

<b>Application Number</b>	16/0653/REM	<b>Agenda Item</b>	
<b>Date Received</b>	1st April 2016	<b>Officer</b>	New Neighbourhoods Team
<b>Target Date</b>	1st July 2016		
<b>Ward</b>	Queen Ediths		
<b>Site</b>	Plot 8 Cambridge Biomedical Campus Francis Crick Avenue Cambridge CB2 0AA		
<b>Proposal</b>	Reserved matters consent, pursuant to outline approval 06/0796/OUT (varied by S73 application reference 14/2094/S73) for a 9,033sqm (Gross External Area excluding plant) Biotech and Biomedical Research and Development building, including associated car and cycle parking, hard and soft landscaping, internal access roads , supporting facilities and ancillary infrastructure.		
<b>Applicant</b>	University Of Cambridge And Cambridge Medipark Ltd C/o Agent		

<p><b>SUMMARY</b></p>	<p>The application is for a total of 9,033sqm Research and Development floorspace.</p> <p>The development accords with the Development Plan for the following reasons:</p> <p>The application is a reserved matters application pursuant to an outline permission. The proposed use, and floorspace are consistent with that outline approval.</p> <p>The design of the development has been well considered with regard to its context and site constraints and is compatible with the other building and public realm designs coming forward</p>
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	<p>within the Cambridge Biomedical Campus.</p> <p>The necessary mitigation measures, such as transport improvements have been secured through the outline consent and will be triggered as such as this proposal come forward on the wider site.</p> <p>No formal objection has been received</p>
<b>RECOMMENDATION</b>	<b>APPROVAL</b>

## 1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 Addenbrooke's Campus, which covers 29ha of land, sits to the South of Cambridge and can be accessed via Long Road to the north, and the Hills Road/Fendon Road/Robinson Way Roundabout to the east. As part of strategic growth in the south of Cambridge outlined within the Cambridge Local Plan 2006 and subsequent Area Development Framework, access to the campus can also be reached from the south west via the Addenbrooke's Road.
- 1.2 The application site is located on the south western part of the Campus. It has a flat topography and its boundaries are:
- A future AstraZeneca building to the north
  - Cambridge -London Railway line to the west
  - Addenbrooke's Road to the south
  - Francis Crick Avenue to the east
- 1.3 This plot of land, known as plot 8, 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 up to 215,000sqm of floorspace for the following uses:
- clinical research and treatment (D1)

- clinical in-patient treatment and (D1)
- biomedical and biotech research and development (B1(b))

- 1.4 Of the maximum 215,000sqm, only 9,086 of B1 (b) space is now available because a number of the parcels of the CBC site have been developed (following reserved matters applications), and other parcels have permissions in place, so most of this land is now accounted for. Some parcels are committed but have not yet received planning permission approval, for example the additional AstraZeneca 20,000sqm floorspace.
- 1.5 The site is covered by policy 5/15 (Addenbrooke's) in the Cambridge Local Plan (2006). There are no buildings of listed grade /Building of Local Interest on the site. There are existing trees on the boundary of the site shared with Francis Crick Avenue; none of these are covered by preservation orders. The site falls outside the controlled parking zone.

## **2.0 THE PROPOSAL**

- 2.1 The submission is a reserved matters (access, appearance, landscaping, layout and scale) application for a 5 storey pavilion style Research and Development building with extensive plant equipment and flues on the roof; an access road, parking and cycle bays, and an external storage area.
- 2.2 The total floorspace (excluding plant space) will be 9,033sqm, which takes up virtually all the remaining B1 (b) floorspace allocated under the outline consent. Only 45% of the total floor area will be given over to research and development; the remaining floor area utilised as stores, lifts, administration areas and plant.
- 2.3 The main access to the building will be via a new internal access road to the front of the building that comes off Francis Crick Avenue.
- 2.4 There will be 42 car parking spaces (2 disabled) in a surface car park located on the western side of the plot.
- 2.5 The service and delivery area, which will contain an emergency generator and a Combined Heat and Power Plant, is located in

between the research building and the car park. It will be screened by a wall with a height of 4.5m.

- 2.6 It is also proposed to provide 125 cycle bays to the north of the building in close proximity to its entrance. The cycle bays will be secure and covered with a green roof, and well lit.
- 2.7 In terms of design, each elevation of the building will be made up of glazed windows and bronze colour vertical fins, which will project inwards and outwards.
- 2.8 The submitted planning elevations do not identify the proposed materials for the building, however, a series of 'bay studies' on pages 90-91 of the accompanying Design and Access Statement provides a detailed breakdown of the proposed materials of the scheme and the specification for the fixings and finishes.
- 2.9 There will be a 12m wide landscape buffer strip along the western boundary, which will include two rows of mature trees. There will also be a number of swales along here, and a large swale close to the southern elevation of the proposed building.
- 2.10 The application is accompanied by the following supporting information:
- Design and Access Statement, including Landscape Strategy
  - Elevational and section plans
  - Transport Statement and Travel Plan
  - Written Scheme of Investigation for Archaeological Mitigation
  - Archaeological Assessment and Mitigation Strategy
  - Sustainability Statement, comprising
    - a) Noise Impact Assessment
    - b) External Lighting Assessment
    - c) Energy Statement
    - d) Ventilation Strategy
    - e) Drainage Strategy
    - f) Ground Contamination Risk Assessment
    - g) Extended Phase 1 Habitat Survey
    - h) Nature Conservation Management Plan;
    - i) Aborigicultural Survey and Impact Assessment
    - j) Construction Waste Strategy
    - k) Construction Method Statement
    - l) Building Waste Management Plan

- m) Air Quality Report
- n) Sustainability Checklist

2.11 Through consideration of the application small changes to the landscape plan have been made, and details with respect to the combined heat power network plant in the service area.

2.12 In addition to this, further information relating to drainage, contaminated land, construction management and lighting, and clarification over air quality modelling was also provided, all in response to the original consultation.

2.13 This reserved matters application also includes a number of discharges of conditions relating to the outline consent. These are listed below and are addressed in the main report where relevant:

- Condition 7 – Planning Parameters: Strategic Gaps;
- Condition 13 – Levels;
- Condition 16 – Ecology Reserved Matters Application;
- Condition 18 – Individual Site Surface Water;
- Condition 21 – Foul Water;
- Condition 23 – Construction Method Statement;
- Condition 24 – Detailed Waste Management Plan for Construction;
- Condition 25 – Foundations;
- Condition 29 – Lighting: Individual Development Plots;
- Condition 30 – Extraction Equipment;
- Condition 31 – Insulation;
- Condition 32 – Waste;
- Condition 33 – Contaminated Land: Assessment and Remedial Strategy;
- Condition 34 – Contaminated Land: Gas Risk;
- Condition 35 – Renewable Energy: 10% Requirement
- Condition 36 – Renewable Energy: LDF Percentage Flexibility;
- Condition 37 – BREEAM and NEAT Building Standards;
- Condition 42(a) – Structural Landscaping: Site Wide Scheme (structural woodland landscaping scheme);
- Condition 45 – Landscaping: Development Plot Scheme;
- Condition 48 – Earthworks;
- Condition 49 – Hard Landscaping;
- Condition 52 – Car Parking: On Plot Research and Development;
- Condition 55 – Car Parking: Disabled Spaces
- Condition 56 – Cycle Parking: Existing Modal Share;

- Condition 57 – Cycle Parking: Trip Estimation;
- Condition 58 – Cycle Parking: Calculation of Spaces Required;
- Condition 59 – Cycle Parking: Details of Facilities;
- Condition 60 – Archaeology.

2.14 The application was subject to a screening opinion prior to submission in accordance with the Town and Country Planning (EIA) (England and Wales) Regulations 2011. Following consideration by the local authority it was considered that an Environmental Statement was not required.

### **3.0 SITE HISTORY**

3.1 The table overleaf shows the planning history for the site subject to this application and also the relevant applications from the CBC site.

<b>Reference</b>	<b>Description</b>	<b>Outcome</b>
06/796/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.	Approved with conditions
07/0651/FUL	Laboratory of Molecular Biology and Energy Centre, of usable floorspace, excluding plant, of 25209 square metres, Use Class b1(b)	Approved with conditions
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 with conditions

11/0780/REM	Reserved matters application (access, appearance, landscaping, layout and scale details) for a 1,228 space multi-storey car park (33,141sqm 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).	Approved with conditions
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 with conditions
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 with conditions
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:	Approved with conditions



	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.	
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#### 4.0 PUBLICITY

4.1	Advertisement:	Yes
	Adjoining Owners:	Yes
	Site Notice Displayed:	Yes
	Public Meeting/Exhibition	Yes
	DC Forum:	No

4.2 A presentation was made to the Cambridgeshire Quality Panel on 16 June 2015 and on the 14 December 2015.

#### 5.0 POLICY

5.1 Relevant Development Plan policies

PLAN		POLICY NUMBER
Cambridge Plan 2006	Local	3/1 3/2 3/3 3/4 3/5 3/6 3/7 3/11 3/12 3/13 4/1 4/3 4/4 4/8 4/13 4/14 4/15 5/15 7/1 7/2 7/4 8/1 8/2 8/3 8/4 8/5 8/6 8/7 8/9 8/10 8/11 8/16 8/17 8/18 9/1 9/2 9/3 9/5 10/1

## 5.2 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

<p>Central Government Guidance</p>	<p>National Planning Policy Framework March 2012</p> <p>Circular 11/95</p> <p>Community Infrastructure Levy Regulations 2010</p>
<p>Supplementary Planning Documents</p>	<p>Sustainable Design and Construction</p> <p>Cambridgeshire and Peterborough Waste Partnership (RECAP) : Waste Management Design Guide</p> <p>Planning Obligation Strategy</p> <p>Public Art</p>
	<p><u>Citywide:</u></p> <p>Biodiversity Checklist</p> <p>Cambridge Landscape and Character Assessment</p> <p>Cambridge City Nature Conservation Strategy</p> <p>Cambridge Walking and Cycling Strategy</p> <p>Cambridgeshire Design Guide For Streets and Public Realm</p> <p>Air Quality in Cambridge – Developers Guide</p>
	<p><u>Area Guidelines</u></p> <p>Southern Corridor Area Transport Plan</p> <p>Cambridge Southern Fringe Area Development Framework (2006)</p>

### **5.3 Status of Proposed Submission – Cambridge Local Plan 2014**

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. For Cambridge, therefore, 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. However it is likely, in the vast majority of instances, that 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 (including Addenbrooke's) Area of Major Change

## **6.0 CONSULTATIONS**

### **Urban Design Team**

- 6.1 The scheme is parameter plan compliant and in that respect is supported in design terms. In addition to the parameter plans, the Outline consent also established a number of design principles contained within the submitted Design & Access Statement (page 61-67). Page 67 in particular identifies principles to be considered in the materials to be used and design approach to elevations. It identifies that a strong contemporary architectural identity with vertical proportioning to long elevations should be employed in the detail design of proposed buildings.

Transparency and activity at ground floors is also identified in the D&A Statement in order to animate the public realm. Materials in neutral tones with accent colours and clear glazing are identified to create contemporary and elegant buildings.

The proposal is supported subject to conditions relating to further details of the flues and cycle storage space being imposed.

*Response following amendments*

Urban Design have no further comments to make with respect to the revised plans showing a flue rising approx. 2m above the service yard wall following the re-consultation because the changes don't impact on the appearance of the building or the setting/public realm.

**Head of Streets and Open Spaces (Landscape Team)**

- 6.2 The width of tree planting does not comply with the Outline permission, and both planting types are inappropriate.

The landscape team also require a detailed 1:1250 scale planting plan of the western boundary. There is also concern over the use of herbaceous planting and the use of Gorse, Beech or Pine.

*Response following amendments*

The landscape officers welcome the further work that has been done with the landscape scheme and associated information.

The planting plan and species lists are now acceptable as is the Management Plan and hard landscape information.

However, additional information is still required in relation to soil handling for the earthworks, which means that Outline condition 48 cannot be discharged.

**Head of Streets and Open Spaces (Nature Conservation Officer)**

- 6.3 The information provided is acceptable, subject to a condition by attached that requires for a detailed plan to be submitted to and agreed in writing with the local planning authority (*see condition 6*).

**Head of Streets and Open Spaces (Sustainable Drainage Officer)**

- 6.4 Greater information is required regarding the levels, particularly the swales and the relationship to the geo-cellular storage, and wider drainage network including pipework, manholes and outlets. There are concerns that the levels indicated (which are quite difficult to read) will not work in practice and the swales will have to be quite deep, which could potentially impact on the landscape.

*Response following amendments*

This information has now been provided and is acceptable.

**Senior Sustainability Officer (Design and Construction)**

- 6.5 The general approach to sustainable design and construction and low carbon energy generation is supported.

**Access Officer**

- 6.6 Is satisfied with the accessibility of the proposal.

**Head of Environment and Refuse (County Council)**

- 6.7 The Construction Environmental Management Plan is considered to be acceptable. However, some points of clarification are required in terms of the nature and level of waste, although it is understood that this information will be provided as a requirement of the Detailed Site Waste Management Plan, which will be done during the pre-construction stage when a construction manager is appointed. Therefore, Outline condition 24 cannot be discharged.

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

- 6.8 The staff cycle parking is acceptable, although would prefer the visitor parking to be closer to the main entrance instead of the sheltered cycle accommodation.

**Head of Streets and Open Spaces (Public Art Officer)**

- 6.9 No comments received.

## **Cambridgeshire County Council (Transport Assessment)**

- 6.10 Following review of the Transport Statement submitted in support of the application, the County Council require that further information relating to bus capacity and trip generations be provided in order to fully comment on the application. Therefore a holding objection is recommended at this stage.

### *Response following amendments*

Having reviewed reserved matters application and supporting information we have no objection to the proposals subject to the above details including a Construction Management Plan, Travel Plan and compliance with the conditions from the CBC phase 1 outline application.

## **Environment Agency**

- 6.11 Conditions 17 & 18 are acceptable in principle provided it is acceptable to the City Council's drainage engineer and is in accordance with the overall drainage strategy.

Condition 33 is acceptable in principle, in view of the sites historic usage as agricultural land no further investigation is deemed necessary.

## **Health and Safety Executive**

- 6.12 The HSE, based on safety grounds, does not advise against the granting of planning permission in this case.

As the proposed development is within the consultation distance of a major hazard pipeline you should consider contacting the pipeline operator before deciding the case.

## **National Grid (Pipeline operator)**

- 6.13 No objection to the development.

## **Cambridgeshire Constabulary (Architectural Liaison Officer)**

- 6.14 No objections to the scheme and note that there is BREEAM accreditation.

## **Disability Consultative Panel**

6.15 No objections to the scheme.

## **Cambridgeshire Fire & Rescue Service**

6.16 The fire authority asks that adequate provision for fire hydrants be secured through condition or Section 106 agreement.

## **Cambridge Airport**

6.17 No objections to the proposal.

## **Cambridgeshire County Council (Floods)**

6.18 The Drainage Strategy report demonstrates that an acceptable surface water drainage system can be provided on site.

## **Environmental Health (Cambridge City Council)**

6.19 The environmental health team made the following comments:

- Outline Condition 23 (Construction Method Statement) cannot be discharged because the information is insufficient.
- Outline Condition 25 (Foundations) because the information is insufficient.
- Outline Condition 29 (Lighting) cannot be discharged as they disagree with the applicants classifying the site as Environmental Zone 3, when it should be Environmental Zone 2. It is a key issue as the type of zone determines the light levels.
- Outline Condition 30 (Ventilation) can be discharged subject to a bespoke condition requiring that the development is constructed and maintained fully.
- Outline Condition 31 (Operational Noise) can be discharged, subject to a bespoke condition requiring that the development is constructed and maintained fully.
- Outline Conditions 33 & 34 (Contaminated Land & Soil Gas) cannot be discharged because insufficient information has been provided.

The environmental health team have also objected on the grounds that the Air Quality Assessment has demonstrated that an adverse

impact can be expected on the western side of the building, caused by the siting of a CHP unit with a short flue height of 3.9m above ground level, and its close proximity to the building.

### *Response to amended plans*

Conditions 23, 25, 29, can be fully discharged. The additional information relating to Outline conditions 33 and 34 are currently under review.

The environmental health team have reviewed the revised Air Quality Assessment and agree with the conclusions and local air quality impacts are likely to be negligible off site and slight adverse on site. Therefore, they have no objection to the proposals in terms of air quality impacts / effects.

However, to ensure that air quality emissions are minimised and controlled a number of air quality related conditions should be imposed (*see conditions 9, 10, 11, 12 and 13*)

*Note: 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. The leader of the Council has, however, requested that the application be called in on the grounds that it is a large-scale development and, given the context of the wider development and the cumulative number of applications coming forward, it would be good for people to know how this proposal fits in, to give it context.

## **8.0 ASSESSMENT**

8.1 From the consultation responses, representations received and an inspection of the site and the surroundings, the main issues are:

1. Principle of development
2. Design, Landscape and the Public Realm
3. Drainage
4. Ecology
5. Employment



6. Transport
7. Amenity
8. Sustainability
9. Waste Strategy
10. Construction
11. Public Art
12. Archaeology
13. Planning Obligation Strategy
14. Conditions submitted in parallel

### **Principle of Development**

- 8.2 The proposed use is research and development B1 (b) use. The floorspace (excluding plant) proposed is 9,033 sq metres, which falls within the ceiling set out in the outline consent, when combined cumulatively with other consents; see paragraphs 1.3 and 1.4 and table in **Appendix 1**.
- 8.3 The principle of research and development use (B1 (b) within this parcel of land was established by the outline permission. This is a reserved matters application submitted pursuant to the outline consent and therefore, provided that it complies with the outline parameters and Local Plan policies, then it is acceptable in principle.

#### *Relationship with parameter plans*

- 8.4 As part of the outline approval a number of parameter plans were agreed which allocates certain uses within certain parts of the site and establishes a number of limitations with regard to design such as maximum heights. Condition 7 of the outline approval enforces these parameter plans.
- 8.5 *Parameter Plan 1 (Location of Land Uses)*: The proposal within Plot 8 falls within the area set aside for biomedical and biotech research and development. The proposed land use is therefore compliant with parameter plan 1.
- 8.6 *Parameter plan 2 (Maximum Building Heights & Maximum Building Envelopes)*: This parameter plan sets limits to heights, along with the size of the building envelope. Forty percent of the proposed building is 29.6m in height at the top of the roof plant which sits well under the maximum height allowable (31m) for 40% of the

roof space. The remaining 60% of the roof is 25.6m in height, which is just under the 26m height restriction.

- 8.7 Any building on plot 8 this parameter plan is also required to occupy between 20% and 70% plot width facing Francis Crick and no more than 60% on the western part of the site (facing the railway track). The frontage to Francis Crick Avenue is 60% which complies, and the western side is 60%.
- 8.8 The remaining 40% should also be at least 9m from the boundary line. This requirement has been adhered to.
- 8.9 *Parameter Plan 3 (Maximum Building Heights Section):* The parameter plan not only limits the height of the building but also the height of any flues proposed. The flues are limited to a maximum height of 8m. The flues proposed here are 1.88m in height.
- 8.10 *Parameter Plan 4 (Minimum Building Heights & Maximum Building Envelope):* The purpose of this façade is to ensure that any building on this plot has a minimum height of 13m. As the building varies between 29.6m and 25.6m, the proposal is comfortably above the minimum height.
- 8.11 *Parameter Plan 5 (Minimum Building Heights Section):* This parameter plan requires that the minimum height with flues be 21m. The proposed building with the flues exceeds this minimum amount, so this parameter plan requirement has not been breached.
- 8.12 Parameter Plans 6-10 fix the strategic elements such as strategic landscaping, access roads, public transport, pedestrian and cycle access which are covered in the assessment below, where relevant to this application.

#### *Outline permission conditions*

- 8.13 There are a number of conditions attached to the outline consent that are required to be discharged prior to commencement of any development for each individual application coming forward at the reserved matters stage. These discharge of condition applications have come forward parallel to this reserved matters application.

Conditions for discharge have been identified in the relevant sections below.

### **Design, Landscape and the Public Realm**

- 8.14 The site is in a prominent location and will be visible from both the London to Cambridge Railway line, the Addenbrooke's Road and from the adjacent Country Park. Accordingly, any development will need to take into account the significance of the location. The research and development building on this site will be the first building that passengers using the Kings Cross-Cambridge line will see when they arrive in Cambridge. It will also be the first building that visitors to the CBC will see when they arrive via Addenbrooke's Road.
- 8.15 Therefore, it is vital that the proposed building is a building of architectural merit that adds interest to the area and serves as an attractive introduction to Cambridge and the Addenbrooke's Campus.
- 8.16 The proposed scheme was presented to Cambridgeshire's Quality Panel on the 15 December 2015 and their comments have been addressed below.

### *Scale and Massing*

- 8.17 The scale and massing of the proposed scheme accords with the approved parameter plans and is therefore acceptable in design terms.
- 8.18 In terms of the detailed scale and massing, this is well detailed in the submitted D&A Statement (page 46), which demonstrates how the building is broken into four clear elements that break down the overall length of the scheme. Each corner is given a similar or equal importance and so helps the building to read as a 'pavilion' in the landscape.
- 8.19 The plant enclosure is well setback from the main elevations with flues centralised and centred within the overall composition. This approach will help, subject to acceptable materials, these elements to read a subservient to the main building form.

## *Elevations and Materials*

- 8.20 The submitted D&A Statement provides a comprehensive summary of the design evolution of the scheme and demonstrates how the key features of the building were refined following pre-application discussions with the LPA and presentations to the Cambridgeshire Quality Panel.
- 8.21 The submitted planning elevations do not identify the proposed materials for the building. However, a series of 'bay studies' have been submitted in support of the application and the submitted D&A Statement provides a comprehensive breakdown of the proposed materials for the scheme and the specification for fixings, finishes, etc. Given the prominence of the building and the need to ensure that a high quality finish is achieved, officers expect the materials to come forward in the manner described in the D&A Statement and as shown on the bay studies.
- 8.22 The plant and flues are going to be important considerations in the longer views towards the scheme. From the submitted elevations, the flues and plant enclosure appear to be architecturally integrated into the proposals although details of the flues are rather sparse. Given the importance of ensuring that these elements are acceptable, details of the flues at a large scale will be needed and this can be covered by condition should the application be approved.
- 8.23 Whilst the overall approach to materials on each of the elevations is supported in design terms, given that the elevations do not identify the materials and due to the prominence of the building on the CBC site, they will be conditioned should the application be approved. This condition will supplement the existing Condition 12: Materials on the Outline 06/0796/OUT to require a sample panel to be constructed on site.
- 8.24 The D&A Statement (page 82) identifies that the proposed risers could be used as an opportunity to incorporate artwork with DNA sequencing used to create the pattern. This approach is supported in design terms and will help to add a layer of visual interest whilst breaking down the scale of the riser component.

### *Response to context*

- 8.25 The elevation treatment and use of bronze metal fins help to create a strong visual accent for this key site and therefore the proposals are supported in design terms.
- 8.26 A series of verified views have been submitted to demonstrate how the proposed building sits in the immediate context and from vantage points further afield.
- 8.27 Subject to the details of the flues and plant enclosure being confirmed, the overall response to the wider context is acceptable in design terms.

### *Movement and access*

- 8.28 Motor vehicle access is from Francis Crick Avenue and serves a pick-up and drop-off space located to the north and car parking and service area located to the west. The general arrangement of the external circulation space is acceptable in design terms.
- 8.29 However, it is important that the vehicle access is designed as a 'street' rather than a 'road', particularly if and when land to the north is developed. A street with a design speed of below 20mph should be clearly specified and features such as the centre lines omitted.
- 8.30 A table or similar feature at the junction with Francis Crick Avenue would allow the existing footpath/cycleway to continue at grade and clearly demarcate a change in driver expectation from the conventional highway design of Francis Crick Avenue.

### *Inclusive Access*

- 8.31 The proposal was reported to the Council's Disability Consultative Panel during the pre-application process. Inclusive design has been considered within the buildings and throughout the public realm and the proposal is considered to be acceptable.

### *Landscape*

- 8.32 Given the open nature of the site, landscaping will have a key role in delivering a successful scheme. The relationship of the building

(in this location) to trees and landscaping has important consequences to the success of the scheme and its impact on the wider area. This was recognised during the outline application stage and, as part of that permission, prescriptive landscape requirements were imposed in order to help integrate the development on the Campus on the surrounding Green Belt, particularly to the west.

- 8.33 This is why parameter plan 6 (Landscape) required for there to be a minimum of 12m wide landscape buffer strip (incorporating 2 rows of large trees) along the western boundary.
- 8.34 Parameter Plan 6 also requires for there to be 3m wide x 4.8m deep tree blocks within the car parking area at 15m centre and widen the buffer strip to minimum of 17m in these instances. There is also a requirement for there to be significant additional planting on this plot 8 and a landscaped swale to the western and southern part of this plot.
- 8.35 Following revised information (planting plan and species), the landscape officer is satisfied that the requirements of Parameter Plan 6 have been met.
- 8.36 The landscape officer is concerned, however, that the information about the top soil is not adequate enough for that particular condition to be discharged (*see landscape informative*).

#### *Review of Quality Panel comments*

- 8.37 The scheme was reviewed by the Cambridgeshire Quality Panel on two occasions with the first on the 16<sup>th</sup> June 2015 at an early stage of the design process and the second on the 14<sup>th</sup> December 2015.
- 8.38 In design terms, the Panel welcomed the new scale and confidence of the scheme and was supportive of the colour and use of the bronze metalwork. There was discussion about how the top of the strong vertical bronze fins should be resolved with opinions divided.
- 8.39 Panel emphasised the need to ensure that materials and details, such as window framing elements, needed to be maintained should planning permission be granted.

- 8.40 More detail of the roof and plant enclosure was needed.
- 8.41 There was significant discussion about the landscape setting of the building including the users of the space and the overall form in terms of a formal vs. parkland aesthetic.
- 8.42 *Comment:* Most of the panel's advice has been taken on board, and their comments about more information relating to the roof plant and enclosure will be addressed by *condition 3*.

#### *Overall Design Conclusion*

- 8.43 The proposals for Plot 8 will create a high quality, functional and recognisable building that accord with the parameters approved as part of Outline Permission 06/0796/OUT. The proposal has been well considered in terms of the site and the wider Cambridge context and has the support of both the Cambridgeshire Quality Panel and the Urban Design team. The scheme is therefore supported in design terms and satisfies Policies 3/4, 3/7 and 3/12 of the Cambridge Local Plan (2006).

#### **Drainage and Utilities**

##### *Surface water drainage*

- 8.44 Condition 17 of the outline approval requires a strategic site wide surface water strategy to be approved by the local authority. This strategy was approved on 22 November 2011. Condition 18 of the outline permission requires each individual reserved matters application to provide a detailed drainage strategy to feed into, and be consistent with, the strategic document.
- 8.45 The Environment Agency indicative flood plain map shows that the site is located within Flood Zone 1. This zone comprises land assessed as having a less than 1 in 1000 annual probability of river or sea flooding in any year. It is considered therefore that the site is not at risk of flooding in itself.
- 8.46 The design has included Sustainable Drainage Systems (SuDS) which enables the water quality to be improved as well as attenuating the flow.

8.47 The SuDs components include:

- Permeable paving
- Shallow geocellular storage models
- Swales

8.48 The strategy concludes that the outfall off the site of the proposed development is 2.3 litres per second (2l/s/ha) which conforms to the rate set within the strategic document.

8.49 The surface run-off from the access road will discharge into gullies, some of which will be directed to the swales located along the western and southern part of the site. Parking bays will be permeable (the grit between the paving blocks will allow for the water to go to a sub-base and store the water prior to being discharged into the network. This approach allows for the water to be cleaned and the pace of the flow to be controlled.

8.50 The proposed surface water drainage strategy has addressed the Councils Sustainable Drainage Engineer's comments who considers that the drainage techniques to be compliant with the strategic document that governs the outline permission. The development is appropriately flood resilient and resistant, and some SuDS techniques have been used to provide a sustainable drainage solution and therefore the proposal is compliant with National Planning Policy Framework guidance. The details are therefore sufficient to discharge Condition 18 of the outline planning approval.

#### *Foul drainage*

8.51 Condition 21 of the outline approval requires details of the foul water drainage details to be submitted and approved to the local authority. This detail has been provided as part of the wider drainage strategy for the proposed development.

8.52 The proposed building will be drained via a new foul water gravity network which will work towards the south west of the plot. Foul water from the basement will be connected to the manhole via a local pumping station.

8.53 A new foul water system will be constructed and will run around the perimeter of the building, and a pumping station will take the



water into the existing foul water network along Francis Crick Avenue owned by the statutory body.

## **Ecology**

- 8.54 A Site Wide Nature Conservation Management Plan (NCMP) was approved via condition 15 attached to the outline approval. Condition 16 of the outline consent requires any reserved matters application is required to provide a detailed NCMP to show how it accords with the site wide strategy with specific ecological measures.
- 8.55 The submitted NCMP seeks to provide a coherent strategic and integrated approach to management and maintenance, which protects and enhances nature conservation within the site. Ecological enhancements have been designed to provide habitats for a variety of species throughout the site.
- 8.56 Within elements of the public realm scattered trees will enable movement across the site as well as providing shelter, nectar and berries. Along the western boundary enhancements allow for a biodiverse woodland, wildflower meadow, swale habitat and willow planting. Several new shrubs will be provided within the site providing shelter, foraging and commuting habitat.
- 8.57 The proposals include ecological enhancements (including 12 nest boxes) designed to attract bird life when there is none at present.
- 8.58 The strategy cross references the lighting strategy and emphasises the importance that lighting can have on ecology. Overall the NCMP is a comprehensive document that is supported by technical officers. A detailed condition (condition 10) with regard to the location and specification of the bird boxes has been suggested following a query from the Ecology Officer. It is considered that the document provides the necessary information to satisfy condition 16 of the outline planning permission, and provides sufficient mitigation in ecology and biodiversity terms conforming to Cambridge Local Plan 2006 Policy 4/8.

## **Employment**

- 8.59 The proposed development will employ approximately 87 staff, when fully occupied. Of these 87 employees, 64 already work on Addenbrooke's site and will relocate from existing facilities. It

should be noted that it is expected that the 64 people who are relocating to this building will be replaced. On this basis, the 64 people are being treated as 'new employees'.

- 8.60 The reason for this modest amount of employees is because the majority of the floorspace will be used for laboratories, plant space, stores, and lifts.
- 8.61 Accordingly, it is considered that the occupancy of the building will not result in adverse impact on the surrounding infrastructure.

## **Transport**

### *Transport Impact*

- 8.62 The outline application for the CBC site was accompanied with a full Environmental Statement which assessed the full impact of the development including the transport impact and secured through either the section 106, or planning condition, mitigation measures to ensure that the transport impact of the development is acceptable.
- 8.63 Condition 52 (car parking) and Conditions 58 (Cycle Parking) and 59 (Cycle parking: details of facilities), which are attached to the outline consent, set out the calculations required, along with other aspects the assessment should contain. There is also an accompanying Informative to the permission which provides a demonstration of how the cycle parking provision should be calculated. Although Condition 52 requires car parking to be provided based on sqm rather than by specific use, consideration needs to be given to Travel Plan modal split which will need to align with the wider Addenbrookes Travel Plan.

### *Trip Generation and Mode Split*

- 8.64 The inclusion of a trip generation assessment for the site proposals is welcomed, although it has already been demonstrated that the floor area is within the limits of the outline application. The trip generation has been based on the agreed trip rates from the CBC phase 1 application and adjusted according to the proposed staff density. This approach is acceptable and shows that the development would generate 62 two way trips in the am peak and

50 two way trips in the pm peak. This is a lower amount than previously consented with the CBC phase 1 application.

- 8.65 The CBC Section 106 agreement and Addenbrooke's Hospital Travel Survey 2014 mode splits have been used and assume 26.5% of staff are travelling by car alone. This shows that there would be an additional 16 car trips in the am peak and 13 in the pm peak as a result of this development, which again is lower than originally agreed in the outline application. This is consistent with the requirements of condition 56 and is accepted.

#### *Car parking*

- 8.66 The Transport Statement proposes to provide 42 car parking spaces for use by staff and visitors. This is below the maximum 1 space per 72sqm that was agreed under Condition 52 of the CBC phase 1 planning application. The outline planning consent permits 126 spaces to be provided, however due to the expected staff density this would result in an over provision of spaces and could encourage unsustainable travel. A parking accumulation study has been undertaken and demonstrates that 42 car parking spaces would be sufficient for the purposes of this development whilst helping to achieve the Travel Plan targets. This approach is accepted.

#### *Cycle Parking*

- 8.67 For the CBC phase 1 Outline application cycle parking was made available at a level of one space per 120sqm for staff and one space per 600sqm for visitors. Condition 58 of the Outline permission also requires that the number of cycle parking spaces be based on 10% more than the existing percentage mode share of staff cycling to work as shown by the latest Addenbrooke's Annual Travel Survey and based on staff attendance of 80%. This also applies to
- 8.68 There is also a requirement for visitor parking to apply +10% of visitors travelling by cycle to the site, based on the parking being used 3 times a day. This equates to approximately 31 staff spaces and 4 visitor spaces. The additional information provided by the applicants states that the nature of site means that visitors to Plot 8 will primarily be Cambridge University staff and 98% of visitors will be travelling from buildings located within the campus.

Therefore, it is likely that a high proportion of them will either walk or cycle to the site meaning additional visitor spaces would be required.

8.69 Plot 8 is proposing to provide 124 cycle parking spaces which exceeds the standards highlighted above and would provide additional parking for visitors if required and is considered to be acceptable.

8.70 It is noted that the Cycle and Walking officer requested that the visitor cycle parking be located next to the entrance. However, in this particular instance, it is considered more appropriate to have the visitor cycle parking bays in the secure cycle store. The reason it is more appropriate is because:

- There will be better security for the visitors.
- The secure cycle store is in close proximity to the building; it is only 8m away from the entrance
- As it is a research building there will not be any occasional visitors. All the people who enter the building will work on the campus and will be familiar with the cycle store and the layout.
- The building has been designed to be clear and legible, and placing cycle bays at the front could result in visual clutter that detracts from the fine aesthetics of the building.

#### *Future Uses of the development*

8.71 The proposed use for Plot 8 has a relatively low staff density. The county Council raised concerns that if the future use were to change then parking number may not be suitable for the proposed new use. The Transport Statement confirms that should there be a need to utilise the building for an alternative purpose in the future that would give rise to a higher rate of staff occupancy then a significant number of changes to the layout would be required and further planning permission would be required. Any transport related issues such as parking levels could then be addressed at that time. This approach is considered to be acceptable.

#### *Travel Plan*

8.72 An outline Travel Plan has been submitted in support of the application. It was confirmed in the additional information that the

Travel Plan will aim to achieve its target of 25% car drivers, as set out in the 'Access to Addenbrooke's Plus' Travel Plan. This is consistent with the wider campus Travel Plan sustainable goals. It is recommended that the Travel Plan is prepared and signed off prior to occupation of Plot 8 to maximise potential sustainable travel from the outset.

### *Transport Conclusion*

8.73 The transport impact of this development was assessed at the outline stage. Mitigation measures were identified and sought at that stage. Information submitted with this reserved matters application supports the initial findings of the transport assessment and as such means that the impact of traffic as a result of this development on the network can be accommodated. The applicants have put forward a credible and robust draft travel plan, which will be formalised through Section 106 obligations, and have provided sufficient car and cycle parking on site. It is therefore considered that the application, in transport terms is acceptable and complies with Local Plan Policies 8/2, 8/3, 8/4, 8/5, 8/6, 8/7 and 8/10.

### **Amenity**

#### *Noise and Odour*

8.74 The submitted proposal has provided a Ventilation Strategy which describes the various extraction and exhaust systems being designed and integrated into the building. This information is required by condition 30 of the outline planning permission. The Ventilation Strategy provides the required supporting data. This document covers the science area exhausts, and the toilet/plantroom exhausts, all of which will be served by AHU's, which will have extractor fans located within the roof. The extractor fans will provide each roof with a very high air change rate, which will limit the amount of contaminate in the spaces.

8.75 Environmental Health Officers have considered all the information submitted and are satisfied that the extraction information and data is acceptable. Therefore, the outline condition can be fully discharged. This is a 'pre-occupation' condition and therefore will not be required prior to commencement of development. The

proposals are also considered acceptable in terms of amenity compliant with Cambridge Local Plan Policy 4/13.

### *Noise Insulation*

- 8.76 Outline condition 31 limits occupation of any building to take place until a scheme for the insulation of the buildings and/or plant is submitted and approved to ensure that the noise levels emanating from the building/plant is acceptable taking into account nearby residents and occupiers.
- 8.77 A noise impact assessment has been submitted in order to discharge this planning condition. The noise survey has been carried out at the 'red line' boundary of the site. The local authority requires cumulative noise emissions as a result of any new development during times of operation not to exceed the existing measured background level.
- 8.78 The Environmental Health officers are satisfied that the operational noise level requirements for building mechanical and electrical services plant and equipment are correctly reported and the proposed cumulative environmental noise emission criteria limits at the application site boundary for both day and night time periods are acceptable.
- 8.79 It has been demonstrated by noise modelling, and prediction, that environmental noise emission criteria limits are likely to be complied with. Consequently, the Environmental Health officers do not envisage any unacceptable adverse impacts on health or amenity / quality of life from operational noise providing the development is constructed and maintained thereafter fully in accordance with the submitted information.
- 8.80 To ensure that the requisite long-term maintenance is carried out, a condition (*see condition 13*) is imposed that requires that the development is constructed and maintained thereafter fully in accordance with the noise insulation scheme / attenuation measures as detailed in the submitted information.
- 8.81 It is also recommended that prior to occupation a post construction / installation verification / completion report incorporating details of the plant and equipment installed, including the emergency generators and demonstrating compliance (by operational noise

monitoring for day and night time periods) with the approved noise insulation scheme.

8.82 Additionally, it is also recommended that a condition (*see condition 13*) are imposed restricting the days (Monday to Friday only), times (0800 to 1900hrs only) and duration (maximum of 45 minutes) when gas filling activities and similar can occur.

8.83 As an emergency/backup generator is proposed the standard condition restricting times of operation and use should be imposed (*see condition 13*).

8.84 The proposals put forward are considered acceptable in terms of amenity and are, therefore, compliant with Cambridge Local Plan Policy 4/13.

#### *Local High Pressure Pipeline*

8.85 The proposed building sits adjacent to two existing underground main utility services: water and gas. The water pipeline has an easement area of 3.5 metre off set to each side, and the gas pipeline has an easement of 7.62 metre off set to each side.

8.86 These easements have been taken into account when designed the scheme and are respected.

#### *Air Quality*

8.87 Following the Environmental Health officer's original consultation response, which detailed concerns regarding air quality impacts / effects, an updated Air Quality Assessment has been submitted.

8.88 In addition, following a meeting with the applicant on the 15th July 2016 an Air Quality Assessment Addendum has been provided to assist with the understanding and context of the updated air quality assessment and to provide clarifications on air quality related issues, as discussed.

8.89 The height of the exhaust flues / stacks serving the combined heat and power (CHP) unit in the external service compound to the West and the steam and hot water boilers have been increased in height which results in increased dispersal and dilution of emissions.

- 8.90 The magnitude of change of annual mean Nitrogen Dioxide (NO<sub>2</sub>) concentrations is now predicted to be '*negligible*' at all buildings off-site in the vicinity of the proposed building, and up to '*slight adverse*' at worst at the building facade itself.
- 8.91 This is an improvement in '*moderate adverse*' impacts at the building facade as predicted in the original Air Quality Assessment
- 8.92 There are no predicted exceedances of national air quality objectives.
- 8.93 As concentrations of NO<sub>2</sub> (and other relevant emissions) are all predicted to be below the relevant air quality objective and result in mainly negligible impacts, the updated Air Quality Assessment concludes that the CHP, boilers and other combustion appliances do not result in emissions which require any additional mitigation.
- 8.94 The Environmental Health officers agree with these conclusions and local air quality impacts are likely to be negligible off site and slight adverse on site. Therefore, they have no objection to the proposals in terms of air quality impacts / effects.
- 8.95 However, to ensure that air quality emissions are minimised and controlled a number of air quality related conditions should be imposed (see conditions 10, 11, 12 and 13), as recommended.

### *Lighting*

- 8.96 A condition on the outline application (condition 29) requires details of the lighting proposals to be submitted and approved by the local authority. A Lighting Strategy has been submitted as part of this application in order to discharge this condition and show compliance with condition 28 which requires no external up-lighters or down-lighters to the western façade of any building facing the railway line. The lighting report is required to achieve *ILP guidance for reducing obtrusive light* level E2 which is classified as 'rural' surroundings, with low district brightness typically found in village or relatively dark outer suburban locations. However, the Lighting Strategy suggests that the site should be classified as being in the environmental zone 3 (High District Brightness Area).



8.97 The environmental health officers had asked that the lighting strategy be amended to demonstrate that it achieves compliance with level E2. The applicants have submitted an amended lighting strategy, which has addressed environmental health officers concerns, who have concluded that it will deliver a high quality design and secure a good standard of amenity and limit light pollution.

### *Contamination & Ground Gas*

8.98 Parallel with this application the applicants are looking to discharge the existing outline conditions (33 and 34) with regard to contamination.

8.99 A complete Ground Contaminated Land Risk Assessment was provided as part of the submission documents. It is the view of Environmental Health Officers that the site is Characteristic Situation 2 and that a remediation strategy for ground gas is required. The Environmental Health Officers also made the following comments:

8.100 Groundwater samples were collected from boreholes BH01 to BH08 and analysed for a range of contaminants. All 8 of the samples presented exceedances of the Drinking Water Standards for total aliphatic hydrocarbons and total aromatic hydrocarbons.

8.101 Additionally, all 8 samples exceeded Drinking Water Standards for aliphatic range C16-C21, there was one exceedance for aliphatic range C12-C16 and one exceedance for aromatic range C21-C35.

8.102 The Environmental Health Officers have requested that the following information be submitted to discharge outline conditions 33 and 34:

- Height of the response zone of the slotted section of well will need to be clarified as the wells appear to have been largely filled with water during the previous gas monitoring which would significantly impact on CO<sub>2</sub> release.
- Borehole logs are required and should contain details of groundwater levels and response zones.

At the time of writing this report, the applicants have submitted additional information, which is being looked at the Environmental Health team. An update will be provided on the amendment sheet

## **Sustainability**

### *Renewable Energy*

- 8.103 In accordance with the requirements of Condition 35 of the outline permission for the CBC and policy 8/16 of the Cambridge Local Plan 2006, developers of major proposals are required to meet at least 10% of their developments predicted energy requirements through the use of onsite renewables. The Council's Sustainable Design and Construction SPD provides further detail on this requirement, and allows for the use of gas fired Combined Heat and Power, which while not renewably fuelled, does provide a low carbon approach to heat and energy generation.
- 8.104 To demonstrate their approach to reducing energy and associated carbon emissions, the applicants have submitted an Energy and Sustainability Statement. This outlines the hierarchical approach being taken to reduce emissions with a focus on the Be Lean and Be Clean elements of the hierarchy. The various 'Be Lean' measures account for a 6.9% reduction in regulated emissions compared to a Building Regulations compliant baseline. This leads to an energy efficient baseline of 360 tonnes of CO<sub>2</sub> per annum, setting the 10% requirement at 36,000 Kg/CO<sub>2</sub>/annum.
- 8.105 In terms of renewable and/or low carbon energy, the significant process loads of the building has led to the decision to focus on a low carbon energy approach that will provide for greater carbon reductions than a renewable approach. To this end a gas fired Combined Heat and Power (CHP) system has been chosen, which will provide both low carbon heat and electricity for the facility, with the CHP being the lead source for heating. The CHP also offers the potential to provide pre-heating for the steam humidification process. It is noted from the ventilation strategy that the CHP engine shall achieve NO<sub>x</sub> levels of  $\leq 50\text{mg/Nm}^3$ , and it is recommended that NO<sub>x</sub> emissions associated with the CHP boiler are conditioned in the interests of air quality, and appropriate wording is included in *condition 18*.

## *Sustainable Design*

8.106 In accordance with the requirements of policy 3/1 of the Cambridge Local Plan 2006, applicants of major proposals are required to submit a sustainability statement and the Council's sustainability checklist setting out their approach to sustainable development. For this proposal, the applicants have submitted a detailed Sustainability Statement, with further information contained within the Design and Access Statement. A number of measures are being incorporated into the scheme, including:

- Targeting of BREEAM 'excellent', which exceeds the requirements of Condition 37 of the outline permission for the Cambridge Biomedical Campus (CBC);
- The use of green/brown roofs for the covered cycle parking;
- The use of permeable paving and other SuDS features, although I will leave detailed SuDS comments to the Council's Sustainable Drainage Engineer;
- The role that the vertical fin elements on the façade will play in relation to providing solar shading for the building, with the vertical nature being most effective on the east and west elevations;
- The hierarchical approach to reducing energy and carbon emissions;
- The use of heat recovery on all air systems, although it will be important to ensure that a summer bypass option is provided so that these systems do not inadvertently contribute to unwanted internal heat gains during the summer.
- These measures are all supported.

## *Conclusion*

8.107 To conclude the approach that has been taken to integrate the principles of sustainable design and construction into the design of the research building on Plot 8, and the approach to reducing carbon emissions through the use of low and zero carbon technology is fully supported. The information is sufficient to discharge conditions 35, 36 and 37 of the outline consent and is compliant with Local Plan Policy 8/16.

## **Waste Strategy**

8.108 Condition 32 of the outline consent requires the details of waste storage for both trade waste and storage to be submitted and approved prior to any development of a building. In order to

discharge this condition the applicants have provided an Operation Waste Management Strategy document.

- 8.109 This document separates out all of the waste streams that will be present on the site and forecasts, based on information available the amount of waste generated and how this will be stored, managed and collected.
- 8.110 Environmental Health Officers consider that the waste management strategy presented is acceptable and provides an acceptable solution to all the different strands of waste. The document provides all the necessary information in terms of a planning decision, although it is suggested that a condition (see *condition 16*) be imposed that ensure that, prior to operation, the management, maintenance and annual amount of waste is agreed.
- 8.111 It is considered that for the purposes of assessing the planning application sufficient information has been presented, and that this information is acceptable, complies with Local Plan Policy 4/13 and that Condition 32 of the outline consent can be discharged.

### **Construction**

- 8.112 As a reserved matters application pursuant to the outline consent the construction of this proposal will have to follow the agreement procedures within the Construction Environmental Management Plan (CEMP), approved at the outline stage through condition 22. In addition to this, condition 23 of the outline consent requires a site specific Construction Method Statement (CMS) to be submitted prior to commencement of development. This document has been submitted as part of a combined construction document that covers the CMS, as well as the Detailed Waste Management Plan (outline condition 24), Foundation details (outline condition 25) as well as confirming Construction times and Collection and Delivery times (outline conditions 26 and 27)
- 8.113 The CMS will control the construction process in terms of local impacts and residential amenity. The CMS identifies that construction traffic will access the site from the M11 (J11), and will travel along Hauxton Road, then Addenbrooke's Road before entering the site on Francis Crick Avenue. Exiting the site will follow the same route in reverse. Delivery times are specified in the document as 0730 to 1800 Monday to Friday and 0800 to 1300

on Saturdays. No Deliveries on Sundays or Public Holidays. Construction times are limited to 0730 to 1800 Monday to Friday, 0800 to 1300 on Saturday and no time Sundays and public holidays. These times are consistent with outline conditions 26 and 27.

8.114 In addition to this the document identifies the site set up and hoarding details, along with proposals for dust management, wheel washing measures, and drainage control measures. Detail on noise and vibration management is also included within the document.

8.115 Officers have considered the CMS element within the Combined Construction Document and are satisfied that the proposals represent sound construction methods and will ensure that the project is suitably managed ensuring that impact on the highway network and residential amenity is adequately dealt with. It is therefore considered that the proposal is compliant with Cambridge Local Plan Policy 4/13 and is sufficient to discharge Outline Condition 23.

8.116 The Detailed Waste Management Plan (DWMP) section for construction acknowledges that a DWMP, that will identify the anticipated nature and volumes of waste during construction, and how the applicant will maximize the reuse of waste, will be submitted prior to construction of the development. Therefore, Outline Condition 24 (DWMP) cannot be discharged until this information has been submitted and approved.

### *Piling*

8.117 Outline Condition 25 requires that should piling be required a method statement is submitted and approved looking at potential noise and vibration levels at the nearest noise sensitive locations. This information has been provided and is considered acceptable by Environmental Health Officers, and is therefore considered compliant with Cambridge Local Plan Policy 4/13; the condition can therefore be discharged.

### **Archaeology**

8.118 During the pre-application process, the applicants prepared a written scheme of archaeological investigation, which has been

included in the submissions package for this application. Although there has not been a formal response from the County Councils archaeology department, they have confirmed to the University of Cambridge prior to submission that (see *appendix 2*) that they were satisfied with the amendments submitted/asked for.

8.119 Therefore, the submitted written scheme of archaeological investigation satisfies the principles of Outline Condition 60. However, this condition cannot be formally discharged until post excavation work and completion of post-excavation work analysis has been carried out and submitted to and agreed in writing by the Local Planning Authority.

### **Planning Obligations**

8.120 This application is a reserved matters application pursuant to an outline consent that was approved with a section 106 agreement. Below is a summary of the mitigation measures were necessary as a result of the proposed development.

#### *Transport*

8.121 Financial contributions were secured towards the following:

- Addenbrooke's Access Road (phase 1 and 2)
- Southern Corridor Area Transport Plan.
- M11 junction improvements
- Cambridge Guided Bus
- Cambridge Guided Bus revenue
- Local transport initiatives

#### Other S106 requirements

- Travel plan
- Control of through traffic
- Limitation of off plot car parking
- Parking survey contribution
- Parking management contribution

8.122 It should be noted that many of these requirements have been triggered by the recent New Papworth Hospital and AstraZeneca approvals.

## Public Art

- A budget for public art provision was secured at the outline stage and a public art strategy for the wider site has been approved and is being carried out in accordance with that approved document. As this is a reserve matter application, there is no requirement for the applicant to contribute to the public art, and they have opted not to do so.

In addition to this, financial contributions have been secured towards the following:

### S106 monitoring

- Performance monitoring

### Landscape/ Ecological improvements

- Ecological mitigation measures at Nine Wells
- Off-site landscaping

### Proposed occupiers

- Requirement for future occupiers to agree they fall under the terms of the local plan policy prior to application submission.

### Planning Obligations Conclusion

8.123 The outline permission secures adequate mitigation for all the entire build out of the CBC site. Some of the provisions above will be triggered when certain milestones in floorspace are passed. Ultimately there is no requirement for any additional S106 measures on the back of this application as it falls entirely within the parameters of the outline approval. The contributions for the performance monitoring and ecological improvements have been paid to the city council in full.

## **9.0 Conditions submitted in parallel**

Through approving this application and the details contained therein it is considered that the following conditions can be discharged contemporaneously:

- Condition 7 – Planning Parameters: Strategic Gaps;
- Condition 13 – Levels;
- Condition 16 – Ecology Reserved Matters Application;
- Condition 18 – Individual Site Surface Water;
- Condition 21 – Foul Water;
- Condition 23 – Construction Method Statement;
- Condition 25 – Foundations;
- Condition 29 – Lighting: Individual Development Plots;
- Condition 30 – Extraction Equipment;
- Condition 31 – Insulation;
- Condition 32 – Waste;
- Condition 35 – Renewable Energy: 10% Requirement
- Condition 36 – Renewable Energy: LDF Percentage Flexibility;
- Condition 37 – BREEAM and NEAT Building Standards;
- Condition 42(a) – Structural Landscaping: Site Wide Scheme (structural woodland landscaping scheme);
- Condition 45 – Landscaping: Development Plot Scheme;
- Condition 49 – Hard Landscaping;
- Condition 52 – Car Parking: On Plot Research and Development;
- Condition 55 – Car Parking: Disabled Spaces
- Condition 56 – Cycle Parking: Existing Modal Share;
- Condition 57 – Cycle Parking: Trip Estimation;
- Condition 58 – Cycle Parking: Calculation of Spaces Required;
- Condition 59 – Cycle Parking: Details of Facilities;

## **10.0 Conclusion**

10.1 The proposal sits within the 2009 outline consent and has been developed in line with approved parameter plans and site wide strategies, and has evolved further through detailed discussions with technical officers at the local authority. Through assessment of the application it is considered that the proposal complies with the approved development plan and is, therefore, recommended for approval.



## 11.0 RECOMMENDATION

### **APPROVE subject to the following conditions:**

#### 1. Implementation

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

#### 2. Materials

No development of the building and associated structures, with the exception of underground enabling works, shall take place until a sample panel of the materials to be used in the construction of the external surfaces has been prepared on site for inspection and approved in writing by the Local Planning Authority. The sample panel shall be at least 2.5m x 2.5m and show the proposed palette of materials (including plant screening, metal cladding, brickwork/masonry, etc.) to be used in the development. The development shall be constructed in accordance with the approved sample, which shall not be removed from site until the completion of the development.

Reason: To accord with Policy 3/4 and 3/12 of the 2006 Cambridge Local Plan.

#### 3. Flues

No development of the building and associated structures, with the exception of underground enabling works, shall take place until large scale drawings of the proposed flues have been prepared and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved plans.

Reason: To accord with Policy 3/4 and 3/12 of the 2006 Cambridge Local Plan.

#### 4. Cycle Storage Shelters

No development of the building and associated structures, with the exception of underground enabling works, shall take place until large scale drawings of the proposed cycle storage shelters have been prepared and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved plans.

Reason: To accord with Policy 3/4 and 3/12 of the 2006 Cambridge Local Plan.

#### 5. Drainage Management

The scheme shall be implemented and thereafter managed and maintained in accordance with the approved surface water drainage proposals and the management and maintenance plan.

Reason: To ensure a satisfactory method of surface water drainage (Cambridge Local Plan 2006 policy 4/13).

#### 6. Biodiversity

No development of the building and associated structures, with the exception of underground enabling works, shall commence until a plan has been submitted to and approved in writing by the Local Authority detailing the proposed specification, number and locations of internal bird and bat boxes within the new buildings. The installation shall be carried out and subsequently maintained in accordance with the approved plans.

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

#### 7. Building Signage

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

Reason: To ensure that the signage complements the design approach to the building (Local Plan Policy 3/4)

## 8. Fire Hydrants

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

Reason: To ensure the provision of adequate water supply infrastructure to protect the safe living and working environment for all users and visitors (Policies 3/7, 3/12 and 8/18 of the Cambridge Local Plan).

## 9. Operational Air Quality –Combustion Appliances

- (i) The development hereby approved shall be constructed, operated and maintained / retained thereafter fully in accordance with the submitted and approved:
- BTX – Sustainability Statement: Project Bellatrix Plot 8, Cambridge Biomedical Campus - Chapter 5: Vent Strategy for Planning (Document: H145-02-ME-RPT-XX-XX-57903, Rev P04 - March 2016)
  - BTX Building, Air Quality Assessment, 29<sup>th</sup> June 2016 (H145-02-ME-RPT-XX-XX-91902/P02)
  - BTX Building, Air Quality Assessment Addendum 001 - 15 July 2016
- (ii) The combined heat and power (CHP) gas-fired engine shall not exceed a size of 200kWe and shall meet Nitrogen Oxide (NO<sub>x</sub>) emissions standards of:
- Spark ignition engine: less than 150 mgNO<sub>x</sub>/Nm<sup>3</sup>
  - Compression ignition engine: less than 40 mgNO<sub>x</sub>/Nm<sup>3</sup>
  - Gas turbine: less than 50 mgNO<sub>x</sub>/Nm<sup>3</sup>
- (iii) Any steam boilers shall meet dry Nitrogen Oxide (NO<sub>x</sub>) emissions at 0% excess oxygen under normal operating conditions of 50-60 mgNO<sub>x</sub>/kWh or less; any low

temperature hot water boilers should meet an emissions standard of no more than 40 mgNO<sub>x</sub>/kWh.

Reason: To protect human health in accordance with policy 4/14 of the Cambridge Local Plan (2006).

10. Electric Vehicle Charge Points

No development of the building and associated structures, with the exception of underground enabling works, shall commence until details of a scheme for the provision of 5 electric vehicle (EV) charging point(s) on site in the carpark and electrical infrastructure to facilitate the future installation of additional EV charge points as necessary, have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be provided in accordance with the approved details prior to first occupation of the development / first use of the car park and shall be retained thereafter.

Reason: In the interests of encouraging more sustainable forms of travel / transport and to reduce the impact of development on local air quality, in accordance with the National Planning Policy Framework (NPPF) and policy 4/14 of the Cambridge Local Plan (2006).

11. Standby Emergency Generator Operation

The emergency generator shall operate as follows:

(i) Emergency Use Only

The emergency generator shall only be used in the event of standard mains electricity supply interruption / failure or in accordance with (ii) below. It shall not be used to supplement general energy demand, to feed electricity into the utility grid or as an alternative supply in the event of disconnection from the mains supply following for example non-payment or similar.

(ii) Hours of Running for Testing, Maintenance & Repair

Running of the generator as part of routine periodic testing, maintenance and repair shall only take place for the length of time specified by the manufacturer between the hours of 8am – 6pm

Monday to Friday, 9am –1pm Saturday and no time Sunday or Public Holidays. Periodic testing, maintenance and repair shall only occur for a maximum duration of 15 hours in any calendar year. Accurate records of any testing shall be kept on site and shall be available for inspection at the request of the local planning authority.

(iii) In the event that the emergency generator is operated for an “unforeseen extended period of time” the local planning authority shall be immediately informed and a review / reassessment of the local air quality impacts of such operation shall be undertaken. The air quality impacts review / reassessment shall be agreed in writing with the local planning authority and if unacceptable adverse air quality impacts / effects are likely to arise an emergency generator air quality mitigation scheme shall be submitted in writing for approval. The approved scheme shall be implemented within a timescale to be agreed and shall be retained thereafter.

For the avoidance of any doubt an “unforeseen extended period of time” shall be defined as intermittent or continuous operation for a period greater than a week (168 hours) in any calendar month, exclusive of the permitted hours detailed in (ii) above for periodic testing, maintenance and repair.

Reason: To protect human health and amenity in accordance with policies 4/13 and 4/14 of the Cambridge Local Plan (2006).

12. Building ventilation fresh air intake louvres / points

There shall be no fresh air intake louvres / points for building ventilation or heating, ventilation and air conditioning (HVAC) systems on the western façade / elevation (Drawing no. H145-02-AR-DRG-XX-XX REV P4) closest to and overlooking the external service compound with the ground floor level emergency generator and combined heat and power (CHP) enclosures.

Reason: To protect human health and amenity in accordance with policies 4/13 and 4/14 of the Cambridge Local Plan (2006).

13. Operational Noise - Building Services Plant and Equipment

- i. The development hereby approved shall be constructed, operated and maintained / retained thereafter fully in accordance with the building mechanical and electrical services plant and equipment and noise insulation scheme / attenuation measures as detailed in the submitted and approved BTX – Sustainability Statement: Project Bellatrix Plot 8, Cambridge Biomedical Campus - Chapter 2: Noise Impact Assessment (Document: H145-02-AC-RPT-XX-XX-00901, Rev P03 - February 2016).

Reason: to protect the quality of life / amenity of nearby properties.  
Local Plan Policy 4/13.

- ii. Prior to occupation a post construction / installation verification and completion report incorporating details of the plant and equipment installed and demonstrating compliance (by operational noise monitoring for day and night time periods) with the approved noise insulation scheme / attenuation measures as detailed in the submitted and approved BTX – Sustainability Statement: Project Bellatrix Plot 8, Cambridge Biomedical Campus - Chapter 2: Noise Impact Assessment (Document: H145-02-AC-RPT-XX-XX-00901, Rev P03 - February 2016) shall be submitted to and approved in writing by the Local Planning Authority.

Reason: to protect the quality of life / amenity of nearby properties.  
Local Plan Policy 4/13.

- iii. Deliveries to gas storage tanks and vacuum insulated storage tanks or similar including associated refilling activities shall only take place between the hours of 0700 and 1900 hrs on Mondays to Fridays. There shall be no deliveries on Saturdays, Sundays, or Bank Holidays. Filling activities shall occur for a maximum duration of 60 minutes.

Reason: to protect the quality of life / amenity of nearby properties.  
Local Plan Policy 4/13.

14. Ventilation / Extraction Systems

The development hereby approved shall be constructed, operated and maintained / retained thereafter fully in accordance with the building ventilation and extraction systems detailed in the

submitted and approved BTX - Sustainability Statement - Project Bellatrix Plot 8, Cambridge Biomedical Campus - Chapter 5: Vent Strategy for Planning (Document: H145-02-ME-RPT-XX-XX-57903, Rev P04 - March 2016).

Reason: to protect the quality of life / amenity of nearby properties. Local Plan Policy 4/13.

15. Sustainability

The proposed on-site renewable and low carbon technologies shall be fully installed and operational prior to the occupation of any approved buildings and shall thereafter be maintained in accordance with the approved maintenance programme.

The renewable and low carbon energy technologies shall remain fully operational, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of reducing carbon dioxide emissions (Cambridge Local Plan 2006 policy 8/16) and to protect human health in accordance with policy 4/14 of the Cambridge Local Plan (2006).

16. Waste

Prior to occupation of the building, information setting out the management, maintenance and annual amount of waste is to be submitted to and agreed in writing the Local Planning Authority. Waste operations within the development shall be managed and maintained in accordance with the approved details.

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

## 17. Plans

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

H145-02-AR-DRG-XX-XX-20850	Proposed Site Location Plan
H145-02-AR-DRG-L0-XX-20851	Proposed Site Plan
H145-02-AR-DRG-L0-XX-20800	General Arrangement Plan Level 0
H145-02-AR-DRG-L1-XX-20801	General Arrangement Plan Level 1
H145-02-AR-DRG-L2-XX-20802	General Arrangement Plan Level 2
H145-02-AR-DRG-L3-XX-20803	General Arrangement Plan Level 3
H145-02-AR-DRG-L4-XX-20804	General Arrangement Plan Level 4
H145-02-AR-DRG-L5-XX-20805	General Arrangement Plan Level 5
H145-02-AR-DRG-L6-XX-20806	General Arrangement Plan Level 6
H145-02-AR-DRG-L7-XX-20807	Roof Plan
H145-02-AR-DRG-L6-XX-20852	Proposed Site Plan Roof Layout
H145-02-AR-DRG-XX-XX-20810	General Arrangement East Elevation
H145-02-AR-DRG-XX-XX-20811	General Arrangement South elevation
H145-02-AR-DRG-XX-XX-20812	General Arrangement West Elevation
H145-02-AR-DRG-XX-XX-20813	General Arrangement North Elevation
H145-02-AR-DRG-XX-XX-20820	Proposed East Elevation Bay Study
H145-02-AR-DRG-XX-XX-20821	Proposed North Elevation Bay Study 1
H145-02-AR-DRG-XX-XX-20822	Proposed North Elevation Bay Study 2
H145-02-AR-DRG-XX-XX-20830	General Arrangement Section A-A



H145-02-AR-DRG-XX-XX-20831	General Arrangement Section B-B
H145-02-AR-DRG-XX-XX-20832	General Arrangement Section C-C
H145-02-AR-DRG-XX-XX-20860	Proposed Site Elevations
H145-02-AR-DRG-XX-XX-20861	Proposed Site Sections
H145-02-AR-DRG-L0-XX-20890	External Service Compound
H145-02-AR-DRG-L0-XX-20891	Cycle Storage
H145-02-LD-DRG-L0-XX-94202	Landscape General arrangement
H145-02-LD-DRG-L0-XX-94204	Landscape Softscape Plan
H145-02-EE-DRG-XX-XX-63301	Layout External Lighting Scheme
H145-02-CE-DRG-XX-XX-93011	Isopatch Plan for Cut and Fill Assessment
H145-02-CE-DRG-XX-XX-96020	Proposed Surface Water Drainage Plan
H145-02-CE-DRG-XX-XX-96022	Proposed Surface Water Drainage Plan Flood Extents
H145-02-CE-DRG-XX-XX-96030	Proposed Foul Water Drainage Plan
H145-02-CE-DDR-XX-XX-96085 Rev.P05	Proposed Paving Details Sheet 1
H145-02-CE-DDR-XX-XX-96086 Rev.P01	Proposed Paving Details Sheet 2
H145-02-CE-DRG-XX-XX-92001 Rev.P08	Existing Site topography
H145-02-CE-DRG-XX-XX-93002 Rev. P02	Proposed Site topography
H145-02-CE-SDR-XX-XX-93003 Rev P02	Proposed Surface long sections
H145-02-LD-DDR-LO-XX-94603 Rev. P02	Furniture and paving detail
H145-02-LD-DDR-LO-XX-94606 Rev. P01	Southern Swale detail
H145-02-LD-DRG-LO-XX-94202 Rev. P10	Landscape GA Plan
H145-02-LD-DRG-LO-XX-	Landscape Softscape Plan

94204 Rev. P10	
H145-02-LD-SCH-XX-XX-90102	Landscape Management Plan
H145-02-LD-SPE-XX-XX-00Q30, Q31, Q35 & Q37	Landscape softworks specification
H145-02-ME-RPT-XX-XX	Air Quality Assessment 29 June 2016
H145-02-AR-DRG-XX-XX-20810 Rev P4	East Elevation
H145-02-AR-DRG-XX-XX-20811 Rev P4	South Elevation
H145-02-AR-DRG-XX-XX-20812 Rev P4	West Elevation
H145-02-AR-DRG-XX-XX-20813 Rev P4	North Elevation
H145-02-AR-DRG-XX-XX-20831 Rev P4	Section B-B
H145-02-AR-DRG-XX-XX-20832 Rev P4	Section C-C
H145-02-AR-DRG-XX-XX-20860 P6	Proposed Side Elevation
H145-02-AR-DRG-XX-XX-20861 Rev P4	Proposed Side Elevation
H145-02-AR-DRG-XX-XX-27601 Rev P3	Flue/Roof Enclosure Interface
H145 -02-EE-RPT-XX-XX-61903 Rev P10	Updated Lighting Strategy
H145 -02-CE-RPT-XX-XX-91903 Rev P07	Ground Contamination Risk Assessment
H145 -02-CT-RPT-XX-XX-00931 16 <sup>th</sup> June 2016	Construction Method Statement
Scoping Note_Rev1_V0	Transport Technical Note
H145 -02-CT-WMP-XX-XX-00002 July 2015	Site Waste Management Plan
H145 -02-ME-RPT-XX-XX-57906 Rev P01	CHP Maintenance Strategy
H145-02-CE-DRG-XX-XX-96020 Rev P10	Surface Water Drainage Plan
H145-02-CE-RPT-XX-XX-96905 Rev P09	Drainage Strategy Report

Reason: In order to safeguard the character and appearance of the area and the amenities of future occupiers in accordance with policy 3/12 of the Cambridge Local Plan 2006.

**INFORMATIVE: Biodiversity**

Please omit non-native species from the proposed planting lists for the swale features. Some of the native species are also not endemic to the local area, favouring acidic condition e.g. Bog Asphodel, and should be reviewed.

**INFORMATIVE: CAANI - Clean Air Act Notification**

It is a requirement of the Clean Air Act 1993 that no furnace shall be installed in a building or in many fixed boiler or industrial plant unless notice of the proposal to install it has been given to the local authority. Details of any furnaces, boilers or plant to be installed should be provided using the Chimney Height Calculation form (available here: <https://www.cambridge.gov.uk/chimney-height-approval>).

**INFORMATIVE: CHIMIN - Chimney Height Calculation Form**

Where detail relating to furnaces, boilers or industrial plant is required to be submitted, the form to calculate this information is available on-line at: <https://www.cambridge.gov.uk/chimney-height-approval>.

**INFORMATIVE: Fume Cupboards**

Ventilation associated with fume and microbiological cupboards / cabinets shall be installed (including consideration of flue / exhaust termination discharge heights that are required for adequate dispersion) in accordance with national and industry standards, codes of practice and technical guidance, such as:

- Building Regulations
- BS EN 14175 – ‘Fume Cupboards’ - Parts 1 to 7
- BS 7989:2001 Specification for recirculatory filtration fume cupboards
- BS EN 12469:2000- Biotechnology. Performance criteria for microbiological safety cabinets
- BS 5726 various - Microbiological safety cabinets.

**INFORMATIVE:** Permitted Process - Medium Sized Combustion Plant Directive

The Medium Combustion Plant Directive (MCPD), adopted in November 2015, is part of The EU Clean Air Package published in December 2013. It introduces a system of registration/permitting for 1-50MW plant, emission limits for nitrogen oxides, sulphur dioxide and particulate matter and monitoring of emissions by operators. Medium combustion plant include boilers, engines, turbines and backup generators running on natural gas, solid and liquid fuels, including biomass and biogas. New plant will need to be registered and meet emission limits in late 2018 and existing plants by 2025 and 2030 depending on size.

The proposed planning application involves the installation of plant that is likely to require regulation. The applicant is advised to ensure that the design and installation of any relevant plant takes into account the requirements of this Directive.

Further advice can be obtained from the Environmental Quality and Growth team.

**INFORMATIVE:** Large and Medium Combustion Plant

In addition to the grant of planning permission and any planning requirements, under Environmental Permitting Regulations the proposed combustion plant may also require an Environmental Permit. If the combustion plant have rated thermal input of between 20 but less than 50MW a permit may be required from the local authority.

Information and an application form can be found at [https://www.cambridge.gov.uk/sites/default/files/documents/Application\\_Part\\_A2\\_Process\\_Permit.pdf](https://www.cambridge.gov.uk/sites/default/files/documents/Application_Part_A2_Process_Permit.pdf).

If the rated thermal input is 50MW or greater the Environment Agency should be contacted as they are the regulating authority.

Further advice can be obtained from the Environmental Quality and Growth team.

## **INFORMATIVE:** Landscape

Please submit the technical paper that demonstrates that all imported topsoil will conform to BS3882:2015 in order to discharge Outline condition 48 (Earthworks).

## **Appendices**

Appendix 1: CBC Floorspace table

Appendix 2: Archaeology email

Appendix 3: Cambridgeshire Quality Panel Minutes

Appendix 4: Plan pack

## Appendix 1- Cambridge Biomedical Campus Phase 1 Approved Floorspace

Floorspace Type (Square metres)	Biomedical and Biotech R&D (B1(b))	Clinical research and treatment (D1 and/or clinical in-patient treatment)	Clinical research and treatment (D1 and/or clinical in-patient treatment) OR Higher Education OR Sui generis medical research institute uses	Biomedical and Biotech R&D (B1(b)) OR Clinical research and treatment (D1 and/or clinical in-patient treatment)	Total
Outline permission (06/0796/OUT)	115,000	60,000	25,000	15,000	215,000
LMB Building (07/0651/FUL)	25,209	-	-	-	25,209
New Papworth Hospital (14/1411/REM)	-	-	18,300	15,000	33,300
AstraZeneca (14/1633/REM)	59,821	-	-	-	59,821
AstraZeneca Phase 2 committed	20,884	-	-	-	20,884

Plot 8 Bellatrix (16/0653/REM) <i>Pending</i>	9,033	-	-	-	9,033
Plot 9 (16/1078/OUT) <i>Pending</i>	14,193	-	-	-	14,193
<b>Total Detailed Floorspace Approved</b>	<b>85,030</b>	<b>0</b>	<b>18,300</b>	<b>15,000</b>	<b>118,330</b>
Total Pending	44,110	0	0	0	9,033
Total committed	129,140				
Total remaining	0	60,000	6,700	0	87,637

## Appendix 2- Archaeology Email

### **Condition 60: Archaeology –archaeological studies and trenching works required**

The 'Archaeological Assessment & Mitigation Strategy' document (dated September 2015, updated October 2015) was submitted to CCC for approval in November 2015.

Content of response email from CCC dated Tue 09/02/2016 as follows:

*"I am pleased to confirm acceptance of the revisions to the written scheme of investigation and strategy you previously forwarded.*

*I look forward to the commencement of fieldwork on this site and would be grateful if you could confirm the start date when available.*



## **APPENDIX 3 - CAMBRIDGESHIRE QUALITY PANEL REPORT**

**Scheme:** Cambridge Biomedical Campus - Plots 8 and 9

**Date:** 14<sup>th</sup> December

**Venue:** Committee Room 1, the Guildhall, Cambridge City Council

**Time:** 9:30 – 12:30

### **Quality Panel Members**

Robin Nicholson (Chair)

Oliver Smith

David Taylor

Jo Gibbons

Meredith Bowles

Nick James

### **Panel secretariat and support**

Judit Carballo – Cambridgeshire County Council

David Carford - Cambridgeshire County Council

### **Local Authority Attendees**

Jonathan Brookes, Principal Urban Designer - Cambridge City Council

Thomas Webster – Principal Planner, Cambridge City Council

### **Applicant and Representatives**

University of Cambridge representatives, architects and a planning consultant.

## 1. Scheme description and presentation

Architect/Designer      Not disclosed

Applicant                University of Cambridge and Cambridge Medipark Ltd

Planning status        Pre Reserved Matters stage

## 2. Overview

Cambridge Biomedical Campus (CBC) is located on the southern side of Cambridge, near Addenbrooke's Hospital, approximately 2 miles from the city centre. Plots 8 and 9 are positioned in the south-western corner of the campus, bounded by the Cambridge to London railway line, Francis Crick Avenue, Addenbrooke's Link Road and the AstraZeneca site.

The scheme comes forward in the context of an Outline Planning Permission (OPP) 2009 for CBC which establishes key parameters for the site. It completes the final 9,086 sq m of consented development space – being 215,000 sq m in total - available under the OPP.

The applicant's site shown on plots 8 & 9 as Phase A and Phase B, however, it is understood that any development of a Phase B would fall outside of the extant OPP allocation.

The development comprises the following:

- 9,086 sq m building (Use class B1(b) laboratory floor space;
- Six storey 'pavilion in landscape' style in open campus setting;
- Direct vehicular access from Francis Crick Avenue;
- 44 car parking spaces (2 disabled spaces); and
- Landscaping.

The Panel previously reviewed CBC Plots 8 and 9 in June 2015 and made a number of recommendations. These included the following:

- The building needs to relate better to its surroundings and contextual master plan and be more readable as to its use;
- The building design could be much more interesting and architecturally honest;
- Further detail is needed on how occupants access and use the building, its environs and surrounding facilities;

- The elevations, public realm and landscape proposals need developing further;
- Relocating the building from its position at the southern part of the site should be explored.
- Explore other sustainable features, such as PVs, water systems, green walls/roof.
- The Panel would like to see the energy calculations of the building.

It was anticipated that the applicant will submit a reserved matters application in February 2016.

### **3. Cambridgeshire Quality Panel views**

#### Introduction

The Panel were pleased to note that the applicants had analysed and responded to the issues and recommendations received from the Quality Panel at the previous Panel meeting June 2015. The applicant presented two models showing the evolution of the proposal.

The Panel's advice reflects the issues associated with each of the four 'C's' in the Cambridgeshire Quality Charter. The comments below include both those raised in the open session of the meeting and those from the closed session discussions.

#### Connectivity

Much of the discussion revolved around the Addenbrooke's masterplan. Who is the owner of the plan? Who is the client? The Panel were concerned with the lack of a continuously engaged masterplanner for the Addenbrooke's site and Biomedical Campus. This is a wider issue that relates to all planning applications coming forward for the site.

The Panel noted there is no reference to public transport, location of the bus stops, and the linkages to plots 8 and 9. How do people travel from the bus stops to the site? How far is it to the nearest bus stop - a long way on a wet day?

The Panel queried where staff would go for lunch. It was explained that there are facilities provided in the building, therefore all activities during the day can be carried out in the building.

The Panel thought it would have been useful to provide a map showing the movements, circulation and cycle flows across the site, a heat map illustrating areas of high activity. Being a landmark building the possibility of a mobile café in a suitable location was suggested.

The Panel queried the amount of area dedicated to car parking and circulation of occasional delivery vehicles and wondered if this could be reduced. The Panel queried the possibility of sharing parking with neighbouring sites.

### Community

The Panel noted that the building will be used 24/7, although with minimum staff overnight. It was suggested an illustration of how the building looked when lit at night would be helpful.

The Panel highlighted the importance of amenity spaces, where they are located and the interaction with others on site. This is the context of the cycle culture in Cambridge where many people will be commuting by bike through the site.

### Climate

Details of BREEAM are fine. Current drawings do not explain how sustainability influences the design. The Panel suggested more detail of the roof and plant equipment needed to be shown. This will help inform opportunities for use of the space.

The Panel sought further information on the lack of PVs provision, and whilst accepting not much of the building's demand for electricity could be catered for, the benefit of PVs should be looked into further.

The Panel queried how the sustainability relates to the façade? More detail of how the louvres provide shading to prevent overheating was needed.

The Panel welcomed the fact a connection to the future Energy Centre is catered for in the design.

There was a discussion on the potential reuse of the building in 20-50 years from now. What is the building going to look like? Can this building be used for something else, or converted? The applicant

explained that the facilities required for the university are needed for the long term.

### Character

In regards to the landscape, the Panel asked for more of an explanation of how the location of the building was decided, including an option appraisal to maximise the southern aspect, landscaping, and showing the restrictions on the site.

The applicant explained there had been a study and that they cannot move the building to achieve more planting.

The Panel recommended a cross section through both building and landscape to better understand the easements and how this had influenced the planting as it was unclear from the model and illustrations.

The Panel queried what had been envisaged in terms of the landscape? There were a large number of species and there were some doubts as to whether that proposed could be delivered. The Panel felt there needed to be stronger core of principles that would better define the space and species used.

There were queries relating to how much standing water would be present. The developer explained swales would be dry most of the time.

The Panel noted the green roof on the bike storage but wondered whether a green or brown roof had been considered for the building. The developer explained in terms of drainage the swales were designed to retain water on the site.

The Panel queried if seating areas and other uses for the landscape are sufficiently sheltered from the prevailing wind. More detail of the planting would help inform this. There was some doubt as to whether the circular space off the approach cycle track would be used.

Sharing car parking to reduce area dedicated to parking on parcel 8 and 9 was raised (as before) as this would give more area for landscape. However it was explained all parking on the Addenbrooke's Campus, both built and planned, is allocated to other

users. It was noted the parcel of land immediately opposite is yet to be designed and opportunities may arise.

The new scale of the building was welcomed; the greater confidence was welcomed. The Panel were supportive of the colour and use of the bronze, strong and clear. However the Panel was divided as to whether the mullions should be free and 'Miesian' or framed.

The Panel had some concern that the materials and the details may be changed after planning permission is granted. The Panel were supportive of the materials and details such as the window louvres forming part of the reserved matters application, as they are such an important part of the design, and the building is in such a key position.

#### **4. Conclusion**

The Panel welcomed the improvements made on the building.

However there is a broader issue of the overall masterplan for Addenbrooke's. The Panel is concerned that nobody seems to own the masterplan to ensure the campus works as a whole. Public transport was raised as being crucial to the delivery of a successful travel plan and workable place.

The Panel made the following recommendations, further details can be found above:

- Consider users of the landscape and of the building over the course of the day. Consider where people are having lunch, where people may congregate on the site.
- As the building is going to be lit at night it would be helpful to see this.
- Consider if the area for parking and turning head can be reduced. Can parking be reduced if shared with other parcels?
- A better explanation is needed for the design of the louvres and how this contributes to preventing the building from overheating. Need to see more detail of elevations particularly on the southern side of the building.
- Enabling the option to connect to the Energy Centre is wise.
- Consider re-use of the building, adaptation. Building uses can come and go at great speed.

- Need more explanation as to the landscape in relation to the easement on the site, and the transition period. Cross sections through the building and landscape are essential
- Landscape design is important and needs to be better defined. Is it parkland? Is it a landscaped garden?
- Consider number of species used in the Landscape. Is it deliverable and who is going to maintain it?
- More detail of the roof and plant enclosure is needed.
- Consider green roof or at least a living roof for the building.
- Materials are good quality; the importance of the building in its location means these need to be determined as part of the planning permission.

Post - Paris COP all long term masterplans must incorporate non-fossil fuel power generation such as major wind turbines

**Appendix 4 – Plan pack (see separate pack of drawings)**