

<b>Application Number</b>	16/1078/OUT	<b>Agenda Item</b>	
<b>Date Received</b>	10th June 2016	<b>Officer</b>	Tony Collins
<b>Target Date</b>	9th September 2016		
<b>Ward</b>	Queen Ediths		
<b>Site</b>	Plot 9 Cambridge Biomedical Campus Francis Crick Avenue Cambridge		
<b>Proposal</b>	Outline Application with all matters reserved for up to 14,193 sqm (excluding plant areas) of biomedical and biotech research and development (Use Class B1(b)); landscaping; car and cycle parking areas and all other associated infrastructure.		
<b>Applicant</b>	University of Cambridge Estate Management, Greenwich House Madingley Road CB3 0TX		

<p>SUMMARY</p>	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> The principle of this use is consistent with Paragraph 19 of the Framework, and with policies and site allocations in both the 2006 Cambridge Local Plan and the Cambridge Local Plan 2014 Proposed Submission.</li> <li><input type="checkbox"/> The submitted parameter plans will ensure that any future building will sit harmoniously within the context of the wider Biomedical Campus.</li> <li><input type="checkbox"/> The proposed use will not have any unacceptable impact on the highway network.</li> <li><input type="checkbox"/> The proposal causes no conflict with the drainage strategy already approved for the wider Biomedical Campus site.</li> </ul>
<p>RECOMMENDATION</p>	<p>APPROVAL</p>

## **1.0 SITE DESCRIPTION/AREA CONTEXT**

- 1.1 Plot 9 is a rectangular site of 0.77ha. It lies within the wide area to the south and west of Addenbrooke's hospital granted outline permission for clinical and research floorspace under 06/0796/OUT, and usually referred to as the Cambridge Biomedical Campus (CBC) Phase 1. The outline permission was subsequently amended under 14/2094/S73, and 14/1691/S73. Planning Committee resolved on 3<sup>rd</sup> August 2016 to grant outline permission for Phase 2 of the CBC to the south of Dame Mary Archer Way.
- 1.2 The Plot 9 site lies towards the south-west corner of the Phase 1 outline permission site, east of the Cambridge-London railway line and west of Francis Crick Avenue, close to the point at which the Addenbrooke's link road crosses the railway. It was formerly agricultural land, but it has been cleared, and is currently being used by contractors in connection with the archaeological investigation on the adjoining Plot 8 site to the south.
- 1.3 The site is allocated for mixed uses, primarily clinical, biomedical and biotech research and development uses, higher education and sui generis research institutes under policy 9.5 in the Cambridge Local Plan (2006). This mixed use allocation is maintained under policy 16 of the Cambridge Local Plan 2014 Proposed Submission.

## **2.0 THE PROPOSAL**

- 2.1 The CBC Phase 1 outline approval given under 06/0796/OUT essentially granted permission for 60,000m<sup>2</sup> of clinical research and treatment space for Addenbrooke's, and 115,000m<sup>2</sup> for biomedical and biotech research and development (and support services).
- 2.2 Since the granting of that outline consent in 2009, reserved matters approval has been granted and construction is now completed or well advanced on a number of high-profile projects within CBC, including the new MRC Laboratory of Molecular Biology LMB (07/0651/FUL), the new Papworth Hospital (14/1411/REM), and the new Global R&D Centre and new Corporate Headquarters for AstraZeneca (14/1633/REM). In addition, at Planning Committee on 3<sup>rd</sup> August 2016, an

application for biomedical and biotech research and development use on Plot 8, immediately to the south of the present application site, was approved. As the table below shows, the total research space given reserved matters approval in these buildings is now, at 94,000m<sup>2</sup>, over 80% of the total floorspace of this type sanctioned under the original outline permission

	Biomedical and Biotech research and development floorspace permitted (B1(b))
Outline permission (06/0796/OUT)	115,000
LMB Building (07/0651/FUL)	25,209
New Papworth Hospital (14/1411/REM)	-
AstraZeneca (14/1633/REM)	59,821
Plot 8 Bellatrix (16/0653/REM)	9,033
Total Detailed Floorspace Approved	94,063

2.3 In addition, 20,884m<sup>2</sup> of biomedical and biotech research and development space is committed to Phase 2 of the Astra Zeneca development, which is not yet the subject of a detailed planning application. When this is added to the above total, the floorspace approved or committed for this use within the CBC totals 114,947m<sup>2</sup>, just 53m<sup>2</sup> short of the total such space authorised by the outline permission.

2.4 The present application site, however, remains as a vacant parcel of land within the original outline site on which no floorspace has up till now, been sought. Because this remaining site offers an opportunity to create further biomedical research space within the boundary, and within the broad framework, of

the existing outline plan, this application has been submitted. Such additional research space cannot be achieved through a reserved matters application, because the floorspace limit of the outline approval has been reached. Full planning permission is required, and the applicants are seeking to do this through the present new outline application, which will be followed in the future by a reserved matters application for a specific building.

### 3.0 SITE HISTORY

<b>Reference</b>	<b>Description</b>	<b>Outcome</b>
06/0796/OUT	Up to 215,000sqm floorspace (comprising 60,000sqm of clinical, 115,000sqm of biomedical research and development, 15,000sqm of either biomedical research and development or clinical, and 25,000sqm of either clinical or higher education or medical research institute uses.	Approved with conditions
07/0651/FUL	Laboratory of Molecular Biology (a research and development use). (Plot 6)	Approved with conditions
14/1411/REM	Reserved matters application pursuant to outline approval 06/0796/OUT for New Papworth hospital.	Approved with conditions
14/1633/REM	Reserved matters pursuant to outline 06/0796/OUT for a total of 59,821sqm Biotech and Biomedical Research and Development floorspace.(Plots 7 and 10-13)	Approved with conditions
14/1691/S73	Vary condition to require and enable off-site highway works at Hills Road/Fendon Road/Robinson Way roundabout and Queen Ediths Way/Mowbray Road/Fendon Road.	Approved with conditions
14/2094/S73	Vary condition to extend the timeframe for submission and agreement of off-site highway works associated with 06/0796/OUT	Approved with conditions

16/0653/REM Reserved matters, pursuant to outline 06/0796/OUT for a 9,033sqm Biotech and Biomedical Research and Development building. (Plot 8) Approved with conditions

#### 4.0 PUBLICITY

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

#### 5.0 POLICY

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

5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
Cambridge Local Plan 2006	3/1 3/2 3/3 3/4 3/7 3/11 3/12 4/34/6 4/8 4/9 4/13 4/15 4/16 7/1 7/4 8/1 8/2 8/3 8/4 8/5 8/6 8/10 8/16 9/5 10/1

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

Central Government Guidance	National Planning Policy Framework March 2012 National Planning Policy Framework – Planning Practice Guidance March 2014
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<p>Supplementary Planning Guidance</p>	<p>Sustainable Design and Construction (May 2007)</p> <p>Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012)</p> <p>Planning Obligation Strategy (March 2010)</p> <p>Public Art (January 2010)</p>
<p>Material Considerations</p>	<p><u>City Wide Guidance</u></p> <p>Biodiversity Checklist for Land Use Planners in Cambridgeshire and Peterborough (March 2001).</p> <p>Cambridge Landscape and Character Assessment (2003)</p> <p>Cambridge City Nature Conservation Strategy (2006)</p> <p>Cambridge and South Cambridgeshire Strategic Flood Risk Assessment (November 2010)</p> <p>Strategic Flood Risk Assessment (2005)</p> <p>Cambridge and Milton Surface Water Management Plan (2011)</p> <p>Cambridge Sub-Region Culture and Arts Strategy (2006)</p> <p>Cambridgeshire Quality Charter for Growth (2008)</p> <p>Cambridge Walking and Cycling Strategy (2002)</p>

	Air Quality in Cambridge – Developers Guide (2008)
	<u>Area Guidelines</u> Cambridge City Council (2002)–Southern Corridor Area Transport Plan: Southern Fringe Area Development Framework (2006)

#### 5.4 Status of Proposed Submission – Cambridge Local Plan

Planning applications should be determined in accordance with policies in the adopted Development Plan and advice set out in the NPPF. However, after consideration of adopted plans and the NPPF, policies in emerging plans can also be given some weight when determining applications. 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 Area of Major Change

## 6.0 CONSULTATIONS

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

First advice (29<sup>th</sup> July 2016)

- 6.1 The transport assessment should expand on how to make use of the Cambridge Guided Bus route more attractive to cyclists. More detail on visitor cycle parking required. Need to consider cycle route along Francis Crick Avenue must be acknowledged.
- 6.2 Further information is required on whether increased trips to the Park and Ride can be accommodated. Further information is

also required on whether bus stops or bus routes closer to the development can be provided, and also on how to improve the public transport situation in the period before the Piazza and Circus bus stops are created.

- 6.3 Further consideration of contributions which might be made to the City Deal and the Cycling Strategy is required. Possible improvements to wayfinding should also be considered.
- 6.4 More recent accident data should be provided.
- 6.5 Justification that 130 car parking spaces is the correct level should be provided. A parking accumulation strategy is required. Further detail of cycle parking levels is required. A cycle parking accumulation exercise is required.
- 6.6 Further information on trip generation and trip distribution between modes is required. Identification of possible highway network shortcomings is required. The TA should confirm that implementation of improvements to the Addenbrooke's Road / Shelford Road junction prior to opening of any future building on the site will be agreed as part of transport mitigation.
- 6.7 Holding objection lodged until additional information specified is provided.

Second advice (11<sup>th</sup> October 2016)

- 6.8 Information confirms that the presence of the Francis Crick Avenue cycle lane will be taken into account at the details design stage.
- 6.9 It is accepted that bus stops at the Circus and the Piazza are likely to be operational before any building on this site comes into use. Bus occupancy studies have been agreed. Engagement with bus companies to feed through capacity restraints and warn of building occupation will be required as part of the Travel Plan. A contribution to Park and Ride improvement has been agreed.
- 6.10 Up-to-date accident information has been provided.
- 6.11 An estimate of daily visitor numbers has been provided. Additional information on trip generation confirms that the

assumptions made in the original application Transport Assessment are acceptable. It has been agreed that car parking and cycle parking accumulation exercises will be carried out at reserved matters stage.

- 6.12 It has been agreed that the Addenbrooke's Road / Shelford Road junction improvements will be implemented prior to the coming into use of either Abcam, or development on this application site, whichever is the sooner.
- 6.13 A Travel Plan and a Sustainable Transport Investment Fund (to assist in the achievement of modal share targets) are required. These can be secured through a Section 106 agreement. A Construction Management Plan is required which should include travel plan measures for construction workers. This can be secured by condition.
- 6.14 Contributions towards the following sustainable transport improvements have been agreed:
- a) Hills Road City Deal improvements
  - b) Western Orbital Bus Route scheme
  - c) Babraham Road cycleway improvements
  - d) Queen Edith's Way cycle scheme
  - e) National Cycle Network 11 improvements
  - f) Park and Ride expansion
- 6.15 Subject to all the above mitigation measures, the proposal is acceptable.

### **Environmental Health**

- 6.16 The submitted Construction Environmental Management Plan sections on site hours, noise and vibration, dust management, site lighting, public relations, complaints, and the Considerate Constructors Scheme are acceptable
- 6.17 Conditions are required on contaminated land, including the risk of ground gas, construction hours, construction deliveries, adherence to the Construction and Environmental Management Plan, mobile machinery, noise impact of operational plant, site lighting in the operational phase, fume extraction and filtration, air quality, total energy demand, electric vehicle charging

points, and low nitrogen oxide boilers. Informatives to support these conditions are also recommended

### **Urban Design and Conservation Team**

6.18 Parameter plans (PP) are included. Advice on these is as follows.

- Land uses (PP1): use of strategic gaps for car parking not supported.
- Movement and Access (PP5): shows access to be shared with Plot 8 – supported.
- Layout: supported.
- Scale and massing: consistent with the original outline approval – supported.
- Open space and landscape (PP4): widths and location of structural landscaping consistent with the original outline approval – supported.

6.19 Overall: acceptable, subject to the same design conditions as the original outline approval, and the requirement for a sample panel.

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

#### Overall approach

6.20 A range of measures are proposed including:

- The targeting of BREEAM very good as a minimum, but with BREEAM excellent credits for energy. This approach is supported;
- The proposed use of permeable paving, swales and shallow geocellular storage modules to deal with surface water runoff;
- The hierarchical approach to reducing energy demand and associated carbon emissions, with the use of the Be Lean, Be Clean and Be Green approach;
- The proposed use of external solar shading to reduce excessive summer heat gains. This is welcomed. Recommend that particular consideration be given to solar shading on S and W elevations.

### Water demand

- 6.21 Encourage applicant to go further is in relation to reducing potable water demand. Application aims for the minimum requirements for BREEAM 'very good' (1 out of a possible 5 credits: 12.5% improvement on the baseline water consumption), but should target at least 3 credits: 40% improvement on the baseline case.

### Construction waste management,

- 6.22 Not clear whether the scheme will be brought forward under the principles of the Outline Waste Management Plan approved as part of the original outline permission if this is the case, Condition 24 of approval 14/2094/S73, which required submission of Detailed Waste Management Plans, should be carried forward.

### Renewable energy

- 6.23 Submitted Energy Statement considers a range of technologies, including Combined Heat and Power (CHP), to meet the original outline permission's requirement for 10% renewable energy. CHP is acceptable in policy terms, but if it is to be used, careful consideration needs to be given to emission standards to reduce impact on air quality. Photovoltaics and, potentially solar hot water panels, are the preferred technologies. Suggest a revised renewable energy condition, enabling both renewable and low carbon technology to be utilised, and clarifying that the 10% renewable/low-carbon requirement is for regulated energy.
- 6.24 Conditions necessary on BREEAM certification, construction waste management and renewable energy.

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

- 6.25 Strategic gaps and landscape structure are in accordance with the parameter plans of the original outline, and are acceptable, but the suggestion that the strategic gap could be used for car parking is not supported. Some of the plant species identified in the design and access statement are not appropriate. (This can be addressed at reserved matters stage.)

### **Cambridgeshire County Council (Flood and Water Management)**

- 6.26 Meets minimum surface water requirements of the NPPF. Condition required to secure surface water strategy with any reserved matters application.

### **Cambridgeshire County Council (County Planning, Minerals and Waste)**

- 6.27 Applicant should demonstrate that the proposal will not prejudice the operation of the Addenbrooke's Energy Innovation Centre. Condition required to secure site waste management plan.

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

- 6.28 Acceptable. Condition required to secure surface water strategy with any reserved matters application.

### **Head of Streets and Open Spaces (Biodiversity Officer)**

- 6.29 Acceptable. Requires conditions on lighting strategy, landscape, nest boxes, and species for swale planting.

### **Environment Agency**

6.00 No objection. Drainage informatives should be attached. Applicant should demonstrate that the proposal will not prejudice the operation of the Addenbrooke's Energy Innovation Centre.

### **Cambridgeshire Fire and Rescue Service**

- 6.30 Condition required on provision of fire hydrants. Applicant should note the non-standard dimensions of the largest Cambridgeshire fire appliances, which need to be accommodated.

## **Cambridgeshire Constabulary Crime Prevention Design Team**

6.31 No comment. Recommend informative indicating CPDT would welcome opportunity to discuss car park and cycle storage security with developer.

### **National Grid**

6.32 Proximity of site to high pressure gas pipeline noted. No objection.

### **Network Rail**

6.33 Conditions required with respect to impact of the development and its construction on the railway.

### **Cambridge International Airport**

6.34 No objection

### **Hobson's Conduit Trust**

6.35 No comment.

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

## **7.0 REPRESENTATIONS**

7.1 No representations have been received.

## **8.0 ASSESSMENT**

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

1. Principle of development
2. Parameter plans
3. Drainage and utilities
4. Environmental health
5. Ecology

6. Employment
7. Transport
8. Sustainability
9. Waste
10. Archaeology
11. Planning obligations

## **Principle of Development**

- 8.2 Paragraph 19 of the National Planning Policy Framework (The Framework) states: 'Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.'
- 8.3 The site is within land allocated in site allocation 9.05 of the Cambridge Local Plan 2006 for mixed uses including biomedical and biotech research and development.
- 8.4 Paragraph 9.24 of the Cambridge Local Plan 2006, which supports policy 9.5 Southern Fringe, insists that the mix of non-clinical uses in the Cambridge Biomedical Campus should focus primarily on genuine Class B1(b) research and development uses and sui generis research institutes.
- 8.5 The Cambridge Local Plan 2014 Proposed Submission maintains the allocation of the 2006 plan for these uses.
- 8.6 The principle of additional research space is therefore consistent with all these elements of the policy background, and with policies 7/4 and 9/5 of the Cambridge Local Plan 2006. The issue of any impact of the additional floorspace over and above that already assessed and permitted by 06/0796/OUT is considered under headings below.

## **Parameter Plans**

### Parameter plan 1 - land uses

- 8.7 The parameter plan provides for a 12.5m gap on the north side of the site, which will maintain the 25m gap between this site and Plot 10 to the north, established by the parameter plans of the original outline. This is acceptable. The parameter plan suggests that car parking space could be one of the uses to

which this 'gap' land is put. I concur with the urban design and landscape teams that this is not appropriate, because it would erode the clarity and visual amenity of the gap. I recommend an appropriate condition to preclude such use.

#### Parameter plan 2 – maximum building heights and envelope

#### Parameter plan 3 – minimum building heights and envelope

- 8.8 The approach to scale and massing of both these parameter plans is consistent with the approved parameter plans of the original outline application 06/0796/OUT, and maintains the limits set in the equivalent parameter plans at that time. This is acceptable in my view.

#### Parameter plan 4– landscape

- 8.9 The landscape parameter plan maintains the structure established by the parameter plans of the original outline permission, including a 12m wide buffer strip along the railway line with two rows of trees, and tree blocks within car parking areas to the rear of any building. This is acceptable in my view. As indicated above, the landscape parameter plan suggests possible car parking space with the strategic gap along the north side of the plot. I do not consider this appropriate, and I recommend a condition to preclude it.

#### Parameter plan 5 – site access

- 8.10 This plan identifies the position of the pedestrian, cycle and motor vehicle access into the site, which would be shared with Plot 8 to the south. This avoids a proliferation of access points on Francis Crick Avenue, and is acceptable in design terms.
- 8.11 In summary, subject to a prohibition on the use of the strategic gap for car parking, the parameter plans adhere fully to the framework set by the parameter plans of the original Cambridge Biomedical Campus outline approval 06/0796/OUT, and are acceptable.

#### **Drainage and utilities**

- 8.12 A drainage strategy for the entire Cambridge Biomedical Campus already exists. The City Council's sustainable drainage officer, the County Council Flood and Water Management team,

and the Environment Agency are all content that the application presents no conflict in principle with this strategy. I recommend conditions to ensure adherence to that strategy, and to ensure the submission of a surface water strategy for this plot with any reserved matters application.

- 8.13 I also recommend the addition of the conditions originally attached to the outline permission for the CBC relating to foul water, ground water, and modelling of flows to Hobson's Brook, to ensure that these safeguards are maintained for this plot, and a further condition to ensure maintenance of non-adopted drainage, in accordance with advice in the Framework.
- 8.14 Subject to these conditions, I am satisfied that appropriate drainage of the site will be provided, and that in this respect the application is consistent with policies 3/1, 4/13 and 4/16 of the Cambridge Local Plan 2006.

### **Environmental Health**

- 8.15 I accept the advice of the environmental health officer that the submitted Construction Environmental Management Plan is acceptable. I recommend a condition to ensure compliance (Condition 17 part (iii)). Much of the submitted noise impact assessment is acceptable, but there are some assumptions and inconsistencies which are not acceptable to the environmental health team, and I therefore recommend conditions to safeguard against unacceptable noise levels (Condition 19). I accept the advice of the environmental health team that the approach to external lighting of the site in the operational phase is acceptable, but also that a condition is required to control the detailed design (Condition 21).
- 8.16 I also accept the advice of the environmental health team that further conditions are required to safeguard against the impact of odours and fumes in the operational phase (Condition 20), to ensure there is no unacceptable impact on air quality (Condition 18), and to protect against the impact of ground contamination, including ground gas (Condition 10-16).
- 8.17 Subject to these conditions, I am of the view that the application is acceptable in terms of its impact on environmental health, and that in this respect, it is in accordance with policies 3/1, 3/4, 3/12, 4/13, and 4/15.

## **Ecology**

- 8.18 A site-wide Nature Conservation Management Plan (NCMP) for CBC Phase 1 was approved in 2011. I have recommended conditions (replicating those from the CBC outline permission 14/1691/S73) to ensure adherence to that plan and to require the submission of a plot-specific NCMP at the time of any reserved matters submission. The Nature Conservation Officer is content with the provisions of the application but recommends conditions on lighting, landscape and the provision of nest boxes. I concur with this view, and recommend the conditions suggested.

## **Employment**

- 8.19 No end user for this site exists at present, and no proposals for a building to be the subject of a reserved matters application have been discussed. The precise scale of future employment within the floorspace sought is therefore not known. However, the principle of this type of employment in this location is consistent with policies 7/4 and 9/5 of the Cambridge Local Plan 2006. The implications of such employment for the transport network are addressed below.

## **Transport**

- 8.20 The proposal to create additional research and development floorspace above the total originally permitted in the CBC Phase 1 outline permission has implications for the transport network created by journeys to work, visitors and deliveries. Concern about the impact of these additional flows led the highway authority to seek further information from the applicants. Additional updated and more detailed transport information has now been submitted, including proposed mitigating measures.
- 8.21 The transport mitigating measures to which the applicants have agreed to contribute are:
- a) Improvements to the Addenbrooke's Road / Shelford Road intersection
  - b) Hills Road City Deal improvements
  - c) Western Orbital Bus Route scheme
  - d) Babraham Road cycleway improvements

- e) Queen Edith's Way cycle scheme
- f) National Cycle Network 11 improvements
- g) Park and Ride expansion

- 8.22 The applicants will also submit a Travel Plan, and set up a Sustainable Transport Investment Fund (which can be drawn on to assist in the achievement of modal share targets).
- 8.23 Conditions and a Section 106 agreement need to be framed to secure appropriate actions depending on the precise scale of a future development and the time at which it comes forward. The highway authority is now satisfied that, subject to such conditions and the completion of such a Section 106 agreement to secure mitigating measures, no unacceptable impact on the transport network would be created.

### **Sustainability**

- 8.24 The sustainable development officer supports the application's approach to sustainability, especially the targeting of BREEAM excellent for energy, and the proposed use of solar shading. Subject to the conditions she recommends, which I have included in the list attached to this report, I am of the view that the application is acceptable in terms of sustainability, and in accordance in this respect with policies 3/1, 3/12 and 8/16 of the Cambridge Local Plan 2006.

### **Waste**

- 8.25 I share the disappointment of the County Waste and Minerals officer that the application does not provide a waste audit or strategy and fails to address the issues of waste minimisation, recycling and resource recovery in the manner prescribed by the County Waste and Minerals Core Strategy. However, I concur with her that this shortcoming can be rectified by the addition of an appropriate condition to any permission. I recommend such a condition, and subject to that, I am of the view that the application is in accordance with policies 3/1 and 3/12 of the Cambridge Local Plan 2006, policy CS28 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011, the Recycling in Cambridgeshire and Peterborough (RECAP) Waste Design Guide 2012; and the National Planning Policy for Waste October 2014

## **Archaeology**

- 8.26 A scheme of archaeological investigation for this site and the adjoining plot 8 has already been approved and is being implemented. The advice of the County Council is that no further archaeological safeguards are required for this site. I accept this advice, and I have consequently recommended only a condition to ensure the programme of investigation already agreed is fully implemented with respect to this site.

## **Planning obligations**

- 8.27 The Community Infrastructure Levy (CIL) Regulations 2010 have introduced the requirement for all local authorities to make an assessment of any planning obligation in relation to three tests. Each planning obligation needs to pass three statutory tests to make sure that it is

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

In bringing forward my recommendations in relation to the Planning Obligation for this development I have considered these requirements.

- 8.28 In line with the CIL Regulations, councils can pool no more than five S106 contributions towards the same project. The new 'pooling' restrictions were introduced from 6 April 2015 and relate to new S106 agreements. This means that all contributions now agreed by the city council must be for specific projects at particular locations, as opposed to generic infrastructure types within the city of Cambridge.

## **Transport**

- 8.29 As indicated in paragraphs 8.21 and 8.22 above, the County Council has indicated that to mitigate the transport impacts of the creation of additional research and development floorspace on this site, contributions to the following transport improvements are required:

- a) Improvements to the Addenbrooke's Road / Shelford Road intersection (provided that these improvements have not already been carried out on the basis of contributions from the Abcam development to the south of Dame Mary Archer Way permitted under 16/0165/FUL)
- b) Hills Road City Deal improvements
- c) Western Orbital Bus Route scheme
- d) Babraham Road cycleway improvements
- e) Queen Edith's Way cycle scheme
- f) National Cycle Network 11 improvements
- g) Park and Ride expansion

8.30 In addition, a Travel Plan, and a Sustainable Transport Investment Fund, which can be drawn on to assist in the achievement of modal share targets, are also required.

8.31 Subject to the completion of a S106 planning obligation to secure these mitigating measures, I am satisfied that the proposal accords with Cambridge Local Plan (2006) policies 8/3 and 10/1 and the Planning Obligation Strategy 2010.

#### Public Art

8.32 The application proposes making a contribution to the public art strategy for the biomedical campus. This can be secured via a Section 106 agreement, because it has already been agreed that the approved Public Art Strategy is necessary to render the outline consent on the whole Cambridge Biomedical Campus Phase 1 site acceptable. The sum agreed in the Agreement associated with this application will ensure that the public art provided on the Phase 1 site will increase to reflect the additional floorspace (and implied number of employees) which this application seeks. In my opinion, subject to this Agreement, the proposal is compliant with Cambridge Local Plan (2006) policies 3/7 and 10/1 and the Public Art SPD 2010

8.33 It is my view that the planning obligation is necessary, directly related to the development and fairly and reasonably in scale and kind to the development and therefore the Planning Obligation passes the tests set by the Community Infrastructure Levy Regulations 2010.

## 9.0 CONCLUSION

- 9.1 The biotech and biomedical research and development use sought in this application is wholly in accordance with Paragraph 19 of the Framework, and with the site allocation in the 2006 Cambridge Local Plan. It is also consistent with the general principles of the uses for which outline permission was previously granted on the Cambridge Biomedical Campus Phase 1 site within which this application site lies.
- 9.2 Material submitted with this application and the proposed conditions will ensure that any proposal for a building on this site remains consistent with the design parameters of the earlier outline permission and with the agreed strategies for landscape, drainage, nature conservation and archaeological investigation associated with it. The application is also consistent with local plan policy on environmental health issues, sustainable design and construction, and waste management and minimisation.
- 9.3 I accept the advice of the County Council that the recommended conditions and Section 106 Agreement are sufficient to ensure that the impact of this additional floorspace above the quantum originally sanctioned on the Biomedical Campus Phase 1 will not have an unacceptable transport impact.
- 9.4 In my view, the proposal is in accordance with policy, and is acceptable.

## 10.0 RECOMMENDATION

**APPROVE**, subject to completion of a s106 Agreement and the following conditions:

1. Start Date

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

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

2. Reserved matters

No development on this site shall commence until approval of the details of the access, appearance, landscaping, layout and scale (hereinafter called the reserved matters) within that phase has been obtained from the local planning authority in writing. The development shall be carried out as approved

Reason: To ensure that all necessary details are acceptable (Cambridge Local Plan 2006 policies 3/2, 3/4, 3/7, 3/11, 3/12, 4/2, 4/3, 4/4, 9/3, 9/8).

3. Time period for Development of Reserved Matters Approvals

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

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

4. Environmental Statement

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

Reason: To ensure that the development takes place in accordance with the principles and parameters contained within the Environmental Statement (Cambridge Local Plan 2006 policies 9/3, 9/5 and 10/1).

5. The development shall be in accordance with the following parameters.

a) Maximum building heights shall not exceed those identified in the approved Parameter Plan 2 ( PLT9-02-AR-SKT-XX-XX-00013 Rev P06).

b) Building envelopes shall conform to the limits specified in the approved Parameter Plan 2 ( PLT9-02-AR-SKT-XX-XX-00013 Rev P06).

b) Minimum building heights shall be no lower than those specified in the approved Parameter Plan 3 ( PLT9-02-AR-SKT-XX-XX-00014 Rev P05).

d) Flue heights shall not exceed the limits specified in the approved Parameter Plan 2 ( PLT9-02-AR-SKT-XX-XX-00013 Rev P06).

e) Landscaping of the site shall be in accordance with approved Parameter Plan 4 ( PLT9-02-AR-SKT-XX-XX-00015 Rev P05).

f) Access to the site shall be in accordance with approved Parameter Plan 5 ( PLT9-02-AR-SKT-XX-XX-00016 Rev P05).

Reason: In order to mitigate the visual impact of the development on the setting and special character of Cambridge, the retained Green Belt, the Green Corridor and surrounding open countryside, and to ensure the development responds positively to key areas of public realm. (Cambridge Local Plan 2006 policies 3/2, 3/4, 3/7, 3/11, 3/12, 4/2, 4/3, 9/3 and 9/5).

#### 6. Planning Parameters: Land Use

Unless otherwise agreed in writing by the Local Planning Authority, land uses shall accord with the land use locations as specified on approved plan PLT9-02-AR-SKT-XX-XX-00012 Rev P06, but with the additional requirement that no part of the area identified in grey as a Strategic Gap on that plan, and which is east of the westernmost point of any building on the site, shall be used for car parking.

Reason: To ensure that the development takes place in accordance with the principles and parameters contained within the approved plans and Environmental Statement (Cambridge Local Plan 2006 policies 9/3, 9/5 and 10/1).

#### 7. Permitted Development Restriction

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

Reason: In order to safeguard the character and appearance of the development of the site (Cambridge Local Plan 2006 policies 3/4, 3/7 and 3/12).

## 8. Materials

No development of a building above ground level shall take place until samples of the materials to be used in the construction of its external surfaces have been submitted to and approved in writing by the Local Planning Authority, and an on-site panel showing these materials in their proposed combination has also been so approved. The development shall be constructed in accordance with the approved samples.

Reason: To ensure that the appearance of the external surfaces is appropriate (Cambridge Local Plan 2006 policies 3/4, 3/7 and 3/12).

## 9. Levels

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

Reason: In order to safeguard the character and appearance of the area (Cambridge Local Plan 2006 policies 3/4, 3/7 and 3/12).

## 10. Submission of Preliminary Contamination Assessment:

Prior to the commencement of the development (or phase of) or investigations required to assess the contamination of the site, the following information shall be submitted to and approved in writing by the local planning authority:

(a) Desk study to include:

- Detailed history of the site uses and surrounding area (including any use of radioactive materials)
- General environmental setting.

-Site investigation strategy based on the information identified in the desk study.

(b) A report setting out what works/clearance of the site (if any) is required in order to effectively carry out site investigations.

Reason: To adequately categorise the site prior to the design of an appropriate investigation strategy in the interests of environmental and public safety in accordance with Cambridge Local Plan 2006 Policy 4/13.

11. Submission of site investigation report and remediation strategy:

Prior to the commencement of the development (or phase of) with the exception of works agreed under condition 10 and in accordance with the approved investigation strategy agreed under clause (a) of condition 10, the following shall be submitted to and approved in writing by the local planning authority:

(a) A site investigation report detailing all works that have been undertaken to determine the nature and extent of any contamination, including the results of the soil, gas and/or water analysis and subsequent risk assessment to any receptors

(b) A proposed remediation strategy detailing the works required in order to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters. The strategy shall include a schedule of the proposed remedial works setting out a timetable for all remedial measures that will be implemented.

Reason: To ensure that any contamination of the site is identified and appropriate remediation measures agreed in the interest of environmental and public safety in accordance with Cambridge Local Plan 2006 Policy 4/13.

12. Implementation of remediation.

Prior to the first occupation of the development or (or each phase of the development where phased) the remediation strategy approved under clause (b) to condition 11 shall be fully implemented on site following the agreed schedule of works.

Reason: To ensure full mitigation through the agreed remediation measures in the interests of environmental and public safety in accordance with Cambridge Local Plan 2006 Policy 4/13.

13. Completion report:

Prior to the first occupation of the development (or phase of) hereby approved the following shall be submitted to, and approved by the local planning authority.

(a) A completion report demonstrating that the approved remediation scheme as required by condition 11 and implemented under condition 12 has been undertaken and that the land has been remediated to a standard appropriate for the end use.

(b) Details of any post-remedial sampling and analysis (as defined in the approved material management plan) shall be included in the completion report along with all information concerning materials brought onto, used, and removed from the development. The information provided must demonstrate that the site has met the required clean-up criteria.

Thereafter, no works shall take place within the site such as to prejudice the effectiveness of the approved scheme of remediation.

Reason: To demonstrate that the site is suitable for approved use in the interests of environmental and public safety in accordance with Cambridge Local Plan 2006 Policy 4/13

14. Material Management Plan:

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

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

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

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

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

e) Include confirmation of the chain of evidence to be kept during the materials movement, including material importation, reuse placement and removal from and to the development.

All works will be undertaken in accordance with the approved document.

Reason: To ensure that no unsuitable material is brought onto the site in the interest of environmental and public safety in accordance with Cambridge Local Plan 2006 policy 4/13.

15. Unexpected Contamination:

If unexpected contamination is encountered whilst undertaking the development which has not previously been identified, works shall immediately cease on site until the Local Planning Authority has been notified and/or the additional contamination has been fully assessed and remediation approved following steps (a) and (b) of condition 11 above. The approved remediation shall then be fully implemented under condition 12

Reason: To ensure that any unexpected contamination is rendered harmless in the interests of environmental and public safety in accordance with Cambridge Local Plan 2006 Policy 4/13.

16. Contaminated Land: Ground Gas Risk

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

Reason: In order to safeguard the health and safety of future occupants of buildings (Cambridge Local Plan 2006, policy 4/13).

## 17. Construction Pollution

### i. Construction Hours

Unless otherwise agreed in writing by the Local Planning Authority, no construction work shall be carried out or plant operated other than between the following hours: 0730 to 1800 Monday to Friday, 0800 to 1300 on Saturdays and at no time on Sundays, Bank or Public Holidays.

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

### ii. Collection and Delivery Times

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

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

### iii. Construction & Environmental Management Plan (CEMP)

Site preparation and construction phases of the development hereby approved shall be carried out fully in accordance with the various construction related environmental pollution controls / measures detailed in the following submissions:

Plot 9, Cambridge Biomedical Campus, Sustainability Statement:

- Chapter 9: Construction & Environmental Management Plan - CEMP (Document: PLT9-02-CT-RPT-XX-XX-00901 P06, May 2016)'

- Chapter 8: Noise and Vibration (Document: 60323976 M001.004, May 2016 - Cambridge Biomedical Campus, Plot 9 - Noise Impact Assessment)'

- Chapter 7: Air Quality Report (Document: PLT9-01-AE-RPT-05-16-1001 1001, May 2016)'

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

#### iv. Non-Road Mobile Machinery Plant Condition

All Non-Road Mobile Machinery (NRMM) of net power between 37kW and 560 kW used during demolition or construction works or similar, shall meet the emissions standards in Stage IIIA of EU Directive 97/68/EC (emission of gaseous and particulate pollutants from internal combustion engines to be installed in non-road mobile machinery - as amended) for both Nitrogen Oxides (NO<sub>x</sub>) and Particulate Matter (PM). If Stage IIIA equipment is not available the requirement may be met using the following techniques:

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

All eligible NRMM shall meet the requirement above unless it can be demonstrated that the machinery is not available or that a comprehensive retrofit for both PM and NO<sub>x</sub> abatement is not feasible. In this situation every effort should be made to use the least polluting equipment available including retrofitting technologies to reduce particulate emissions.

Developers will be required to provide a written statement of their commitment and ability to meet the requirement within their Construction and Demolition Management plans.

An inventory of all NRMM, including evidence of emission limits for all equipment must be kept on site and all machinery should be regularly serviced and service logs shall be kept on site for inspection. This documentation should be made available to local authority officers as required.

Reason: To protect local air quality and human health by ensuring that the production of air pollutants such as nitrogen dioxide and particulate matter are kept to a minimum during the lifetime of the development, to contribute toward National Air quality Objectives in accordance with the National Planning Policy Framework (NPPF) and policy 4/14 of the Cambridge Local Plan (2006).

## 18. Air Quality - Operational

### i. Pre-commencement Air Quality Assessment / Mitigation Scheme

Prior to or concurrently with the submission of any detailed reserved matters application, an updated Air Quality Impact Assessment using representative building inputs (dimensions of the building's detailed design parameters when finalised: height, length and floor area etc. as well as location and parameters of buildings off site), atmospheric dispersion modelling and details of any air quality mitigation scheme measures as necessary, shall be submitted to and approved by the City Council as local planning authority.

The assessment shall consider both baseline traffic sources and those attributable to the increase in traffic flows on the local road network including Light Goods Vehicles (LGVs) and Heavy Goods Vehicles (HGVs) and emissions to air from all combustion plant serving the proposed building, including the normal regular operation of back up plant. The assessment shall be based on details of all of combustion appliance / plant and shall include details of the selected plant (including size / rating, abatement equipment, technologies, location/ height of exhaust stack / flue and discharge velocity, NO<sub>x</sub>/PM emissions standards, as appropriate), their emissions and maintenance schedule.

The air quality mitigation scheme measures for traffic and building emissions as approved shall be fully implemented before first occupation and shall be retained thereafter.

Reason: To protect local air quality and human health by ensuring that the production of air pollutants such as nitrogen dioxide and particulate matter are kept to a minimum during the lifetime of the development, to contribute toward National Air quality Objectives in accordance with the National Planning Policy Framework (NPPF) and policy 4/14 of the Cambridge Local Plan (2006).

## ii. Energy Demand

The total energy demand to be supplied by locally polluting combustion sources (such as but not limited to natural gas, biogas, biodiesel, diesel and biomass) shall not exceed 350 W/m<sup>2</sup> (energy demand includes heating, ventilation, air conditioning, process energy requirements, including the normal regular operation of back up plant).

Reason: To protect local air quality and human health by ensuring that the production of air pollutants such as nitrogen dioxide and particulate matter are kept to a minimum during the lifetime of the development, to contribute toward National Air quality Objectives in accordance with the National Planning Policy Framework (NPPF) and policy 4/14 of the Cambridge Local Plan (2006).

## iii. Electric Vehicle Charge Points

A minimum of 3% of car park spaces shall have electric vehicle charge points installed at the point of construction, reserved for use by electric vehicles, and a minimum of 15% of car parking spaces shall have infrastructure for the future provision of electric vehicle charge points.

Reason: To protect local air quality and human health by ensuring that the production of air pollutants such as nitrogen dioxide and particulate matter are kept to a minimum during the lifetime of the development, to contribute toward National Air quality Objectives in accordance with the National Planning Policy Framework (NPPF) and policy 4/14 of the Cambridge Local Plan (2006).

## iv. Low Nitrogen Oxide (NO<sub>x</sub>) boilers

The development hereby approved shall utilise low Nitrogen Oxide (NO<sub>x</sub>) boilers, i.e., appliances that meet a dry NO<sub>x</sub> emission rating of 40mg/kWh, to minimise emissions from the development that may impact on air quality.

A manufacturer's NOx emission test certificate or other evidence to demonstrate that every installed boiler meets the approved emissions standard shall be submitted to and approved by the local planning authority prior to commencement of development. The details shall demonstrate compliance with the agreed emissions limits.

The combustion appliances shall be installed in accordance with the details thus approved prior to first occupation of the building and shall be retained thereafter.

Reason: To protect local air quality and human health by ensuring that the production of air pollutants such as nitrogen dioxide and particulate matter are kept to a minimum during the lifetime of the development, to contribute toward National Air Quality Objectives in accordance with the National Planning Policy Framework (NPPF) and policy 4/14 of the Cambridge Local Plan (2006).

#### 19. Noise - Operational - Building Services Plant and Equipment

i. Prior to or concurrently with the submission any reserved matters application for the approved use, an operational noise impact assessment of operational plant and equipment and a noise insulation scheme as appropriate, in order to minimise the level of noise emanating from the said plant and equipment shall be submitted to and approved in writing by the local planning authority. The scheme as approved shall be fully implemented before the use hereby permitted is commenced and shall be retained thereafter.

ii. Prior to occupation of any development submitted as a reserved matters application a post construction / installation noise insulation scheme 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 noise insulation scheme / attenuation measures approved under part (i) above

Reason: to protect the quality of life / amenity of the area and nearby properties, in accordance with paragraph 123 of the National Planning Policy Framework and Local Plan Policy 4/13.

## 20. Odour / Fumes- Operational

Prior to the occupation/use of the development, details of equipment for the purpose of extraction and filtration of odours and fumes shall be submitted to and approved in writing by the local planning authority. The approved extraction/filtration scheme shall be installed before the use hereby permitted is commenced and shall be retained thereafter.

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

## 21. Artificial Lighting - Operational

Prior to the erection or installation of any artificial lighting an external artificial lighting scheme and impact assessment shall be submitted to and approved in writing by the local planning authority. The scheme shall include details of any artificial lighting of the site and an artificial lighting impact assessment with predicted lighting levels at proposed and existing properties shall be undertaken (including horizontal / vertical isolux contour light levels and calculated glare levels). Artificial lighting on and off site shall meet the Obtrusive Light Limitations for Exterior Lighting Installations for an Environmental Zone E2 in accordance with the Institute of Lighting Professionals - Guidance Notes for the Reduction of Obtrusive Light - GN01:2011 (or as superseded).

The artificial lighting scheme as approved shall be fully implemented before the use hereby permitted is commenced and shall be retained thereafter.

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

## 22. Lighting: West Facing Facades

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

Reason: To safeguard the character and setting of the Green Corridor and surrounding open countryside and to encourage the continued foraging of bats (Cambridge Local Plan 2006 policies 3/2, 3/4, 3/11, 3/12, 4/2, 4/3, 9/3 and 9/5).

23. Ecology: Site Wide Nature Conservation Management Plan

The development shall be carried out in accordance with the Cambridge Biomedical Campus Site Wide Nature Conservation Management Plan dated September 2010 and associated with outline permission 06/0796/OUT.

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

24. Ecology: Reserved Matters Applications

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

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

25. Bird and bat boxes

No development of any building or 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 bird and bat boxes on the site. The installation shall be carried out and subsequently maintained in accordance with the approved plans.

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

## 26. Renewable Energy: 10% Requirement

No development of a building shall take place until a renewable/low carbon energy statement for that particular building, which demonstrates that at least 10% of the building's total predicted regulated energy requirements will be from on-site renewable and/or low carbon energy sources, has been submitted to and approved in writing by the local planning authority. The statement shall include the total predicted carbon emissions from regulated energy requirements for that building in Kg/CO<sub>2</sub>/annum and shall set out a schedule of proposed on-site renewable and/or low carbon energy technologies, their respective carbon reduction contributions, location, design, specification and a maintenance programme. The approved renewable and/or low carbon energy technologies shall be fully installed and operational prior to the occupation of the approved building and shall thereafter be maintained and remain fully operational in accordance with the approved maintenance programme, unless otherwise agreed in writing by the local planning authority. No review of this requirement on the basis of grid capacity issues can take place unless written evidence from the District Network Operator confirming the detail of grid capacity and its implications has been submitted to, and accepted in writing by, the local planning authority. Any subsequent amendment to the level of renewable/low carbon technologies provided on the site shall be in accordance with a revised scheme submitted to and approved in writing by, the local planning authority.

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

## 27. BREEAM pre-assessment

The future reserved matters application shall be accompanied by a BREEAM pre-assessment report, prepared by an approved BREEAM assessor, indicating that the building is capable of achieving at least a BREEAM 'very good' rating, with a minimum of 5 credits for ENE 01 (reduction of energy use and carbon emissions).

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

28. BREEAM Condition 1 - Design Stage Certification

No later than six months after commencement of development on site, a BRE issued Design Stage Certificate demonstrating that the development has achieved a BREEAM rating of 'very good' with a minimum of 5 credits for ENE01 shall be submitted to, and approved in writing by, the Local Planning Authority. Where the interim certificate shows a shortfall in credits for ENE01, a statement shall be submitted identifying how the shortfall will be addressed.

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

29. BREEAM Condition 2 - Post Construction Certification

No later than six months after first occupation, a certificate following a post-construction review, shall be issued by an approved BREEAM Assessor to the Local Planning Authority, indicating that the approved BREEAM rating has been met. In the event that such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development unless otherwise agreed in writing by the Local Planning Authority.

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

### 30. Strategic Site Surface Water

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

Reason: In order to safeguard against the risk of flooding, to ensure adequate flood control, maintenance and efficient use and management of water within the site, to ensure the quality of the water entering receiving water courses is appropriate and monitored and to promote the use of sustainable urban drainage systems to limit the volume and rate of water leaving the site (Cambridge Local Plan policy 3/1).

### 31. Individual Site Surface Water

Any reserved matters application shall include a detailed surface water strategy pursuant to the reserved matters site for which approval is sought. The strategy shall demonstrate how the management of water within the reserved matters application site for which approval is sought accords with the approved details of the strategic site wide surface water strategy. The strategy shall be based upon a SUDS hierarchy, as espoused by publication 'The SuDS Manual CIRIA C753' and this Council's adopted supplementary planning document 'Sustainable Design and Construction' (2007). The strategy shall maximise the use of measures to control water at source as far as practicable to limit the rate and quantity of run-off and improve the quality of any run-off before it leaves the site or joins any water body.

If source control infiltration SUDS methods are demonstrated to be impracticable or only partly feasible, the strategy shall promote other measures such as swales, surface water retention ponds, wetlands or other surface water retention measures to promote infiltration and mimic as far as possible existing natural greenfield run-off patterns (rates and volumes).

The strategy shall include details of all flow control systems and the design, location and capacity of all such SUDS features and shall include ownership, long-term adoption, management and maintenance scheme(s) and monitoring arrangements/responsibilities, including detailed calculations to demonstrate the capacity of receiving on-site strategic water retention features without the risk of flooding to land or buildings. The development shall be carried out in accordance with the approved details and no building pursuant to the particular reserved matters for which approval is being sought shall be occupied or used until such time as the approved detailed surface water measures have been fully completed in accordance with the approved details.

Reason: In order to safeguard against the increased risk of flooding, to ensure adequate flood control, maintenance and efficient use and management of water within the site, to ensure the quality of the water entering receiving water courses is appropriate and monitored and to promote the use of sustainable urban drainage systems to limit the volume and rate of water leaving the site (Cambridge Local Plan policy 3/1).

32. Ground Water

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

Reason: To safeguard the ground water spring flow of Nine Wells Local Nature Reserve (Cambridge Local Plan 2006 policy 4/6).

33. Surface Water Modelling: Hobsons Brook/Conduit and Vicars Brook

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

Reason: To ensure that proposed drainage for the 2020 site, combined with proposed drainage for Clay Farm, Bell School and Glebe Farm sites, do not result in any increased flooding within Hobson's Brook/Conduit and Vicar's Brook systems and that suitable mitigation is carried out if required (Cambridge Local Plan 2006 policy 3/1).

#### 34. Foul Water

The development shall be carried out in accordance with plans: 53337/K/02 Proposed Foul Drainage Layout, 60196686/SK-03 Proposed route of plumbing main, 60196686/SK-04, 53337/K/22 Infrastructure and external services details sheet 2 (foul water), 53337/K/27 Infrastructure and external services details foul water pumping station, AO/12576 Issue C sheet 1 General Arrangement of pumps, and 53337/K/30 RevZ2 pump station compound details, associated with outline planning application 06/0796/OUT

Reason: To prevent the increased risk of pollution to the water environment and to prevent an increased risk of flooding to existing property (Cambridge Local Plan 2006 policy 8/18).

#### 35. Drainage Maintenance

Details for the long term maintenance arrangements for any parts of the surface water drainage system which will not be adopted (including all SuDS features) shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any building. The submitted details should identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter.

Reason: To ensure the satisfactory maintenance of un-adopted drainage systems in accordance with the requirements of paragraphs 103 and 109 of the National Planning Policy Framework.

### 36. Detailed Waste Management and Minimisation Plan

Prior to the commencement of any development granted reserved matters approval, both a Detailed Waste Management and Minimisation Plan (DWMMP), and a completed RECAP Waste Management Guide toolkit, with supporting reference material, shall be submitted to and approved in writing by the local planning authority. The DWMMP shall include details of:

- a) Construction waste infrastructure including a construction material recycling facility to be in place during all phases of construction
- b) anticipated nature and volumes of waste and measures to ensure the maximisation of the reuse of waste.
- c) measures and protocols to ensure effective segregation of waste at source including waste sorting, storage, recovery and recycling facilities to ensure the maximisation of waste materials both for use within and outside the site.
- d) any other steps to ensure the minimisation of waste during construction
- e) the location and timing of provision of facilities pursuant to criteria a/b/c/d.
- f) proposed monitoring and timing of submission of monitoring reports.
- g) the proposed timing of submission of a Waste Management Closure Report to demonstrate the effective implementation, management and monitoring of construction waste during the construction lifetime of the development.
- h) proposals for the management of municipal waste generated during the occupation phase of the development, to include the design and provision of permanent facilities e.g. internal and external segregation and storage of recyclables, non-recyclables and compostable material; access to storage and collection points by users and waste collection vehicles

The DWMMP shall be implemented in accordance with the agreed details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of maximising waste re-use and recycling opportunities; and to comply with policy CS28 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011) and the Recycling in Cambridgeshire and Peterborough (RECAP) Waste Design Guide 2012; and to comply with the National Planning Policy for Waste October 2014; and Guidance for Local Planning Authorities on Implementing Planning Requirements of the European Union Waste Framework Directive (2008/98/EC), Department for Communities and Local Government, December 2012.

### 37. Landscape Scheme

Any reserved matters application on this site shall include an accompanying landscaping scheme, which shall comply along the western edge of the site with the following drawings:

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

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

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

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

Reason: In order to mitigate the visual impact of the proposed development on the setting and special character of Cambridge, the retained Green Belt, the Green Corridor and surrounding open countryside (Cambridge Local Plan 2006 policies 3/2, 3/4, 3/6, 3/7, 3/11, 3/12, 4/2, 4/3, 9/3, and 9/5).

### 38. Landscaping Implementation and Replacement

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

Reason: In order to mitigate the visual impact of the proposed development on the setting and special character of Cambridge, the retained Green Belt, the Green Corridor and surrounding open countryside (Cambridge Local Plan 2006 policies 3/2, 3/4, 3/6, 3/7, 3/11, 3/12, 4/2, 4/3, 9/3, and 9/5).

### 39. Landscape Management

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

Reason: To ensure satisfactory arrangements are in place to ensure the proper management and maintenance of landscaped areas (Cambridge Local Plan 2006 policies 3/2, 3/4, 3/6, 3/7, 3/11, 3/12, 4/2, 4/3, 9/3, and 9/5).

#### 40. Earthworks

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

Reason: In the interests of visual amenity and to ensure that any earthworks are appropriate to the site context and surrounding landscape (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12).

#### 41. Hard Landscaping

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

Reason: In the interests of visual amenity and to ensure that suitable hard landscape is provided as part of the development (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12).

#### 42. On-plot car parking provision shall be provided at a ratio of 1 space for every 80 square metres of gross floor area measured externally or any such ratio agreed in writing with the Local Planning Authority that provides a lesser amount of on-plot car parking provision. A car parking accumulation exercise shall be submitted with any reserved matters application.

Reason: To ensure that the development takes place in accordance with the principles and parameters contained within the Environmental Statement, to ensure the predicted impacts of vehicular movements are not exceeded and to ensure the proposal encourages sustainable modes of transport to and from the site (Cambridge Local Plan 2006 policies 8/10, 9/3, 9/5 and 10/1).

43. Car Parking: Disabled Spaces

Disabled car parking spaces shall constitute at least 5% of the total number of spaces provided.

Reason: To ensure that the development provides sufficient disabled parking (Cambridge Local Plan 2006 policy 8/10).

44. Cycle Parking: Existing Modal Share

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

Reason: To enable an accurate estimation of the modal share of people cycling to Addenbrooke's Campus (Cambridge Local Plan 2006 policy 8/6).

45. Cycle Parking: Trip Estimation

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

Reason: To ensure that the proposed level of cycling provision is appropriate to the nature of the proposed building and its use (Cambridge Local Plan 2006 policy 8/6).

#### 46. Cycle Parking: Calculation of Spaces Required

Unless otherwise agreed in writing by the Local Planning Authority, the submission of any reserved matters application for approval of any building shall include a quantum of cycle parking provision that is at least equivalent to:

a) For staff provision, a level which will provide a total number of spaces which cater for at least 10% more than the existing modal share percentage of staff cycling to work as shown by the latest Addenbrooke's Annual Travel Survey. The final level of provision to be calculated shall assume that only 80% of staff will be on-site at any one time.

b) For patients and visitors, a level which will provide a total number of spaces which cater for at least 10% more than the existing modal share percentage of patients and visitors cycling to work as shown by the latest Addenbrooke's Annual Travel Survey. The final level of provision to be calculated shall assume that cycle parking spaces are used 3 times daily.

A cycle parking accumulation exercise shall be submitted with any reserved matters application.

Reason: To ensure that the proposed level of cycling provision is appropriate to the nature of the proposed building and its use (Cambridge Local Plan 2006 policy 8/6).

#### 47. Cycle Parking: Details of Facilities

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

Reason: To ensure appropriate provision for the secure storage of bicycles (Cambridge Local Plan 2006 policy 8/6).

48. Archaeological

No development of a building or material operation constituting development relating to any roadway/footpath or area of public realm shall take place until the implementation of the programme of archaeological work already agreed for this site under permission 14/1691/S73.

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

49. Fire Hydrants

Development (excluding below ground enabling works) shall not commence on the site until a scheme for the provision and location of fire hydrants has been submitted to and approved in writing by the local planning authority. The provision and location of the fire hydrants shall be provided in accordance with the agreed details prior to the occupation of any approved reserved matters parcel.

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

50. Hazards to railway operation

Any development on the site must observe the following spatial limits with respect to the adjoining Network Rail land.

1. No structure shall be erected within 3m of the common boundary with railway land.
2. Any scaffold erected for the purpose of construction or maintenance shall avoid oversailing railway land.
3. No soakaway shall be constructed within 20m of the common boundary with railway land.
4. Any cranes or similar plant must be used in such a way that, even in the event of collapse or failure, no part of the plant can fall within 3m of the boundary with railway land.

Reason: To avoid hazard to the safe operation of the railway.  
(Cambridge Local Plan 2006 policy 8/2)

51. Piling impact on railway

If vibro-compaction or displacement piling is to be used in the development, no such piling shall commence until a method statement for piling has been submitted to, and approved in writing by, the local planning authority. Piling shall proceed only in accordance with the approved method statement.

Reason: To avoid hazard to the safe operation of the railway.  
(Cambridge Local Plan 2006 policy 8/2)

52. Drainage on to the railway

No surface water or effluent shall be discharged onto Network Rail land.

Reason: To avoid hazard to the safe operation of the railway.  
(Cambridge Local Plan 2006 policy 8/2)

**INFORMATIVE:** The applicant is urged to contact AssetProtectionAnglia@networkrail.co.uk prior to the commencement of any works, to agree and Asset Protection Strategy, and enable the approval of any relevant works which might impact railway operation.

**INFORMATIVE:** The applicant is advised that the decision on appropriate tree species close to the railway line will have to pay due regard to the impact of leaf fall on railway operation.

**INFORMATIVE:** The applicant is advised that the Crime Protection Design Team at Cambridgeshire Constabulary would welcome the opportunity to engage in discussion about car park and cycle storage security. Please contact Carol Aston - Carol.Aston@cambs.pnn.police.uk

**INFORMATIVE:** The applicant is urged to consider reducing potable water demand, by targeting at least three of the five BREEAM water conservation credits.

**INFORMATIVE:** To satisfy the plant sound insulation condition, the rating level (in accordance with BS4142:2014) from all plant, equipment and vents etc (collectively) associated with this application should be less than or equal to the existing background level (L90) at the boundary of the premises subject to this application and having regard to noise sensitive premises.

Tonal/impulsive sound frequencies should be eliminated or at least considered in any assessment and should carry an additional correction in accordance with BS4142:2014. This is to prevent unreasonable disturbance to other premises. This requirement applies both during the day (0700 to 2300 hrs over any one hour period) and night time (2300 to 0700 hrs over any one 15 minute period).

It is recommended that the agent/applicant submits an acoustic prediction survey/report in accordance with the principles of BS4142:2014 "Methods for rating and assessing industrial and commercial sound" or similar, concerning the effects on amenity rather than likelihood for complaints. Noise levels shall be predicted at the boundary having regard to neighbouring premises.

It is important to note that a full BS4142:2014 assessment is not required, only certain aspects to be incorporated into an acoustic assessment as described within this informative.

Such a survey / report should include: a large scale plan of the site in relation to neighbouring premises; sound sources and measurement / prediction points marked on plan; a list of sound sources; details of proposed sound sources / type of plant such as: number, location, sound power levels, sound frequency spectrums, sound directionality of plant, sound levels from duct intake or discharge points; details of sound mitigation measures (attenuation details of any intended enclosures, silencers or barriers); description of full sound calculation procedures; sound levels at a representative sample of noise sensitive locations and hours of operation.

Any report shall include raw measurement data so that conclusions may be thoroughly evaluated and calculations checked.

**INFORMATIVE:** The site investigation, including relevant soil, soil gas, surface and groundwater sampling should be carried out by a suitably qualified and accredited consultant/contractor in accordance with a quality assured sampling, analysis methodology and relevant guidance. The Council has produced a guidance document to provide information to developers on how to deal with contaminated land. The document, 'Contaminated Land in Cambridge- Developers Guide' can be downloaded from the City Council website on <https://www.cambridge.gov.uk/land-pollution>. Hard copies can also be provided upon request

**INFORMATIVE:** Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance.

**INFORMATIVE:** Any material imported into the site shall be tested for a full suite of contaminants including metals and petroleum hydrocarbons prior to importation. Material imported for landscaping should be tested at a frequency of 1 sample every 20m<sup>3</sup> or one per lorry load, whichever is greater. Material imported for other purposes can be tested at a lower frequency (justification and prior approval for the adopted rate is required by the Local Authority). If the material originates from a clean source the developer should contact the Environmental Quality Growth Team for further advice.

**INFORMATIVE:** To satisfy the odour/fume filtration/extraction condition, details should be provided in accordance with Annex B and C of the "Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems," prepared by Netcen on behalf of the Department for Environment, Food and Rural Affairs (DEFRA) dated January 2005 available at:

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/69280/pb10527-kitchen-exhaust-0105.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/69280/pb10527-kitchen-exhaust-0105.pdf)

**INFORMATIVE:** The applicant is reminded that ventilation associated with fume and microbiological cupboards / cabinets (including consideration of flue / exhaust termination discharge heights that are required for adequate dispersion) need to comply with national and industry standards, codes of practice and technical guidance, such as:

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

**INFORMATIVE:** To ensure no recirculation of emissions inside the building from any proposed fume cupboards or the combustion plant or similar, it is recommended that any fresh air intake louvres / points for building ventilation or heating, ventilation and air conditioning or handling (HVAC) systems are located as far from flues/stacks discharge terminations as possible and where possible upwind of the flues/stacks.

**INFORMATIVE:** The applicant is reminded that it is a requirement of the Clean Air Act 1993 that no relevant furnace shall be installed in a building or in any 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:** Where chimney height calculations are required to be submitted, the relevant form is available on-line at: <https://www.cambridge.gov.uk/chimney-height-approval>.

**INFORMATIVE:** The applicant is advised that 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 plants 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:** The applicant is advised that, 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 has an aggregated rated thermal input of between 20MW 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:** The Council's document 'Developers Guide to Contaminated Land in Cambridge' provides further details on the responsibilities of the developers and the information required to assess potentially contaminated sites. It can be found at the City Council's website on <https://www.cambridge.gov.uk/land-pollution>. Hard copies can also be provided upon request.

**INFORMATIVE:** The applicants are advised that the Environmental Statement for the CBC 2020 site identified that, due to the underlying geology of the site, buildings should be subject to gas protection measures to ensure any risk from the build-up of dangerous gases is adequately mitigated.

**INFORMATIVE:** As the premises may have a commercial kitchen providing food for staff or similar the applicant is reminded that under the Food Safety Act 1990 (as amended) the premises will need to be registered with Cambridge City Council. In order to avoid additional costs it is recommended that the applicant ensure that the kitchen, food preparation and foods storage areas comply with food hygiene legislation, before construction starts. Contact the Commercial Team at Cambridge City Council on telephone number (01223) 457890 for further information.

**INFORMATIVE:** The applicant is advised that the levels of cycle parking provision specified in Condition 46 are minimum levels. The applicant is also advised that actual levels provided should have regard to the required cycle parking accumulation exercise, and that levels above the minimum prescribed in the condition will be welcomed by the local planning authority.

**2. In the event that the application is refused, and an Appeal is lodged against the decision to refuse this application, delegated authority is sought to allow officers to negotiate and complete the Planning Obligation required in connection with this development.**