

Application Number	15/1171/FUL	Agenda Item	
Date Received	19th June 2015	Officer	Mr John Evans
Target Date	18th September 2015		
Ward	Queen Ediths		
Site	Keith Day Road Cambridge Cambridgeshire		
Proposal	Resurfacing of land at Keith Day Road to provide new public realm with 0.22ha associated landscaping.		
Applicant	c/o agent United Kingdom		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ol style="list-style-type: none"> 1) The application complements the adjacent buildings and their uses. 2) The proposal accords with the overall design vision for the Circus and Piazza. 3) The proposed road resurfacing will enable the delivery of the High Street and adjacent public realm.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The application site sits to the west of the main Addenbrooke’s Campus within the emerging ‘Cambridge Biomedical Campus’ (CBC). CBC is situated between Robinson Way and the railway line, and is part of the Addenbrooke’s 2020 land released from the Green Belt in the Cambridge Local Plan 2006. It was approved through outline planning permission **06/0796/OUT** for the following uses: clinical research and treatment, clinical in-patient treatment and biomedical and biotech research and development.

- 1.2 The application site is a T shaped parcel of open space known as the 'High Street' totalling 0.22ha in area. It is situated within the centre of CBC and will form a part of the principal public realm required through the outline permission. The High Street is the first part of an avenue that will extend into Addenbrooke's hospital.
- 1.3 To the north of the site is a new building known as The Forum. Its frontage addresses the northern edge of the High Street and it includes public realm outside of the application site. To the south of the site, new buildings for the Addenbrooke's Clinical Research Centre (ACRC) and Addenbrooke's treatment centre (ATC) will deliver further public realm to their public frontage.
- 1.4 To the west is the concurrent application for the main area of landscape and public realm known as the Circus or Clearing and the Piazza (**15/1141/REM**).
- 1.5 The existing site, Keith Day Road, is a tarmacked road with pedestrian footpaths either side and is part of the internal network of Addenbrooke's.

Local Plan constraints

- 1.6 The site is covered by policy 5/15 (Addenbrooke's) in the Cambridge Local Plan (2006). There are no listed Buildings, or buildings of Local Interest on the site. The site falls outside the controlled parking zone. There are no existing trees on the site.

2.0 THE PROPOSAL

- 2.1 The proposal is for new public realm consisting of the 'High Street' of the emerging CBC. The scheme will form part of the public realm for the development of adjacent plots, ACRC, ATC and The Forum. The application site covers the resurfacing of Keith Day Road only. Adjacent public realm either side will be delivered through the implementation of the above new buildings.
- 2.2 Procedurally, the majority of the overall public realm development is a reserved matters application totalling 1.57ha in area (submitted concurrently **15/1141/REM**). The application proposal falls outside the original outline permission and is

submitted as a concurrent full planning application. The two separate applications have been designed comprehensively.

2.3 The resurfacing of Keith Day Road will be finished with applied aggregate to asphalt to link in with the Cambridge Guided Bus (CGB) route through the Circus to the west. Resin bound gravel will be used for the pavements.

2.4 The application is accompanied by the following supporting information:

1. Design and Access Statement
2. Masterplanning Drawings
3. Planning Statement
4. Transport Statement
5. Drainage Report
6. Geotechnical Statement
7. Ecological report
8. Archaeological report
9. Public Art Delivery Plan

3.0 SITE HISTORY

Reference	Description	Outcome
06/796/OUT	Up to 215,000sqm floor space for various clinical research and development and new areas of public realm	Approved
C/05009/12/CW	Erection of Energy Innovation centre (EIC) of 2,675sqm GEA as part of the wider expansion of Addenbrooke's Hospital to form part of the Cambridge Biomedical Campus authorised under planning application ref:06/0796/OUT	Approved
11/0780/REM	Reserved matters application (access, appearance, landscaping, layout and scale details) for a 1,228 space multi-storey car park (33,141sqm	Approved

gross external floor area) and perimeter access road at the south west corner of Addenbrooke's campus, to serve Addenbrooke's as it expands and the new Papworth Hospital (pursuant to outline approval 06/0796/OUT).

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
14/1411/REM	Reserved matters application pursuant to outline approval 06/0796/OUT for New Papworth hospital and associated amenity space, planting, vehicle drop off area, cycle parking, energy centre/plant room and servicing area.	Approved
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,	Approved

- iv) Associated car, motorbike and cycle parking,
- v) Hard and soft landscaping,
- vi) Internal roads, supporting facilities and ancillary infrastructure.

15/1141/REM Reserved matters application for public realm (known as circus/piazza) totalling 1.57ha in area, pursuant to outline application 06/0796/OUT. Concurrent application

4.0 PUBLICITY

4.1	Advertisement:	Yes
	Adjoining Owners:	Yes
	Site Notice Displayed:	Yes

4.2 There was a pre-application developer presentation to Planning Committee members on 8 April 2015.

4.3 A presentation was made to the Southern Fringe Community Forum on 3 February 2015.

4.4 A presentation was made to the Disability Panel on 31 March 2015 as part of the pre-application process.

4.5 A presentation was made to the Cambridgeshire Quality Panel on 11 June 2014.

5.0 POLICY

5.1 See **Appendix 1** for full details of Central Government Guidance, Cambridge Local Plan 2006 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN		POLICY NUMBER
Cambridge Plan 2006	Local	3/4 3/6 3/7 4/13 4/15 5/15 8/2 8/4 8/5 8/6 8/8 8/11 9/3 9/5

5.3 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

Central Government Guidance	National Planning Policy Framework March 2012 Circular 11/95
Supplementary Planning Documents	Public Art
Citywide Guidance:	Biodiversity Checklist Cambridge Landscape and Character Assessment Cambridge Walking and Cycling Strategy Cambridgeshire Design Guide For Streets and Public Realm
Area Guidelines	Southern Corridor Area Transport Plan Cambridge Southern Fringe Area Development Framework (2006)
Informal Guidance	Cambridge University Hospital Strategic Masterplan 2010 Transport Strategy for Cambridge and South Cambridgeshire 2014

5.4 Status of Proposed Submission – Cambridge Local Plan

Planning applications should be determined in accordance with policies in the adopted Development Plan and advice set out in the NPPF. However, after consideration of adopted plans and the NPPF, policies in emerging plans can also be given some weight when determining applications. The emerging revised Local Plan as published for consultation on 19 July 2013 can be taken into account, especially those policies where there are no or limited objections to it. In the vast majority of instances, the adopted development plan and the NPPF will have considerably more weight than emerging policies in the revised Local Plan.

For the application considered in this report the following policies in the emerging Local Plan are of relevance:

Policy 16 Cambridge Biomedical Campus

Policy 55: Responding to Context

Policy 56: Creating Successful Places

Policy 59: Designing Landscape and the Public Realm

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

- 6.1 No objections. The land is not, and will not, form a part of the adopted highway network and no significant adverse effect upon the Public Highway is anticipated to result from this proposal if it gains benefit of Planning Permission, however, the Cambridgeshire Guided bus and a public Right of Way may be affected and so both interested parties should be consulted as part of the planning process.

Cambridgeshire County Council (Public Rights of Way Officer)

- 6.2 No objections. Public Footpath No.47 Cambridge runs along the eastern side of Francis Crick Avenue. The CGB cycleway runs through the site. The site plans show that both these routes are going to be kept clear and open.

Cambridgeshire County Council (Cambridge Guided Busway Team)

- 6.3 No objections. Shared space route of CGB is acceptable. The rest of the overall scheme is supported, including the raised tables and kerb heights.
- 6.4 At present there will be a bus movement along this route every 7.5 minutes between 06:42 and 18:27. Then one bus movement every 15 minutes until 20:18 6 days per week (Mon to Sat). No services on a Sunday.

Cambridgeshire County Council (Flood and Water Management Team)

- 6.5 No objections. The submitted Surface Runoff Management and Flood Risk Mitigation Strategy is acceptable.

Head of Refuse and Environment

- 6.6 No objections in principle. The intrusive ground investigation has been undertaken and results of monitoring and laboratory testing are awaited. Following completion of this work, a Phase 2 Geotechnical and Geo-environmental Interpretative Report will be prepared and submitted to the LPA.
- 6.7 The initial findings direct that there are no matters that would prevent the development or influence the current design. The further investigations can be addressed through the reserved matters application or through a planning condition if deemed necessary.'
- 6.8 Planning conditions control construction related impact of the development.

Urban Design and Conservation Team

Overall concept

- 6.9 The concept of rethinking the three spaces of the Circus, Piazza and High Street and creating a single linked series of spaces is supported in design terms and has the potential to create a more convincing public realm and more coherent setting for the new buildings in this section of the CBC.

- 6.10 The proposals have been designed to integrate with the surrounding approved schemes for Papworth, AstraZeneca and so materials will be consistent and pedestrian/cycle routes connect through.

Connectivity/CGB/Design Speed

- 6.11 One of the key issues to resolve as part of the proposals was how to reduce the dominance and speed of the CGB route as it passes through the spaces.
- 6.12 Bus gates are proposed at either end of the CGB link to prevent private vehicle access along it and these will also have the effect of slowing buses. The section between the bollards and the ramp/table is such that buses will not be able to achieve unacceptably high speeds.

Senior Sustainability Officer (Design and Construction)

- 6.13 The approach to sustainable design and construction and responding to our changing climate is supported. Of particular note is the approach being taken to urban greening and integrating sustainable drainage systems into the scheme, with the use of rain gardens and some multi-functional space within the Circus. The proposals represent best practice and can be considered to be an exemplar in managing surface water from a site of this size and type. Proposals to investigate the use of low energy LED lighting as part of the Lighting Strategy is also supported.
- 6.14 With regards to the hard landscaping materials, it is recommended that materials are sourced with reference to the BRE's Green Guide to Specification, and that timber used timber decking, benches, tables and chairs is from FSC/PEFC certified sources. Regarding construction waste, it is noted that a Detailed Waste Management Plan will be submitted prior to the commencement of development in light of Condition 24 of the outline permission.

Access Officer

- 6.15 Application supported. An Equality Impact Assessment has been carried out.

Head of Streets and Open Spaces (Landscape Team)

Comments on Application as Submitted

- 6.16 The landscape team feel that the proposals provide a strong sense of place while maintaining practical links and connections between buildings, transport corridors and leisure spaces. The proposed landscape provides a variety of hard and soft leisure spaces from the open, park-like area to the west to the more intimate garden rooms to the east, which supports the area as a place of work and as a healthcare facility for the wider public. SUDS features also form a part of the landscape proposals and feature throughout providing another layer of interest to a diverse scheme.
- 6.17 There is still work to be done in the detail and to finalise planting palettes and methods, but as a strategic masterplan, the landscape team can provide full support to the proposals.
- 6.18 In general more details of planting beyond strategic planting proposals and plant palettes are required. Planting plans with schedules, preparation/cultivation/planting specifications and maintenance/management plans will be required.

Head of Streets and Open Spaces (Walking and Cycling Officer)

- 6.19 The application is generally supported with the exception of some pedestrian links.
- 6.20 Pedestrians coming from and to the west (e.g. Clay Farm and Trumpington) do not have a coherent route to the main hospital. They will cross from the busway and do not have a footway next to the road which will be the desire line.
- 6.21 Given the low level of lighting proposed for the areas through which the pedestrian routes are intended to go there is also an issue of personal security at night. Staff walking home from a late shift may feel vulnerable away from the main road.
- 6.22 The low level bollard lighting along the road and along the pedestrian routes is not acceptable with regards personal security. There may also be an issue with the glare from bus

headlights which can blind oncoming cyclists where there is low lighting.

6.23 The design of the cycle link from the crossing of Francis Crick Ave onto the road must emphasise through surfacing materials, signage and design that this is the obvious route for cyclists to take for those heading towards the Forum, main hospital and AZ. Those heading to Papworth will use the path across the clearing to access the cycle parking and so the path should be a minimum of 3m in width to cater for this usage.

6.24 The width of the crossing area between this section of cycle and pedestrian link and Francis Crick Ave should be made as wide as possible to cater for the different movements both modes are making here.

Head of Streets and Open Spaces (Sustainable Drainage Officer)

6.25 The proposal is to restrict the flow to greenfield run-off rates and is in accordance with the site wide surface water drainage strategy. The main method of attenuating the flow and providing water quality benefits is by utilising rain gardens and some multi-functional space within the circus itself. This is considered best practice and as such would represent an exemplar in managing surface water from a site of this size and type. The design and appearance of the inlet and outlet structures are important to the overall success of the scheme.

6.26 Although details of who will be maintaining the system has been included a management and maintenance plan has not been included.

Head of Streets and Open Spaces (Nature Conservation Officer)

6.27 Awaiting comments. An update will be provided on the amendment sheet.

Environment Agency

6.28 No objections.

Public Art Officer

6.29 Awaiting comments. An update will be provided on the amendment sheet.

Cambridgeshire Quality Panel (Meeting of 11 June 2015)

6.30 The conclusions of the Panel meeting(s) were as follows:

6.31 The Panel applauded the vision for the proposed Circus and Piazza areas. Some concerns raised with how the vision for the Piazza would be realised and recommended that the space be tested against spaces of similar size and character.

6.32 The Panel also noted a lack of detail regarding drainage of the Circus. Further consideration should also be given to night time use and the position of the CGB stop was also queried.

6.33 The relevant section of the minutes of the panel meeting(s) are attached to this report as **Appendix B**.

Disability Consultative Panel (Meeting of 31 March 2015)

6.34 The Panel's considered the scheme a very thorough and well-considered proposal. Several detailed comments on public realm provided.

Public Art Panel (Meeting of 10 February 2015)

Meeting minutes:

6.35 The commissioning strands are to involve the public realm elements of the Circus, Piazza and High Street and an Artist in Residence has been appointed for the whole campus. The art strategy was approved in 2010/11 followed by the development of a Steering Group and artist's brief. The process of artist selection then followed with proposals developed. Public engagement is currently in its final stages.

6.36 Collaboration – artist and landscape architect. 'The Campground' will place the emphasis on green, not grey public realm. A network of connections between private and social spaces, primary and tertiary routes and meadow planting for

seasonal change. Street furniture will be provided for informal, playful areas for escape.

- 6.37 Lighting and landscape architecture – ‘The Clearing’. Illuminated resin ‘tents’ of light will be placed within the ‘garden environment’ of the public realm. The tent will act as a playful antithesis to the heavy architecture and permanence of the surrounding campus development. For the longer-term it is proposed that a pop-up food or coffee stall will inhabit the clearing area.
- 6.38 Securing ‘activation’ and the use of space through a programme of events. Other proposed works include ‘The Gateway’ a countryside gate sculpture providing an open invitation, a noticeboard and a postbox.
- 6.39 The process (next steps) - Campus users will be updated on the proposals that will be submitted into the planning process in the coming months. A further 18 months to 2 years will be needed for the development and delivery of detailed designs.

Conclusion

- 6.40 The Panel welcomed the update. On the illuminated resin tents proposal, the Panel note the heavy cost implication as well as the maintenance considerations. The intention to provide only a very small number as incidental punctuations instead of a trail of tents is therefore supported, as they could have the added advantage of supporting other elements. The noticeboard and postbox should ideally play a functional role.
- 6.41 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.

7.0 REPRESENTATIONS

- 7.1 No representations have been received.

8.0 ASSESSMENT

- 8.1 From the consultation responses and representation received and from my inspection of the site and the surroundings, I consider that the main issues are:

1. Principle of development
2. Parameter Plans
3. Context of site, design and external spaces
4. Public Art
5. Renewable energy and sustainability
6. Disabled access
7. Residential amenity
8. Refuse arrangements
9. Highway safety
10. Car and cycle parking
11. Third party representations
12. Planning Obligation Strategy

Principle of Development

- 8.2 The principle of the development on the Cambridge Biomedical Campus has already been established through the outline planning permission 06/0796/OUT approved in 2009. This is a full planning application because it falls outside of the original application site, but it is closely related to the approved scheme.
- 8.3 Local Plan policy 5/15 within the 2006 Local Plan allocates the site for clinical uses through proposals site 9.02. The principles of access, including integration of the CGB, accords with the criteria of Cambridge local plan 2006 policy 9/5 and the new policy framework in the draft Cambridge Local Plan 2014.
- 8.4 Conditions relating to construction management, contamination and archaeology should be imposed, because they are not covered by the outline permission for this part of the site.
- 8.5 In my opinion, the principle of the development is acceptable and in accordance with Cambridge Local Plan 2006 policies 5/15 and 9/5.

Parameter plans

- 8.6 The High Street application is not bound by the parameter plans approved on the CBC extension site. The proposal has however been designed comprehensively with the adjacent Clearing.

- 8.7 The public realm was previously intended to incorporate public right of way footpath 47 under **Parameter plan 9** Access – Pedestrian. This footpath is now to be diverted to the south which has been formally agreed through a diversion application approved by Committee in 2014.
- 8.8 The Circus incorporates a dedicated cycle route along the length of the CGB route. This accords with **Parameter plan 10** Access- Cycle and is discussed in the further in the design subsection below.

Context of site, design and external spaces

- 8.9 The key design issue is the design, appearance and function of the proposed public realm. This sections sets out how the design accords with the relevant Local Plan policies and the design requirements set out in **Condition 62** of the outline permission.

Design vision

- 8.10 This public realm project is a collaboration between the public artist and landscape architects. The vision is for a green space for all, intimate in scale and deinstitutionalised in character. This approach was driven by the key principles emerging from public consultation through the public art process.
- 8.11 The scheme is based on the concept of ‘the field’, a large set piece of landscape which unifies the Circus/Piazza and High Street. Two character areas will be created. The ‘Clearing’, is a larger green amenity, suitable for social events and informal sport and recreation. ‘The Gardens’ are a series of smaller scale intimate ‘garden rooms’ for people to enjoy.
- 8.12 The High Street public realm will be delivered through the implementation of the adjacent buildings. The indicative landscaping either side of Keith Day Road follows the guiding principles of the ‘campground’ concept.

Movement and Circulation

Pedestrians

- 8.13 A hierarchy of routes is proposed, with primary routes addressing key desire lines to main destination buildings and secondary and tertiary routes to enable people to meander and explore the public realm. This approach accords with the movement strategy requirement set out in **Condition 62**.
- 8.14 The High Street application provides the key desire lines through Keith Day Road and will connect to the adjacent buildings at the eastern end of the new public realm.

Cyclists

- 8.15 The key issue relates to the provision made for cycling through the development and the strategic requirements of the parameter plans.
- 8.16 Beyond the second bus gate at Robinson Way (within the application proposal) the cycle route returns on road. The internal road network of Addenbrooke's has low vehicle speeds and Robinson Way is classified by Sustrans as a local cycle route, so segregation on street is not necessary. The overall approach to cycle connectivity accords with part p of Cambridge Local Plan 2006 policy 9/5, contributing to the delivery of the accessibility outcomes for the southern fringe area of major change.

Vehicles

- 8.17 The High Street will continue to function as part of the Addenbrooke's internal road network and will have low levels of traffic. The raised table at the junction with Robinson Way will contribute to the low vehicle speeds in this part of the site.
- 8.18 Dark buff aggregate finish of the CGB road surface further encourages moderation of bus speeds and clearly defines the extent of the public realm. Sound principles of a shared space environment are set out, which addresses criteria b of Cambridge Local Plan 2006 policy 3/7.

Hard and Soft Landscaping and Materials

- 8.19 The design vision, led by the public artist, results in a high quality landscape design. The layout will be attractive in design, accessible and functional, and will provide a high quality amenity for the entire campus. The application proposal delivers on the vision of the outline permission **06/0796/OUT**.
- 8.20 This application relates to the resurfacing of Keith Day Road only, the public realm either side to be delivered by the adjacent buildings.
- 8.21 The Landscape Team consider the hard surface materials generally acceptable. A fully permeable resin bound product is preferred for the pavements, which can be ensured through the imposition of **condition 2**.

Integration with adjacent buildings

- 8.22 The proposed resurfacing of Keith Day Road accords with the overall design vision. A good interrelationship and integration between buildings, routes and spaces is provided in accordance with part a of Cambridge Local Plan 2006 policy 3/7.

Lighting

- 8.23 Night time use of the space has been considered. A lighting strategy has been submitted which outlines the broad approach across the public realm. In so doing, due regard has been given to lighting, safety and an uncluttered appearance, in accordance with Local Plan policies 3/11, part C and 4/15.

Quality Panel

- 8.24 Quality Panel considered this scheme on 11 June 2014. Overall, the Panel applauded the vision for the site. The Panel made a number of recommendations which are addressed below in **table 1**:

Table 1: Quality Panel Summary

Issues raised by Quality Panel	Officer Response
Consideration of similar green spaces to inform the design.	The applicant considered the design of similar public realm in the design development. An update to Committee on the amendment sheet will be provided.
Importance of low vehicle speed for the length of the CGB.	The applicant has ensured the CGB route has a relatively low 20 mph design speed. The bus gates and other carriageway events will help to create a low speed pedestrian dominated environment. Also see paragraphs 8.19, 8.23 and 8.30.
Future Management and Maintenance.	The submission details the proposed management and maintenance arrangements which will be through Cambridge University Hospital (CUH). Also see paragraph 8.45.
Use of the space at night time.	The scheme includes a lighting strategy with accompanying visuals and indicative specification.
Position of Cambridge Guided Bus Stop.	The application proposes two guided busway stops which meets the requirements of the CGB team.

Frequency of buses and vehicle speeds queried.	See paragraph 6.4.
Panel recommended breaking the landscape into rooms of space.	This suggestion has been incorporated into the design development. 'Garden rooms' within the landscape form the eastern side of the public realm.

Public Art

- 8.25 The site accommodates the campus wide S106 obligation for public art under outline permission **06/0796/OUT**. The public art is intended to add value to the public realm design, creating an iconic place in the centre of CBC. The art and landscape proposal comprises five stages of work: Concept, landscape, furniture, sculpture and activation and legacy. Public Art for the main Circus is discussed in the concurrent application **15/1141/REM**.
- 8.26 This full application for the resurfacing of Keith Day Road does not include any public art within its boundaries. Separate commissions for the Forum and ACRC buildings will fulfil their own public art commitments in the public realm to the north and south of Keith Day Road. These adjacent projects are developing commissions in collaboration with the Circus public artist.

Disabled access

Equality Impact Assessment

- 8.27 Street clutter and signage is generally kept to a minimum and visitor cycle racks are position away from the principal pedestrian routes.
- 8.28 There are no major level changes across the development and all pathways have a smooth bound surface. The proposal robustly addresses the issue of inclusive design and is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7 and 3/11.

Highway Safety

- 8.29 The County Highway Authority and Cambridgeshire Guided Busway Team have considered this scheme and support the proposals. The minimum 7.3m width for the CGB is provided which meets the specification set out for the safe passing of two passing vehicles.
- 8.30 Private vehicles will be able to travel north and south along Robinson way to access the multi storey car park. The design of the junction with the CGB and Robinson Way is considered acceptable. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

Car and Cycle Parking

Cycle Parking

- 8.31 This application does not accommodate cycle parking as the red line is drawn tightly around the highway. This will be provided in the adjacent public realm to be delivered by the Forum and ACRC applications.

Car parking

- 8.32 There is no car parking provision within the Clearing, Piazza or High Street adjacent. The nearest disabled car parking is located on Robinson Way and on the eastern side of AstraZeneca. The proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Planning Obligation Strategy

- 8.33 This reserved matters application does not trigger any further S106 contributions over and above that secured at outline stage.
- 8.34 The outline contribution for public art is provided within this public realm application.

9.0 CONCLUSION

- 9.1 The proposed resurfacing of Keith Day Road is part of the broader design objectives of the adjacent Circus and Piazza.

The CGB, pedestrian and cycle connectivity is integrated into the scheme. The adjacent public realm will be delivered through the implementation of the adjacent buildings. APPROVAL is recommended.

10.0 RECOMMENDATION

APPROVE subject to the following conditions:

1. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

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

2. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted 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: To ensure that the appearance of the external surfaces is appropriate. (Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/14)

3. No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy, being submitted to the local planning authority and receipt of approval of the document/documents from the local planning authority. This applies to paragraphs a), b) and c). This is an iterative process and the results of each stage will help decide if the following stage is necessary.

(a) The contaminated land assessment shall include a desk study to be submitted to the local planning authority for approval. The desk study shall detail the history of the site uses and propose a site investigation strategy based on the relevant information discovered by the desk study. The strategy shall be approved by the local planning authority prior to investigations commencing on site.

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

(c) A site investigation report detailing all investigative works and sampling on site, together with the results of the analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the local planning authority. 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.

No development approved by this permission shall be occupied prior to the completion of any remedial works and a validation report/s being submitted to the local planning authority and receipt of approval of the document/documents from the local planning authority. This applies to paragraphs d), e) and f).

(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.

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 in full in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from site.

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

4. No construction work or demolition work shall be carried out or plant operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

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

5. Collection or deliveries to the site for the purposes of construction shall not be carried out outside the hours of 0730 to 1800 Monday to Friday, 0800 to 1300 on Saturdays nor at any time on Sundays, Bank or Public Holidays, unless otherwise agreed in writing by the local planning authority pursuant to criteria D of the Construction Environmental Management Plan.

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

6. No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation has been submitted by the applicant and approved in writing by the local planning authority.

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

- (i) Approval of a Written Scheme of Investigation;
- (ii) Fieldwork in accordance with the agreed Written Scheme of Investigation;
- (iii) Completion of a Post-Excavation Assessment report and approval of an approved Updated Project Design: to be submitted within six months of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority;
- (iv) Completion of analysis, preparation of site archive ready for deposition at a store approved by the Planning Authority, production of an archive report, and submission of a publication report: to be completed within two years of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority.

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

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

OX5177-092 REV D01 Wider Masterplan Integration
OX5177-101 REV D06 Indicative context coordinated
OX5177-103 REV D01 Landscape Masterplan
OX5177-105 REV D01 High Street Levels and Lighting
OX5177-202 REV D01 High Street Sections

Public Art Delivery Plan 27 May 2015.

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

Reason: To protect the amenity of nearby properties Cambridge Local Plan 2006 policy4/13

9. Prior to the commencement of the development hereby approved (including any pre-construction, demolition, enabling works or piling), the applicant shall submit a report in writing, regarding the demolition / construction noise and vibration impact associated with this development, for approval by the local authority. The report shall be in accordance with the provisions of BS 5228:2009 Code of Practice for noise and vibration control on construction and open sites and include full details of any piling and mitigation measures to be taken to protect local residents from noise and or vibration. Development shall be carried out in accordance with the approved details.

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

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