Strategy statement to be acceptable considering the temporary nature of the development.

43. On this basis, the issues of water management and flood risk are considered to have been satisfactorily addressed, and the proposal is in accordance with Cambridge Local Plan (2018) policies 31 and 32.

Light pollution, air quality, noise, vibration, odour and dust

44. Considering the temporary nature of the proposal the Council's Environmental Health team considers the risk of operational noise, local air quality, artificial lighting and contaminated land to be very low. There are also considered to be no long-term unacceptable adverse impacts.

45. Subject to the recommended informatives from the Council's Environmental Health team, related to; proposed end use ground stability and contamination; and compliance with the Greater Cambridge Shared Planning Sustainable Design and Construction SPD, the proposal is in accordance with Cambridge Local Plan (2018) policies 34, 35, 36.

Residential Amenity

46. The proposed retention of RSC 56 is considered to be acceptable in terms of the impact upon residential amenity as there are no residential dwellings adjacent to the site.

Highway Safety

47. The Local Highway Authority has not objected to the proposals, and it is considered the proposed development would not result in a significant adverse impact upon highway safety. On this basis the proposals are considered acceptable with regard to highway safety.

Car and Cycle Parking

48. RSC 56 is located on the former Car Park F so has resulted in the displacement of the parking spaces for Hospital staff to Car Park 3, which is located on land adjacent to Robinsons Way/Francis Crick Avenue roundabout. The documentation which accompanies the application states that Car Park 3 is to be available until the end of the extension period being sought.

49. The application documentation confirms that the Regional Surge Centre's will not generate additional visitor parking as visitors are actively discouraged from visiting, given the contagious nature of Coronavirus. Additionally, there will be no increase in staff parking requirements as the Centre's will not increase staff numbers. Therefore, the retention of RSC 56 will not have an unacceptable adverse long-term impact on car and cycle parking. On this basis, the proposal is compliant with Cambridge Local Plan (2018) policy 82.

Conclusion

50. Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is considered that planning permission should be granted in this instance.

Recommendation

51. **GRANT PLANNING PERMISSION** for the development of land under Schedule 2, Part 12A, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), subject to the following conditions:

Conditions

1. Condition A.2. (a) if the developer is not the local planning authority, the developer must, as soon as practicable after commencing development, notify the local planning authority of the development;
2. Condition A.2. (b) any use of the regional Surge Centre 56 Shall Cease on or before 31 December 2024; and
3. Condition A.2. (c) on or before 31 December 2025 –
 - i. The Regional Surge Centre 56 shall be removed; and
 - ii. The land shall be restored to a serviced development plot with underground services and connections retained.
4. The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

Informatives

1. The applicant and operators of the premises should satisfy themselves that the site is suitable for its proposed end use, taking account of ground conditions and any risks arising from land instability and contamination, including ground gases or natural hazards in the area.
Where a site is potentially affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.
2. Best endeavours should be used to comply with relevant sections of the following guidance:
 - Greater Cambridge - Sustainable Design and Construction SPD, Adopted January 2020: link- (<https://www.cambridge.gov.uk/greater-cambridge-sustainable-design-and-construction-spd>) and in particular 'section 3.6 – Pollution' and the following associated appendices:
 - 6: Requirements for Specific Lighting Schemes,
 - 7: The Development of Potentially Contaminated Sites in Cambridge and South Cambridgeshire: A Developers Guide
 - 8: Further technical guidance related to noise pollution
 - Specialist Services- Health Technical Memorandum 08-01: Acoustics (Department of Health, 2013)

Appendices

None

Report Author:

James Truett, Planning Officer (Strategic Sites Team)
Telephone: 07714 639864

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17th September 2021

Report to: Joint Development Control Committee

Lead Officer: Joint Director of Planning and Economic Development

21/02528/S73 – Queen Edith’s (Regional Surge Centre 20, Addenbrooke’s Hospital, Hills Road, Cambridge)

Proposal: Retention and continued use of Regional Surge Centre 20 (RSC 20), ancillary buildings and infrastructure constructed pursuant to planning permission granted under Schedule 2, Part 12 A, Class A of the GPDO (2015) (As Amended) without compliance with conditions A.2. (b) (time period) and condition A.2(c) (use of land) of that planning permission.

Applicant: Cambridge University Hospitals NHS Foundation Trust

Key material considerations: Principle of development; Context of site, design and external spaces; Carbon reduction and sustainable design; Water management and flood risk; Light pollution, noise, vibration, air quality, odour and dust; Residential amenity; Highway Safety; Car and cycle parking.

Date of Member site visit: - N/A

Is it a Departure Application?: No

Decision due by: 28 September 2021

Application brought to Committee because: In the wider public interest.

Presenting officer: James Truett, Planning Officer, Strategic Sites Team

Executive Summary

1. This is a section 73 application seeking to vary conditions attached to a planning permission which was granted by a Development Order.
2. The planning permission relates to a temporary building which was constructed for use during the coronavirus pandemic (Regional Surge Centre 20).
3. This proposed condition variations seek to extend the time period of use to 31 December 2024, and the time period for the land to be restored to a serviced development plot (with underground services and connections retained on or before 31 December 2025).
4. The proposed section 73 application is considered in accordance with the relevant national and local planning policies, and it is recommended that planning permission be granted, subject to conditions.
5. This is one of three separate section 73 applications submitted in relation to the retention of a Regional Surge Centre (RSC) granted permission by a Development Order and constructed on the Cambridge University Hospital (CUH) Addenbrookes site as permitted development, to be used for the purposes of responding to the Coronavirus pandemic. The reports relating to the two other planning applications can be found elsewhere on the committee agenda.

Relevant planning history

6. 14/0120/FUL - Redevelopment of existing parking area to provide education centre (3,985 sqm), private hospital (10,405 sqm), hotel and conference centre (12,540 sqm), ancillary hot food takeaway (Class A5, 605 sqm) and ancillary D1 (530 sqm) and associated car parking and public realm works, known as The Forum Cambridge. – Approved 26 June 2014
7. 14/1247/FUL - Siting and use of portacabins for training purposes for a temporary period. – Approved 28 August 2014
8. 15/0509/NMA - Non material amendment on application 14/0120/FUL for various working minor alterations to approved plans and elevations. – Part Approved Part Refused 03 July 2015

9. Relevant Government Legislation

<p>Schedule 2, Part 12 A, Class A of the Town and Country Planning (General Permitted Development) (England) Order</p>	<p>Emergency development by a local authority or health service body</p> <p>Permitted development</p> <p>A. Development by or on behalf of a local authority or health service body on land owned, leased, occupied or maintained by it for the purposes of—</p> <p>(a) preventing an emergency;</p>
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<p>2015 as inserted by the Town and Country Planning (General Permitted Development) (Coronavirus) (England) (Amendment) Order 2020</p>	<p>(b) reducing, controlling or mitigating the effects of an emergency; or</p> <p>(c) taking other action in connection with an emergency.</p> <p>Conditions</p> <p>A.2. Development is permitted by Class A subject to the following conditions—</p> <p>(a) if the developer is not the local planning authority, the developer must, as soon as practicable after commencing development, notify the local planning authority of the development;</p> <p>(b) any use of the land for the purposes of Class A ceases on or before 31st December 2021; and</p> <p>(c) on or before the expiry of a period of 12 months beginning with the date on which the use of the land ceases for the purpose of Class A—</p> <p>(i) any building, works, plant, machinery, structure and erection permitted by Class A is removed; and</p> <p>(ii) the land is restored to its condition before the development took place, or, if the developer is not also the local planning authority, to such other state as may be agreed in writing between the local planning authority and the developer.</p>
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10. Cambridge Local Plan 2018

PLAN	POLICY NUMBER
<p>Cambridge Local Plan 2018</p>	<p>1 - The presumption in favour of sustainable development</p> <p>14 - Areas of Major Change and Opportunity Areas – general principles</p> <p>17 - Cambridge Biomedical Campus (including Addenbrooke’s Hospital) Area of Major Change</p> <p>32 - Flood Risk</p> <p>34 - Light pollution control</p> <p>35 - Protection of human health and quality of life from noise and vibration</p> <p>36 - Air quality, odour and dust</p> <p>55 - Responding to context</p>

	<p>56 - Creating successful places</p> <p>69 - Protection of sites of biodiversity and geodiversity importance</p> <p>70 - Protection of priority species and habitats</p> <p>71 - Trees</p> <p>75 - Healthcare facilities</p> <p>81 - Mitigating the transport impact of development</p> <p>82 - Parking management</p>
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11. Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

Central Government Guidance	National Planning Policy Framework 2021 National Planning Policy Framework – Planning Practice Guidance from 3 March 2014 onwards
Supplementary Planning Documents	Greater Cambridge Shared Planning Sustainable Design and Construction SPD 2020
Area Guidelines	Cambridge University Hospitals (CUH) Strategic Masterplan (2010)

Consultation

Cambridgeshire County Council (Highways Development Management)

12.No objection. No significant adverse effect upon the Public Highway should result from this proposal, should it gain benefit of Planning Permission.

Environmental Health

13.No objection. The development proposed is acceptable and informatives are recommended related to proposed end use and compliance with the Greater Cambridge Shared Planning Sustainable Design and Construction SPD.

Urban Design Team

14.No objection. The proposals are considered acceptable in urban design terms.

Sustainability Officer (Design and Construction)

15. No objection. The proposals are considered acceptable in sustainable design and construction terms. Should the building be retained beyond 2024, further sustainability enhancements should be considered.

Sustainable Drainage Officer

16. No objection. The development proposed is acceptable.
17. The above responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.

Representations from members of the public

18. No representations were received.

The site and its surroundings

19. The site is located within the Addenbrooke's Hospital Campus, on the Southern edge of Cambridge. The site occupies the former Car Park F, located off Keith Day Road, which has now been demolished. It lies to the South of the Frank Lee Centre and to the North of the Clinical Research Centre. It is entirely surrounded by RSC 56.
20. The Regional Surge Centre, which is currently under construction, will have capacity for 20-beds to enable the Cambridge University Hospital NHS Foundation Trust to respond and recover from the ongoing and anticipated requirements of the Coronavirus pandemic.
21. The site is within the Cambridge Biomedical Campus (including Addenbrooke's Hospital) Area of Major Change covered by Cambridge Local Plan (2018) policy 17.

The proposal

22. This is a section 73 planning application which seeks to vary relevant conditions attached to a planning permission which was granted by a Development Order - namely Schedule 2, Part 12 A, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 as inserted by the Town and Country Planning (General Permitted Development) (Coronavirus) (England) (Amendment) Order 2020 ('the GPDO').
23. RSC 20 is being constructed on the Cambridge University Hospital (CUH) Addenbrooke's site as permitted development, under Schedule 2, Part 12 A, Class A of the GPDO. The building will act as a regional specialist centre to be used for the purposes of responding to the Coronavirus pandemic.

24. This application proposes to vary conditions A.2. (b) (time period) and condition A.2 (c) (use of land) of Schedule 2, Part 12 A, Class A of the GPDO (2015) (As Amended) by virtue of Section 73 of the Town and Country Planning Act (1990).

25. The original wording for condition A.2. (b) and condition A.2. (c) of Schedule 2, Part 12A Class A of the GPDO (2015) (As Amended) is as follows:

- Condition A.2. (b) any use of the land for the purposes of Class A ceases on or before 31 December 2021.
- Condition A.2. (c) on or before the expiry of a period of 12 months beginning with the date on which the use of the land ceases for the purpose of Class A—
 - i. any building, works, plant, machinery, structure and erection permitted by Class A is removed; and
 - ii. the land is restored to its condition before the development took place, or, if the developer is not also the local planning authority, to such other state as may be agreed in writing between the local planning authority and the developer.

26. The proposal seeks to vary condition A.2. (b) and condition A.2. (c) of Schedule 2, Part 12A Class A of the GPDO (2015) (As Amended) to read as follows:

- Condition A.2. (b) any use of the Regional Surge Centre 20 Shall Cease on or before 31 December 2024; and
- Condition A.2. (c) on or before 31 December 2025 –
 - i. The Regional Surge Centre 20 shall be removed; and
 - ii. The land shall be restored to a serviced development plot with underground services and connections retained.

27. The reason for the application is to retain the building beyond 31 December 2021, given the on-going challenges of the Coronavirus pandemic for the NHS.

28. The site area for RSC 20 is 0.13ha, with a non-residential floor area of 736 square metres. The site is shared with RSC 56, which is the subject of a separate application, the report for which can be found elsewhere on this Agenda.

29. The application is supported by the following submitted documents:

- Location Plan RSC 20 - 20124-LSI-RSC-XX-DR-A-1171-S2-P01
- Site A Proposed Site Plan RSC 20 - 20124-LSI-RSC-XX-DR-A-2035-S2-P02
- External Elevations RSC 20 - 2165-ESS-00-ZZ-DR-W-3000
- Floor Plan RSC 20 - 2165-ESS-00-00-DR-W-1000
- Roof Plan RSC 20 - 2165-ESS-00-00-DR-W-1075
- FRA / Drainage Statement (for information)
- Ecology Report (for information)
- Archaeology Statement (for information – to follow)
- Tree Survey (for information only)
- Transport Statement (for information only)
- Design, Access, and Planning Statement - Addenbrookes RSC 20

Planning assessment

Principle and Parameters of the Development

30. From the consultation responses and representations received the main issues are as follows:

1. Principle of development
2. Context of site, design and external spaces (and impact on heritage assets)
3. Carbon Reduction and Sustainable design
4. Water management and flood risk
5. Light pollution, noise, vibration, air quality, odour and dust
6. Residential Amenity
7. Highway safety
8. Car and cycle parking

Principle of Development

31. The principle of the development has been established through the existing planning permission granted under Schedule 2, Part 12 A, Class A of the ('the Coronavirus Amendment Order 2020'). This permits the emergency development by a local authority or health service body for the purposes of: (a) preventing an emergency; (b) reducing, controlling or mitigating the effects of an emergency; or (c) taking other action in connection with an emergency. Officers are satisfied that the principle of the development falls under Schedule 12, Part 12A, Class A of the Coronavirus Regulations, being emergency development by a health service body.

32. The supporting documentation which accompanies the application provides justification for the need to retain RSC 20 for a further three-year period, beyond 31 December 2021. The retention of RSC 20 is driven by the following:

- Maintaining the ability to respond to subsequent Coronavirus Waves
- Maintaining social distancing on wards
- Maintaining safe pathways for Coronavirus patients
- Expanding intensive care beds and facilities
- Reduce waiting times for non-coronavirus services

33. Whilst the approach being taken to vary these conditions is unusual, the High Court has held that where a previous planning permission was granted by a Development Order, these conditions could be varied or removed by a section 73 application. Officers acknowledge the need to retain the building past 31 December 2021 given the on-going challenges for the Coronavirus pandemic, and the need for certainty in the ability of the NHS to respond. The principle of extending the time period for a further three-year period is therefore considered acceptable, subject to the following evaluation.

34. As there is no preceding application which specifies the approved plans, a relevant condition is included ensuring that the proposed development is carried out in accordance with the approved plans.

Context of site, design and external spaces

Response to context

35. The RSC 20 is located in the former Car Park F situated off Keith Day Road.. As part of the development the underground connections, tunnels and utilities, between the site and the existing hospital have been delivered to allow safe patient transfer and operation of the RSC 20 and RSC 56. The proposed amendments to the condition seeks to retain these.

36. The building is a single-storey modular, pre-fabricated temporary facility with a plant room at roof level. The functional and modular nature of the facility means that a temporary planning permission is not inappropriate. However, it is an expectation that the longer-term consideration of the site will feature in the review work which is underway in respect of the 2010 Cambridge University Hospitals Strategic Masterplan. The extension of the time period planning permission to 31 December 2024 (three-year extension to the existing permission), and the use of land condition to 31 December 2025 is therefore supported.

37. The height of the facility is 3.7 metres above ground level. The design is considered acceptable within the context of Addenbrooke's Hospital, and given that there are other similar modular buildings of a temporary nature on the Addenbrooke's Hospital. The proposals have been reviewed by the Council's Urban Design Team, who have raised no objection to the proposal.

38. The existing vegetation on the site will be maintained and there is no further soft landscaping proposed. Considering the temporary nature of RSC 20, and that the site will be returned to a serviceable development plot on or after 31 December 2025, this is considered acceptable.

39. On the basis of the above assessment, the proposal is considered compliant with Cambridge Local Plan (2018) policies 55 and 56 in respect of context of site, design and external spaces.

Carbon Reduction and Sustainable design

40. Given the temporary nature and use of the building, officers are of the view that it would not be appropriate to seek the inclusion of sustainability enhancements. The Sustainability Officer has raised no objections to the retention of RSC 20 but does comment that should it be retained beyond 2024, sustainability enhancements should be considered.

Water management and flood risk

41. The site is located in Flood Zone 1 and no increase in impermeable surfaces is proposed as a result of the retention of RSC 20. The site utilises permeable

paving and an open graded sub-base to slow the surface water run-off, in the vehicular paved areas, to the existing drainage network. The Council's Sustainable Drainage Officer has no objection to the retention of the Regional Surge Centre and considers the Flood Risk Assessment and Drainage Strategy statement to be acceptable considering the temporary nature of the development.

42. On this basis, the issues of water management and flood risk are considered to have been satisfactorily addressed, and the proposal is in accordance with Cambridge Local Plan (2018) policies 31 and 32.

Light pollution, air quality, noise, vibration, odour and dust

43. Considering the temporary nature of the proposal the Council's Environmental Health team considers the risk of operational noise, local air quality, artificial lighting and contaminated land to be very low. There are also considered to be no long-term unacceptable adverse impacts.
44. Subject to the recommended informatives from the council's Environmental Health team, related to; proposed end use ground stability and contamination; and compliance with the Greater Cambridge Shared Planning Sustainable Design and Construction SPD, the proposal is in accordance with Cambridge Local Plan (2018) policies 34, 35, 36.

Residential Amenity

45. The proposed retention of RSC 20 is considered to be acceptable in terms of the impact upon residential amenity as there are no residential dwellings adjacent to the site.

Highway Safety

46. The Local Highway Authority has not objected to the proposals, and it is considered the proposed development would not result in a significant adverse impact upon highway safety. On this basis the proposals are considered acceptable with regard to highway safety.

Car and Cycle Parking

47. RSC 20 is located on the former Car Park F so has resulted in the displacement of the parking spaces for Hospital staff to Car Park 3, which is located on land adjacent to Robinsons Way/Francis Crick Avenue roundabout. The documentation which accompanies the application states that Car Park 3 is to be available until the end of the extension period being sought.
48. The application documentation confirms that the Regional Surge Centre's will not generate additional visitor parking as visitors are actively discouraged from visiting in response to the contagious nature of Coronavirus. Additionally, there will be no increases in staff parking requirements as the Centre's will not increase staff numbers. Therefore, the retention of RSC 20 will not have an unacceptable

adverse long-term impact on car and cycle parking. On this basis, the proposal is compliant with Cambridge Local Plan (2018) policy 82.

Conclusion

49. Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is considered that planning permission should be granted in this instance.

Recommendation

50. **GRANT PLANNING PERMISSION** for the development of land under Schedule 2, PART 12A, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), subject to the following conditions:

Conditions

1. Condition A.2. (a) if the developer is not the local planning authority, the developer must, as soon as practicable after commencing development, notify the local planning authority of the development;
2. Condition A.2. (b) any use of the regional Surge Centre 20 Shall Cease on or before 31 December 2024; and
3. Condition A.2. (c) on or before 31 December 2025 –
 - i. The Regional Surge Centre 20 shall be removed; and
 - ii. The land shall be restored to a serviced development plot with underground services and connections retained.
4. The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

Informatives

1. The applicant and operators of the premises should satisfy themselves that the site is suitable for its proposed end use, taking account of ground conditions and any risks arising from land instability and contamination, including ground gases or natural hazards in the area.
Where a site is potentially affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.

2. Best endeavours should be used to comply with relevant sections of the following guidance:

- Greater Cambridge - Sustainable Design and Construction SPD, Adopted January 2020: link- (<https://www.cambridge.gov.uk/greater-cambridge-sustainable-design-and-construction-spd>) and in particular 'section 3.6 – Pollution' and the following associated appendices:

6: Requirements for Specific Lighting Schemes,

7: The Development of Potentially Contaminated Sites in Cambridge and South Cambridgeshire: A Developers Guide

8: Further technical guidance related to noise pollution

- Specialist Services- Health Technical Memorandum 08-01: Acoustics (Department of Health, 2013)

Appendices

None

Report Author:

James Truett, Planning Officer (Strategic Sites Team)
Telephone: 07714 639864

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17th September 2021

Report to: Joint Development Control Committee

Lead Officer: Joint Director of Planning and Economic Development

21/02526/S73 – Queen Edith’s (Regional Surge Centre 40, Addenbrooke’s Hospital, Hills Road, Cambridge)

Proposal: Retention and continued use of Regional Surge Centre 40 (RSC 40), ancillary buildings and infrastructure constructed pursuant to planning permission granted under Schedule 2, Part 12 A, Class A of the GPDO (2015) (As Amended) without compliance with conditions A.2. (b) (time period) and condition A.2(c) (use of land) of that planning permission.

Applicant: Cambridge University Hospitals NHS Foundation Trust

Key material considerations: Principle of development; Context of site, design and external spaces; Carbon reduction and sustainable design; Water management and flood risk; Light pollution, noise, vibration, air quality, odour and dust; Residential amenity; Highway Safety; Car and cycle parking.

Date of Member site visit: - N/A

Is it a Departure Application?: No

Decision due by: 28 September 2021

Application brought to Committee because: Major Development – Non residential buildings where the floor space to be created by the development is 1,000 square metres or more.

Presenting officer: James Truett, Planning Officer, Strategic Sites Team

Executive Summary

1. This is a section 73 application seeking to vary conditions attached to a planning permission which was granted by a Development Order.
2. The planning permission relates to a temporary building which was constructed for use during the coronavirus pandemic (Regional Surge Centre 40).
3. This proposed condition variations seek to extend the time period of use to 31 December 2024, and the time period for the land to be restored to a serviced development plot (with underground services and connections retained on or before) 31 December 2025.
4. The section 73 application is considered in accordance with the relevant national and local planning policies, and it is recommended that planning permission be granted, subject to conditions.
5. This is one of three separate section 73 applications submitted in relation to the retention of a Regional Surge Centre (RSC) granted permission by a Development Order and constructed on the Cambridge University Hospital (CUH) Addenbrookes site as permitted development, to be used for the purposes of responding to the Coronavirus pandemic. The reports relating to the two other planning applications can be found elsewhere on the committee agenda.

Relevant planning history

6. There is no relevant planning history for this site, though the wider Addenbrookes Hospital site has an extensive planning history.

7. Relevant Government Legislation

<p>Schedule 2, Part 12 A, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 as inserted by the Town and Country Planning (General Permitted Development) (Coronavirus)</p>	<p>Emergency development by a local authority or health service body</p> <p>Permitted development</p> <p>A. Development by or on behalf of a local authority or health service body on land owned, leased, occupied or maintained by it for the purposes of—</p> <p>(a) preventing an emergency;</p> <p>(b) reducing, controlling or mitigating the effects of an emergency; or</p> <p>(c) taking other action in connection with an emergency.</p> <p>Conditions</p>
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<p>(England) (Amendment) Order 2020</p>	<p>A.2. Development is permitted by Class A subject to the following conditions—</p> <p>(a) if the developer is not the local planning authority, the developer must, as soon as practicable after commencing development, notify the local planning authority of the development;</p> <p>(b) any use of the land for the purposes of Class A ceases on or before 31st December 2021; and</p> <p>(c) on or before the expiry of a period of 12 months beginning with the date on which the use of the land ceases for the purpose of Class A—</p> <p>(i) any building, works, plant, machinery, structure and erection permitted by Class A is removed; and</p> <p>(ii) the land is restored to its condition before the development took place, or, if the developer is not also the local planning authority, to such other state as may be agreed in writing between the local planning authority and the developer.</p>
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8. Cambridge Local Plan 2018

PLAN	POLICY NUMBER
<p>Cambridge Local Plan 2018</p>	<p>1 - The presumption in favour of sustainable development</p> <p>14 - Areas of Major Change and Opportunity Areas – general principles</p> <p>17 - Cambridge Biomedical Campus (including Addenbrooke’s Hospital) Area of Major Change</p> <p>32 - Flood Risk</p> <p>34 - Light pollution control</p> <p>35 - Protection of human health and quality of life from noise and vibration</p> <p>36 - Air quality, odour and dust</p> <p>55 - Responding to context</p> <p>56 - Creating successful places</p> <p>69 - Protection of sites of biodiversity and geodiversity importance</p> <p>70 - Protection of priority species and habitats</p>

	<p>71 - Trees</p> <p>75 - Healthcare facilities</p> <p>81 - Mitigating the transport impact of development</p> <p>82 - Parking management</p>
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9. Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

Central Government Guidance	National Planning Policy Framework 2021 National Planning Policy Framework – Planning Practice Guidance from 3 March 2014 onwards
Supplementary Planning Documents	Greater Cambridge Shared Planning Sustainable Design and Construction SPD 2020
Area Guidelines	Cambridge University Hospitals (CUH) Strategic Masterplan (2010)

Consultation

Cambridgeshire County Council (Highways Development Management)

10. No objection. No significant adverse effect upon the Public Highway should result from this proposal, should it gain benefit of Planning Permission.

Environmental Health

11. No objection. The development proposed is acceptable and informatives are recommended related to proposed end use and compliance with the Greater Cambridge Shared Planning Sustainable Design and Construction SPD.

Urban Design Team

12. No objection. The proposals are considered acceptable in urban design terms.

Sustainability Officer (Design and Construction)

13. No objection. The proposals are considered acceptable in sustainable design and construction terms. Should the building be retained beyond 2024, further sustainability enhancements should be considered.

Sustainable Drainage Officer

14. No objection. The development proposed is acceptable.

15. The above responses are a summary of the comments that have been received.
Full details of the consultation responses can be inspected on the application file.

Representations from members of the public

16. No representations were received.

The site and its surroundings

17. The site is located within the Addenbrooke's Hospital Campus, on the Southern edge of Cambridge. The site occupies land located off Robinsons Way and Dame Mary Archer Way. It lies to the South East of the multi-storey car park 2 and to the North of Addenbrooke's Hospital Helipad.

18. The Regional Surge Centre will have capacity for 40-beds to enable the Cambridge University Hospital NHS Foundation Trust to respond and recover from the ongoing and anticipated requirements of the Coronavirus pandemic.

19. The Regional Surge Centre (RSC 40) will provide 5 no. Ambulance drop off/parking spaces and 6 no. Blue badge spaces. No additional cycle parking spaces are provided.

20. The site is within the Cambridge Biomedical Campus (including Addenbrooke's Hospital) Area of Major Change covered by Cambridge Local Plan (2018) policy 17.

The proposal

21. This is a section 73 planning application which seeks to vary relevant conditions attached to a planning permission which was granted by a Development Order - namely Schedule 2, Part 12 A, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 as inserted by the Town and Country Planning (General Permitted Development) (Coronavirus) (England) (Amendment) Order 2020 ('the GPDO').

22. RSC 40 is being constructed on the Cambridge University Hospital (CUH) Addenbrooke's site as permitted development, under Schedule 2, Part 12 A, Class A of the GPDO. The building will act as a regional specialist centre to be used for the purposes of responding to the Coronavirus pandemic.

23. This application proposes to vary conditions A.2. (b) (time period) and condition A.2 (c) (use of land) of Schedule 2, Part 12 A, Class A of the GPDO (2015) (As Amended) by virtue of section 73 of the Town and Country Planning Act (1990).

24. The original wording for condition A.2. (b) and condition A.2. (c) of Schedule 2, Part 12A Class A of the GPDO (2015) (As Amended) is as follows:

- Condition A.2. (b) any use of the land for the purposes of Class A ceases on or before 31 December 2021.
- Condition A.2. (c) on or before the expiry of a period of 12 months beginning with the date on which the use of the land ceases for the purpose of Class A—
 - i. any building, works, plant, machinery, structure and erection permitted by Class A is removed; and
 - ii. the land is restored to its condition before the development took place, or, if the developer is not also the local planning authority, to such other state as may be agreed in writing between the local planning authority and the developer.

25. The proposal seeks to vary condition A.2. (b) and condition A.2. (c) of Schedule 2, Part 12A Class A of the GPDO (2015) (As Amended) to read as follows:

- Condition A.2. (b) any use of the regional Surge Centre 40 Shall Cease on or before 31 December 2024; and
- Condition A.2. (c) on or before 31 December 2025 –
 - i. The Regional Surge Centre 40 shall be removed; and
 - ii. The land shall be restored to a serviced development plot with underground services and connections retained.

26. The reason for the application is to retain the building beyond 31 December 2021, given the on-going challenges of the Coronavirus pandemic for the NHS.

27. The site area for the Regional Surge Centre 40 is 0.75ha. The total non-residential floor area to be created by the development is 1,817.9 square metres triggering the application to be determined by the Joint Development Control Committee, under the scheme of delegation.

28. The application is supported by the following submitted documents:

- Site Location Plan - CBC RSC 40 - 20124-LSI-RSC-XX-DR-A-0640-S2-P02-Phase 1 Land
- Site B - Proposed Plan RSC 40 - 20124-LSI-RSC-XX-DR-A-1730-S2-C01
- External Elevations RSC 40 - 2165-ESS-00-ZZ-DR-W-3000
- Floor Plan RSC 40 - 2165-ESS-00-00-DR-W-1000
- Roof Plan RSC 40 - 2165-ESS-00-00-DR-W-1075
- FRA / Drainage Statement (for information)
- Ecology Report (for information)
- Archaeology Statement (for information – to follow)
- Transport Statement (for information only)
- Design, Access, and Planning Statement - Addenbrookes RSC 40

Planning assessment

Principle and Parameters of the Development

29. From the consultation responses and representations received the main issues are as follows:

1. Principle of development
2. Context of site, design and external spaces (and impact on heritage assets)
3. Carbon Reduction and Sustainable design
4. Water management and flood risk
5. Light pollution, noise, vibration, air quality, odour and dust
6. Residential Amenity
7. Highway safety
8. Car and cycle parking

Principle of Development

30. The principle of the development has been established through the existing planning permission granted under Schedule 2, Part 12 A, Class A of the ('the Coronavirus Amendment Order 2020'). This permits the emergency development by a local authority or health service body for the purposes of: (a) preventing an emergency; (b) reducing, controlling or mitigating the effects of an emergency; or (c) taking other action in connection with an emergency.

31. Officers are satisfied that the principle of the development falls under Schedule 12, Part 12A, Class A of the Coronavirus Regulations, being emergency development by a health service body.

32. The supporting documentation which accompanies the application provides justification for the need to retain RSC 40 for a further three-year period, beyond 31 December 2021. The retention of RSC 40 is driven by the following:

- Maintaining the ability to respond to subsequent Coronavirus Waves
- Maintaining social distancing on wards
- Maintaining safe pathways for Coronavirus patients
- Expanding intensive care beds and facilities
- Reduce waiting times for non-coronavirus services

33. Whilst the approach being taken to vary these conditions is unusual, the High Court has held that where a previous planning permission was granted by a Development Order, these conditions could be varied or removed by a section 73 application. Officers acknowledge the need to retain the building past 31 December 2021 given the on-going challenges for the Coronavirus pandemic, and the need for certainty in the ability of the NHS to respond. The principle of extending the time period for a further three-year period is therefore considered acceptable, subject to the following evaluation.

34. As there is no preceding application which specifies the approved plans, a relevant condition is included ensuring that the proposed development is carried out in accordance with the approved plans.

Context of site, design and external spaces

Response to context

35. RSC 40, currently under construction, is located on land between Robinsons Way and Dame Mary Archer Way. As part of the development the underground connections and utilities, between the site and the existing hospital have been delivered to enable the operation of the RSC. The proposed amendments to the condition seeks to retain these.
36. RSC 40 is comprised of two single-storey modular, pre-fabricated temporary facilities with a separate plant room/energy centre. Each modular unit will have capacity for 20 beds (40 beds in total). The functional and modular nature of the facility means that a temporary planning permission is not inappropriate. However, it is an expectation that the longer-term consideration of the site will feature in the review work which is underway in respect of the 2010 Cambridge University Hospitals Strategic Masterplan. The extension of the time period planning permission to 31 December 2024 (three-year extension to the existing permission), and the use of land condition to 31 December 2025 is therefore supported.
37. The height of the facility is 3.69 metres above ground level at parapet level. The design is considered acceptable within the context of Addenbrooke's Hospital, and given that there are other similar modular buildings of a temporary nature on the Addenbrooke's Hospital. The proposals have been reviewed by the Council's Urban Design Team, who have raised no objection to the proposal.
38. The existing vegetation on the site will be maintained and there is no further soft landscaping proposed. Considering the temporary nature of the Regional Surge Centre, and that the site will be returned to a serviceable development plot on or after 31 December 2025, this is considered as acceptable.
39. On the basis of the above assessment, the proposal is considered compliant with Cambridge Local Plan (2018) policies 55 and 56 in respect of context of site, design and external spaces.

Carbon Reduction and Sustainable design

40. Given the temporary nature and use of the facilities, officers are of the view that it would not be appropriate to seek the inclusion of sustainability enhancements. The Sustainability Officer has raised no objection to the retention of RSC 40 but does comment that should it be retained beyond 2024, sustainability enhancements should be considered.

Water management and flood risk

41. The site is located in Flood Zone 1. The proposed site utilises permeable block pavements and a type 3 sub-base to slow the surface water run-off, in the vehicular paved areas, to the swale. The Council's Sustainable Drainage Officer has no objection to the retention of RSC 40 and considers the Flood Risk Assessment

and Drainage Strategy statement to be acceptable considering the temporary nature of the development.

42. On this basis, the issues of water management and flood risk are considered to have been satisfactorily addressed, and the proposal is in accordance with Cambridge Local Plan (2018) policies 31 and 32.

Light pollution, air quality, noise, vibration, odour and dust

43. Considering the temporary nature of the proposal the Council's Environmental Health team considers the risk of operational noise, local air quality, artificial lighting and contaminated land to be very low. There are also considered to be no long-term unacceptable adverse impacts.
44. Subject to the recommended informatives from the council's Environmental Health team, related to; proposed end use ground stability and contamination; and compliance with the Greater Cambridge Shared Planning Sustainable Design and Construction SPD, the proposal is in accordance with Cambridge Local Plan (2018) policies 34, 35, 36.

Residential Amenity

45. The proposed retention of RSC 40 is considered to be acceptable in terms of the impact upon residential amenity as there are no residential dwellings adjacent to the site.

Highway Safety

46. The Local Highway Authority has not objected to the proposals, and it is considered the proposed development would not result in a significant adverse impact upon highway safety. On this basis the proposals are considered acceptable with regard to highway safety.

Car and Cycle Parking

47. RSC 40 is located on land between Robinsons Way and Dame Mary Archer Way where there is an existing multi-storey car park adjacent to the site. There is also displacement parking for hospital staff used for RSC 56 near the site, on land adjacent to Robinsons Way/Francis Crick Avenue roundabout.
48. The application documentation confirms that the RSC's will not generate additional visitor parking as visitors are actively discouraged from visiting in response to the contagious nature of the Coronavirus. Additionally, there will be no increase in staff parking requirements as the Centre's will not increase staff numbers. Therefore, the retention of RSC 40 will not have an unacceptable adverse long-term impact on car and cycle parking. On this basis, the proposal is compliant with Cambridge Local Plan (2018) policy 82.

Conclusion

49. Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is considered that planning permission should be granted in this instance.

Recommendation

50. **GRANT PLANNING PERMISSION** for the development of land under Schedule 2, PART 12A, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), subject to the following conditions:

Conditions

1. Condition A.2. (a) if the developer is not the local planning authority, the developer must, as soon as practicable after commencing development, notify the local planning authority of the development;
2. Condition A.2. (b) any use of the Regional Surge Centre 40 shall cease on or before 31 December 2024; and
3. Condition A.2. (c) on or before 31 December 2025 –
 - i. The Regional Surge Centre 40 shall be removed; and
 - ii. The land shall be restored to a serviced development plot with underground services and connections retained.
4. The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

Informatives

1. The applicant and operators of the premises should satisfy themselves that the site is suitable for its proposed end use, taking account of ground conditions and any risks arising from land instability and contamination, including ground gases or natural hazards in the area.
Where a site is potentially affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.
2. Best endeavours should be used to comply with relevant sections of the following guidance:

- Greater Cambridge - Sustainable Design and Construction SPD, Adopted January 2020: link- (<https://www.cambridge.gov.uk/greater-cambridge-sustainable-design-and-construction-spd>) and in particular 'section 3.6 – Pollution' and the following associated appendices:

6: Requirements for Specific Lighting Schemes,

7: The Development of Potentially Contaminated Sites in Cambridge and South Cambridgeshire: A Developers Guide

8: Further technical guidance related to noise pollution

- Specialist Services- Health Technical Memorandum 08-01: Acoustics (Department of Health, 2013)

Appendices

None

Report Author:

James Truett, Planning Officer (Strategic Sites Team)
Telephone: 07714 639864

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Report to: Joint Development Control 17 September 2021
Committee

Lead Officer: Joint Director of Planning and Economic Development

21/01507/S106A – Queen Edith’s (1-74 Warburton House Vawser Way Cambridge Cambridgeshire CB2 0AA)

Proposal: Modification of planning obligations contained in a Section 106 Agreement dated 14th December 2010 pursuant to ref: 06/0795/OUT

Applicant: Bpha Limited

Key material considerations: Planning obligations
Affordable Housing

Date of Member site visit: n/a

Is it a Departure Application?: No

Decision due by: n/a

Application brought to Committee because: the application is a variation to a Section 106 agreement, which is not delegated under 1(i) of the JDCC scheme of delegation.

Presenting officer: Charlotte Burton (Principal Planner, Strategic Sites)

Executive Summary

1. This application seeks the modification of planning obligations for Warburton House at Ninewells contained in a Section 106 Agreement dated 14 December 2010 pursuant to outline planning permission 06/0795/OUT.
2. The scheme approved under 06/0795/OUT provides for development of up to 347 dwellings with 40% affordable homes, as well as student accommodation.

3. The current application made by the affordable housing provider, Bpha Limited, seeks an amendment to clause 6.5 relating to the disposal of affordable housing to replace it with a standard conditional Mortgagee Exclusion Clause. This standard clause has been developed by the industry to protect the mortgagee should the borrower default on its loan. This benefits the affordable housing provider Bpha Limited by uplifting the value of their housing stock.

Relevant planning history

4. **06/0795/OUT** - Residential development not exceeding 347 dwellings (comprising houses and apartments, including affordable and key worker housing), 100 bed student living accommodation for the Bell Language School and public open space, with vehicular access from Babraham Road and associated roads, footpath/cycleways and drainage infrastructure. **Approved subject to conditions and Section 106 Agreement.**

11/0918/REM - Reserved matters for access from Babraham Road to serve residential development (outline planning permission 06/0795/OUT). **Refused and Appeal Dismissed.**

12/0890/REM - Reserved matters submission for vehicular access from Babraham Road, including details required under condition 28, pursuant to outline approval 06/0795/OUT. **Refused and Appeal Allowed.**

12/1027/S73 - Variation of Conditions 29 and 39 of 06/0795/OUT for residential development not exceeding 347 dwellings (comprising houses and apartments, including affordable and key worker housing), 100 bed student living accommodation for the Bell Language School and public open space, with vehicular access from Babraham Road and associated roads, footpath/cycleways and drainage infrastructure. **Approved subject to conditions.**

13/1118/S73 - Variation of conditions on existing outline permission (reference 12/1027/S73 dated 1 November 2012): conditions 3 (reserved matters), 4 (masterplan), 5 (parameter and access plan), 28 (access details), 30 (link to Greenlands) and 32 (access plan), attached to outline permission for residential development not exceeding 347 dwellings (comprising houses and apartments, including affordable and key worker housing), 100 bed student living accommodation for the Bell Language School and public open space, with vehicular access from Babraham Road and associated roads, footpath/cycleways and drainage infrastructure. **Approved subject to conditions and Deed of Variation to the Section 106 Agreement.**

13/1786/REM - Reserved matters application (access, appearance, landscaping, layout and scale) pursuant to outline permission 13/1118/S73 for 270 dwellings (including Affordable Housing), 100 bed student accommodation for Bell Language School, public open space, associated roads, footpaths/cycleways and drainage infrastructure. **Approved subject to conditions.**

Planning policies

5. Relevant Development Plan policies

PLAN	POLICY NUMBER
Cambridge Local Plan 2018	45 Affordable housing and dwelling mix

6. Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

Central Government Guidance	National Planning Policy Framework 2021 National Planning Policy Framework – Planning Practice Guidance from 3 March 2014 onwards
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Previous Supplementary Planning Documents	Affordable Housing (January 2008)
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(These documents, prepared to support policies in the 2006 local plan are no longer SPDs, but are still material considerations.)

Consultations

Cambridge City Housing Strategy

7. No objection. The suggested change accords with the National Housing Federation agreed re-wording of this clause and one that we have accepted on other s106 variations. The clause can be referred to as a Mortgagee Exclusion Clause (as sought) or Mortgagee Protection Clause (as mentioned in the following background). Housing are supportive of the specific clause sought by the Applicant. Helpful background for why the replacement clause is supported:

- a) A Securitisation Working Group (SWG) made up of various sector stakeholders has formulated an example mortgagee protection clause which should allow housing associations to obtain Market Value Subject to Tenancy (MVS-TT) when using Section 106 assets as loan security.
- b) The Group have been working to agree a consistent approach to the mortgagee protection clause (“MPC”) within Section 106 Agreements to

ensure that housing associations can achieve best possible funding value when securing loans against the assets.

- c) The intention behind an MPC is to protect the funder and anyone acting on behalf or for the funder and to be able to carry out its duty as a mortgagee, should a borrower default on its loan. Where the MPC does not provide sufficient protection for the funder and they would be bound by the affordable housing restrictions in the Section 106 Agreement, the value would be limited to Existing Use Value for Social Housing (“EUV-SH”). The best possible funding value is Market Value Subject To Tenancies (“MV-STT”), where the funder would be able to sell on the open market, to either a housing association or a non-regulated purchaser; and neither the lender nor successors in title would be bound by the affordable housing restrictions in the S106 Agreement.
 - d) The Group agreed a “sector approach” to MPC in 2015 with a view to agreeing an example of how associations could obtain MV-STT on assets being used for private finance. This has now been amended, given the recent discussions around deregulation measures and the new Housing and Planning Bill on the brink of being agreed, and the Group have agreed an amended “sector approach” to reflect the potential appointment of a “housing administrator” with a view to trying to future proof this as far as foreseeable.
 - e) The endeavours of the Group are fundamental to enabling housing associations to secure the funds needed to build the homes to end the housing crisis.
8. The above responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.

Representations

9. No third-party representations have been received.

Site Description/Area Context

10. The Ninewells development is located within the Bell School Area of Major Change, on the Cambridge City Southern Fringe, south of Addenbrookes and west of Babraham Road. Outline permission (planning reference 06/0795/OUT) was granted for a development of up to 347 dwellings with 40% affordable homes as well as student accommodation.
11. Warburton House provides 74 retirement apartments restricted to occupiers of 55 years old and over including a mix of 1-bed and 2-bed flats designed for accessible features and communal facilities. This includes a mix of social rent and shared ownership apartments. It forms one element of the affordable housing provision on Ninewells, which includes a further 34 flats and houses.

The Proposal

12. The proposal seeks the modification of planning obligations contained in a Section 106 Agreement dated 14 December 2010 pursuant to planning consent 06/0795/OUT as follows: -

Amend Clause 6.5 of the Section 106 Agreement by replacing it with a conditional Mortgagee Exclusion Clause.

13. The modification is sought align the clause with an agreed industry approach that has developed since the Section 106 agreement was signed. The new clause would allow the properties to be valued at open market rates when the housing provider is securing the property to a lender. This would allow the housing provider to realise the full equity of its stock to reinvest in affordable housing.

14. The current clause states:

6.5 In respect of each Affordable Housing Site a mortgagee or receiver appointed by such mortgagee acting pursuant to the terms of a legal charge or mortgage shall be entitled to dispose of the Affordable Housing Site or relevant part thereof free from the provisions of this Deed subject to the following conditions having been discharged;

6.5.1 the mortgagee or receiver appointed by such mortgagee notifying the City Council in writing immediately the mortgagee has an enforceable power of sale;

6.5.2 the mortgagee or its receiver having used its reasonable endeavours to dispose of the mortgaged Affordable Housing Site to an Approved AHP nominated by the City Council;

6.5.3 if the mortgagee or its receiver has not entered into a contract to dispose of the said Affordable Housing Site in accordance with the provisions in this Clause 6 within 6 months of notifying the City Council pursuant to Clause 6.5.1 the mortgagee or its receiver may dispose of the Affordable Housing Site on the open market to a willing buyer or buyers free from the provisions of this Deed and any land which is so disposed of shall be free from the provisions of this Deed.

14. The proposed amended wording states:

The [affordable housing provisions] in this Agreement [DN: cross-referencing the specific provisions would be preferable] shall not be binding on a mortgagee or chargee or any receiver (including an administrative receiver appointed by such mortgagee or chargee or any other person appointed under any security documentation to enable such mortgagee or chargee to realise its security or any administrator (howsoever appointed) including a housing administrator (each a Receiver)) of the whole or any part of the [affordable dwellings] or any persons or bodies deriving title through such mortgagee or chargee or Receiver PROVIDED THAT:

(1) such mortgagee or chargee or Receiver shall first give written notice to the Council of its intention to dispose of the [affordable dwellings]; and

(2) shall have used reasonable endeavours over a period of three months from the date of the written notice to complete a disposal of the [affordable dwellings] to another registered provider or to the Council for a consideration not less than the amount due and outstanding under the terms of the relevant security documentation including all accrued principal monies, interest and costs and expenses; and

(3) if such disposal has not completed within the three month period, the mortgagee, chargee or Receiver shall be entitled to dispose of the [affordable dwellings] free from the [affordable housing provisions] in this Agreement which provisions shall determine absolutely

Publicity

13. Advertisement:	Yes (by Applicant)
Adjoining Owners:	No
Site Notice Displayed:	Yes

Assessment

15. From the consultation responses and representations received the main issues are as follows:

- Affordable Housing
- Planning Obligations (s106 Agreement)

Affordable Housing

16. Policy 45 of the Cambridge Local Plan 2018 requires 40% affordable housing where the development is for 15 or more units. The proposed amendments would not reduce the amount of affordable housing retained for this site compared to the provisions of the existing Section 106 Agreement.

Planning Obligations

17. The proposed variation seeks to amend clause 6.5 of the Section 106 Agreement to the Property Finance Working Group Standard Mortgagee Exclusion Clause. This variation has been developed to increase the value of the properties for affordable housing providers when securing loans against the assets. Ultimately, this will allow providers to build more affordable homes.

18. Currently the properties would receive an Existing Use Value – Social Housing (EUV-SH) that assumes a property may only ever be used as social/affordable housing in perpetuity. This restricts the value of the property to approximately a third of the open market value. The proposed re-wording would enable the properties to receive a Market Value – Subject To Tenancy valuation (MV-STT).

19. To receive this valuation the Section 106 Agreement Mortgagee Exclusion Clause needs to effectively carve out any ongoing requirement for a lender in possession to use the property as affordable housing. However, the proposed amended wording would still require the Affordable Housing Provider to notify the Council of its intention to dispose of the affordable housing, and make reasonable endeavours to dispose of the housing to another registered provider or the Cambridge City Council for three months prior to disposing of the housing free from compliance with the affordable housing provisions.
20. The Affordable Housing team at Cambridge City Council support the variation to the wording and advise that the reduction in the notice period from 6 months to 3 months reflects the much tighter financial restrictions that Registered Housing Providers work under at present compared with when the original drafting was prepared. They advise that the proposed Mortgagee Exclusion Clause (MEC) is the same as a Mortgagee Protection Clause (MPC) and that they are supportive of the specific version sought by the Applicant.
21. It is considered that the amended wording retains sufficient protection for the retention of the affordable housing. The variation request does not seek to change the affordable housing provision and the Section 106 Agreement would remain in accordance with policy 45.

Conclusion

22. The application does not materially alter the affordable housing provision for this development and seeks to benefit the affordable housing provider, it is considered that the amendments to the Section 106 Agreement dated 14 December 2010 in relation to planning consent reference 06/0795/OUT should be approved.

Recommendation

APPROVE the application subject to completion of the Deed of Variation to the Section 106 Agreement, with delegated authority to officers to agree the wording of the Deed of Variation.

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