

Application**Number** 17/0850/S73**Date Received** 15th May 2017**Officer** Mark Wadsworth**Target Date** 14th August 2017
EOT 1st September
2017**Parishes/Wards** QUE**Site** Land To The West And South West Of Addenbrookes
Campus, Robinson Way, Cambridge**Proposal** Section 73 application to vary condition 26 of 06/0796/OUT to allow a variation in construction working times for the New Papworth Hospital development only. Extension of construction working hours from the currently approved 0730 to 18:00 Monday to Fridays, 08:00 to 13:00 on Saturday and at no time on Sundays, Bank or Public Holidays to 0700 to 2000 Monday to Friday, 0700 to 1600 on Saturdays and 0700 to 1600 on Sundays and Bank or Public Holidays.**Applicant** Skanska Construction UK Plc

SUMMARY	The proposal to extend the construction working hours to ensure the New Papworth Hospital is delivered by the agreed operational date is supported in principle, subject to the activities which take place within the extended hours not having a negative impact upon the amenity of surrounding residential occupiers. The low impact activities and safeguards proposed will ensure the proposal will not have a harmful impacts on neighbour amenity and therefore satisfies the requirements of Policy 4/13 The circumstances of this case are unique and must not set a precedent for other developments on the campus or elsewhere.
RECOMMENDATION	APPROVAL

SITE DESCRIPTION/AREA CONTEXT

- 1.1 The New Papworth hospital sits to the west of the main Addenbrooke's Campus, between Robinson Way and Francis Crick Avenue, and is part of the Addenbrooke's 2020 land released from the Green Belt in the Cambridge Local Plan 2006, and approved through outline planning permission 06/0796/OUT for the following uses: clinical research and treatment, clinical in-patient treatment and biomedical and biotech research and development. Construction of the new hospital is now well advanced.
- 1.2 Immediately to the east of the proposal, on the opposite side of Robinson Way, is the Addenbrooke's Treatment Centre while to the north and west of is the new AstraZeneca's new Research and Development Headquarters, which is also under construction.
- 1.3 In between this proposal and AstraZeneca's proposed scheme to the north lies an area of open space known as the 'Circus' which will comprise just under 3 hectares of open space as well as accommodating an extended route of the Guided Bus. Within Papworth's plot an area of land is set aside for a research institute which will link in with the main hospital. The delivery of this facility is dependent upon fundraising, and will come forward at a later stage.
- 1.4 To the south of the Papworth proposal is a Multi-Storey Car Park (known as MSCP2).
- 1.5 The nearest residential development to the site of the New Hospital is at Bell School to the southeast and Clay Farm to the west. There are no listed buildings or buildings of local interest on the site. There are existing trees on boundaries of the site with Robinson Way; none of these are covered by preservation orders. The site falls outside the controlled parking zone.

2.0 PROPOSALS

- 2.1 The existing permitted construction working hours are set out in condition 26 of the outline planning consent (06/0796/OUT) for the Cambridge Biomedical Campus (Phase 1). The existing permitted construction working hours are hereafter referred to as the 'core hours'.
- 2.2 Condition 26 is currently drafted as follows:

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

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

- 2.3 This condition applies to all developments in CBC Phase 1, both under construction and yet to come forward. Similar hours of construction restrictions have also been agreed for CBC Phase 2.

- 2.4 The proposed variation to the wording on Condition 26 is as follows;

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

In regard to New Papworth Hospital PFI only, no construction work shall be carried out or plant operated other than between the following hours: 0700 to 2000 Monday to Friday, 0700 to 1600 on Saturdays and 0700 to 1600 on Sundays and Bank or Public Holidays.

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

- 2.5 This application seeks to extend the construction working hours in relation to the New Papworth Hospital development only and not for the entire Cambridge Biomedical Campus (Phase 1) development. These additional construction working hours are hereafter referred to as the 'extended hours'
- 2.6 Discharge of condition applications have also been submitted proposing to partially discharge Conditions 22 - Construction Environmental Management Plan (06/0796/COND22) and Condition 23 of 06/0796/OUT - Construction Method Statement (06/0796/COND23). Both applications relate to this S73 application to extend the Construction Working Hours.
- 2.7 An addendum to the Construction Environmental Management Plan (CEMP) has been submitted in support of 06/0796/COND22. The currently approved CEMP was produced by ENVIRON for Cambridge Medipark Limited while the submitted addendum (06/0796/COND22) relates only to the New Papworth Hospital and to the proposed extended hours.
- 2.8 The Construction Method Statement Addendum submitted in support of 06/0796/COND23 has been prepared for the extended working hours. The proposal is that a series of minor construction activities will be allowed within the extended working hours. Appendix A lists the construction activities which it is proposed to be permitted on the New Papworth Hospital development to occur during the extended hours.

- 2.9 No changes are sought to the hours of servicing and deliveries. These will remain as currently restricted.

3.0 SITE HISTORY

Reference	Description	Outcome	
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 15/12/09	
14/1411/REM	New Papworth Hospital and associated amenity space, planting, vehicular drop-off area, cycle parking, energy centre/ plant room and servicing area	Approved with conditions 03/12/14	
15/0209/NMA	Change the trigger wording of condition 3 of 14/1411/REM from a 'prior to commencement of development' condition to a 'prior to instalment of plant' condition.	Approved with conditions 16/02/15	
15/0208/NMA	Minor elevational amendments to facilitate the required emergency access and egress from the bed lift, extending and replicating the consented ground floor emergency lift lobby at first floor level	Approved 23/03/15	
16/0390/S73	Proposed design amendments to the energy centre building including; raising the basement floor level by 2 metres, increasing the overall height of the energy	Approved 08/09/16	

	centre building and modifying the profile of the flue.	
16/0808/NMA	Minor design amendments to the, fenestration, footprint of restaurant, services intake hub, cycle hoops and pavement lights, road entrance, loading bay and guard rail.	Approved 24/08/16
17/0397/S73	Proposed design amendments to the New Papworth Hospital building to allow amendments to the roof plant arrangement.	Approved 11/08/17

4.0 POLICY

4.1 Relevant Development Plan policies

PLAN	POLICY NUMBER
Cambridge Local Plan 2006	4/13, 5/15 9/5

4.2 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 Circular 11/95 - The Use of Conditions in Planning Permissions
Area Guidelines	Cambridge Southern Fringe Area Development Framework (2006)

4.3 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.

4.4 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

5.0 CONSULTATIONS

Cambridgeshire County Council - Highways Development Management

5.1 No objections

Environmental Health

5.2 The City Council's Environmental Health (EH) Officers do not wish to raise any objections to the proposals. In justifying their position EH Officers have noted that the works proposed to be undertaken during the extended hours are to be internal activities only, such as, electrical installation and painting and that the building will be sealed with no openable windows which will contain any noise generated by the proposed operations within the building. Furthermore, an addendum to the Construction Method Statement (06/0796/COND23) for the proposed construction hours has been submitted separately which will restrict the activities that can occur and contain mitigation measures, controls and procedures in the event of complaints being received to minimise the impact on the amenity of the surrounding area.

Great Shelford Parish Council

5.3 No comments received

6.0 REPRESENTATIONS

6.1 This application was advertised for the statutory period and the owner/occupants of neighbouring properties have been notified directly about the proposals, including:

- South Cambridgeshire District Council
- Trumpington Residential Association

6.2 At the time of writing this report no representations have been received.

7.0 ASSESSMENT

7.1 The main issues to consider are:

- Justification for extending construction working hours
- Impact upon the amenities of the area
- Precedent

- Environmental considerations

Justification for extending construction working hours

- 7.2 The New Papworth Hospital development was approved in 3rd December 2014 under 14/1411/REM, with the existing permitted construction working hours set out in condition 26 of the outline planning consent (06/0796/OUT) for the Cambridge Biomedical Campus (Phase 1).
- 7.3 The approved construction working hours condition was imposed, to minimise the impacts of the development during construction and to protect the amenities of nearby residents in accordance with the aims of condition 4/13 of the Cambridge Local Plan 2006.
- 7.4 The approved hours are standard, and are consistent with the permitted construction working hours on other developments within the Southern Fringe and the across the wider City and Cambridgeshire as a whole.
- 7.5 The applicant, Skanska Construction UK Plc, is seeking permission to extend the construction working hours in the evenings during the week and on Saturdays and to introduce workings on Sundays from 07:00 – 16:00. In seeking to justify the proposals the applicant has argued that the New Papworth Hospital project which is an NHS Private Finance Initiative (PFI) project to which the PFI partner (Skanska) and is contractually obliged to provide a hospital to the specification of Papworth Hospital NHS Foundation Trust. The key date in the PFI Project Agreement between Papworth Hospital NHS Foundation Trust and Skanska is for practical completion of the New Hospital in February 2018.
- 7.6 The PFI contracted operational date dictates when the Papworth Hospital NHS Foundation Trust and patients will relocate from the existing Papworth Everard site to the Cambridge Biomedical Campus. The applicant has suggested that if the New Papworth Hospital is delayed from opening beyond the contractually agreed date there is the risk that there will be a period where Papworth Hospital NHS Foundation Trust at both the existing hospital at Papworth Everard and the new hospital a CBC would not be able to treat patients.
- 7.7 Although strictly not a planning consideration, the contractual requirements of the PFI agreement is an important factor to take into consideration in the determination of this application. Furthermore, the importance of ensuring that there is a continuation in the provision of specialist health service throughout the move to the new hospital is acknowledged.
- 7.8 The proposal to extend the construction working hours to ensure the New Papworth Hospital is delivered by the agreed operational date is therefore supported in principle, subject to the activities which take place within the

extended hours not having a negative impact upon the amenities of the area.

Impact upon the amenities of the area

- 7.9 Policy 4/13 of the Local Plan advises that development will only be permitted which do not lead to significant adverse effects on health. The acceptability of the proposal to extend the construction hours will be dependent upon whether the proposed permissible construction activities during the extended working hours will have an unacceptable negative impact upon the amenities of the area.
- 7.10 The applicant proposes restricting the permissible construction activities during the extended working hours to low impact minor construction activities to ensure that the development will not have an unacceptable negative impact upon the amenities of the area. Appendix A lists the construction activities permitted during the extended hours on the development.
- 7.11 The Construction Method Statement (CMS) for the New Papworth Hospital has previously been discharged. A further application has been submitted proposing an addendum to the CMS which seeks approval for the construction activities during the extended working hours only (Refer 06/0796/COND23B).
- 7.12 The activities which would only take place during the extended working hours will comprise predominantly internal fit out works such as, electrical installation and painting; all of which will take place within the main structure. The main structure will be sealed with no openable windows which will help to contain any noise generated. It is also noted that no servicing or deliveries will take place during the extended hours.
- 7.13 The addendum to the Construction Environmental Management Plan (CEMP) submitted under 06/0796/COND22 clarifies that information on contractors working on weekend extended hours, including type of work and number of individuals will be sent to Cambridge City Council and relevant liaison groups on the Friday afternoon before work commences. Condition 26 of the 06/0796/OUT will be modified which will require on the New Papworth Hospital project only that the applicant shall submit for approval on the Friday afternoon before work commences the following information on weekend extended hours including;
- type of work to be undertaken
 - number of contractors to be working on site
 - details on how contractors will travel to site.

- 7.14 The applicant also proposes establishing a series of other mitigation measures, controls and procedures in the event of complaints being received to help ensure the impact of the extended construction working hours is minimised.
- 7.15 The currently approved Construction Environmental Management Plan (CEMP) for CBC was produced by ENVIRON for Cambridge Medipark Limited approved under the 06/0796/OUT will remain unaffected by this application. A further discharge of condition application has been submitted proposing an addendum to the approved CEMP (Refer 06/0796/COND22). The submitted addendum applies only to construction work undertaken at New Papworth Hospital during the proposed extended hours, and not to any other developments on the CBC.
- 7.16 Under the addendum to the approved CEMP it clarifies that during the extended hours only controlled activities approved under Condition 23 – Construction Method Statement will be permitted and clarifies that during extended working hours;
- trade contractors will be strictly controlled
 - there will be no additional deliveries
 - no noise generating activities are proposed
 - no vibration generating activities are proposed
 - no works will require site lighting
- 7.17 The Council's Environmental Health officer is satisfied from the information provided with this application and the accompanying two discharge of condition applications (06/0796/COND22 & 06/0796/COND23B) that the works proposed to be undertaken during the extended hours will not lead to significant adverse environmental impacts.
- 7.18 Nearby residential development at Bell School to the southeast and Clay Farm to the west will not be impacted by the proposals.
- 7.19 It is considered that the low impact activities proposed to take place within the main hospital building only and the safeguards which will be in place through the two addendums to the site wide CEMP and CMS will ensure the proposal therefore satisfies the requirements of Policy 4/13.

Precedent

- 7.20 With a large number of developments taking place in close proximity to the Hospital site it is important to ensure that a precedent for longer construction working hours for other developments within the CBC and Southern Fringe is not established.
- 7.21 The contractual requirements of the New Papworth Hospital NHS PFI project (one of the last ever in the UK) and the operational risk that there might be a break in the provision of specialist health care service are

factors which Officers consider justify extending construction working hours on this project. No such justifications can be provided by other nearby developments and so the permitting an extension on this development will not establish a precedent for other developments.

Environmental considerations

- 7.22 There is a requirement under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (the EIA Regulations) to undertake a screening assessment of the S73 application.
- 7.23 As part of the Screening Assessment of the scheme it has been necessary to consider the background to this application. On 15th October 2009 outline planning consent was granted under 06/0786/OUT for Phase 1 of the Cambridge Biomedical Campus, and an Environmental Statement (ES) was submitted with the application together with a series parameter plans and associated parameter plan text. Various parameter plans provided a framework within which to assess the environmental impact of the scheme, and included details which established the maximum building heights of development.
- 7.24 A screening assessment has been undertaken which has determined that the proposals will not require a further Environmental Statement under the terms of the EIA Regulations 2017.

8.0 OTHER ISSUES

- 8.1 There are no other planning issues raised by these proposals

9.0 CONCLUSIONS

- 9.1 The proposal to extend the construction working hours to ensure the New Papworth Hospital is delivered by the agreed operational date is supported in principle, subject to the activities which take place within the extended hours not having a negative impact upon the amenities of the area. The low impact activities proposed to take place within the main hospital building only and the safeguards which will be in place through the two addendums to the site wide CEMP and CMS will ensure the proposal therefore satisfies the requirements of Policy 4/13. Officers are also satisfied that this proposal will not establish a precedent for other developments.

10.0 RECOMMENDATION

APPROVE subject to the following conditions:

Start Date

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

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

Time period for Development of Reserved Matters Approvals

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

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

Reserved Matters Approval for Development Phases

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

Reason: To ensure that all necessary details are acceptable (Cambridge Local Plan 2006 policies 3/2, 3/4, 3/7, 3/11, 3/12, 4/2, 4/3, 4/4, 9/3, 9/5).

Environmental Statement

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

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

Planning Parameters: Piazza and Circus

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

Reason: To ensure that sufficient space is afforded to the Circus and Piazza areas to enable them to function as a strategic area of public realm within the Addenbrooke's Site and to ensure the proposal accords with approved plan PP2 (Cambridge Local Plan 2006 policies 3/4, 3/7, 3/11 and 9/5).

Planning Parameters: Parameter Plans

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

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

Planning Parameters: Strategic Gaps

7. A minimum of two gaps of at least 25m in width shall be provided within the biomedical and biotech research and development area shown on parameter plan 1 south of the Cambridgeshire Guided Busway route between buildings. The gaps shall run from the western boundary adjacent to the railway to the eastern boundary adjacent to the Boulevard and shall not be occupied by any buildings. Unless otherwise agreed in writing by the Local Planning Authority, the precise location of the first gap shall be submitted to and approved in writing by the Local Planning Authority concurrently with the first submission of reserved matters for buildings within the allocated biomedical and biotech research and development area south of the Cambridgeshire Guided Busway route and the precise location of the second gap shall be submitted to and approved in writing by the Local Planning Authority concurrently with the second submission of reserved matters for buildings within the allocated biomedical and biotech research and development area south of the Cambridgeshire Guided Busway route.

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

Planning Parameters: Land Use

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

Reason: To ensure that the development takes place in accordance with the principles and parameters contained within the approved plans and Environmental Statement (Cambridgeshire and Peterborough Structure Plan 2003 policies 6/1 and 9/8 and Cambridge Local Plan 2006 policies 9/3, 9/5 and 10/1).

Planning Parameters: Allocation of Floorspace

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

- c) 25,000sqm of either clinical research and treatment (D1 and/or clinical in-patient treatment) or higher education or sui generis medical research institute uses.
- d) 15,000sqm of biomedical and biotech research and development (B1(b)) or clinical research and treatment (D1 and/or clinical in-patient treatment).

Reason: To ensure that the development takes place in accordance with the principles and parameters contained within the description of development and Environmental Statement and to provide flexibility within the allocated floor space tolerances should Papworth Hospital decide to no longer relocate to the site and given the unknown floorspace size of Papworth Hospital (Cambridge Local Plan 2006 policy 9/5).

Planning Parameters: Ancillary Uses

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

Reason: To ensure the balance of uses is appropriate to the site (Cambridge Local Plan 2006 policy 9/5).

Permitted Development Restriction

- 11. Notwithstanding the provisions of Schedule 2, Part 2, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and 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).

Materials

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

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

Levels

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

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

Amenity Space Strategy

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

Reason: To ensure the needs of visitors, patients and employees associated with the clinical development of the site are adequately addressed (Cambridge Local Plan 2006 policies 3/7, 3/11, 9/3).

Ecology: Site Wide Nature Conservation Management Plan

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

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

Ecology: Reserved Matters Applications

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

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

Strategic Site Surface Water

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

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

Individual Site Surface Water

18. Any reserved matters application shall include a detailed surface water strategy pursuant to the reserved matters site for which approval is sought. The strategy shall demonstrate how the management of water within the reserved matters application site for which approval is sought accords with the approved details of the strategic site wide surface water strategy. The strategy shall be based upon a SUDS hierarchy, as espoused by DTI publication 'Sustainable Drainage Systems CIRIA C609' and this Council's adopted supplementary planning document 'Sustainable Design and Construction' (2007). The strategy shall maximise the use of measures to control water at source as far as practicable to limit the rate and quantity of run-off and improve the quality of any run-off before it leaves the site or joins any water body.

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

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

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

Ground Water

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

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

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

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

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

Foul Water

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

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

Construction Environmental Management Plan

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

Reason: To ensure the environmental impact of the construction of the development is adequately mitigated and in the interests of the amenity of nearby residents/occupiers (Cambridge Local Plan 2006 policy 4/13).

Construction Method Statement

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

Thereafter the development shall be undertaken in accordance with the agreed details unless the Local Planning Authority agrees in writing to the variation of any detail in advance of it being undertaken.

Reason: To ensure the environmental impact of the construction of the development is adequately mitigated and in the interests of the amenity of nearby residents/occupiers (Cambridge Local Plan 2006 policy 4/13).

Detailed Waste Management Plan for Construction

24. Prior to the commencement of development of any approved reserved matters phase, a Detailed Waste Management Plan (DWMP) shall be submitted to and approved in writing by the Local Planning Authority for that phase. The DWMP shall demonstrate how the construction of the reserved matters approval will accord with the details of the principles of the Outline Waste Management Plan. The DWMP shall include details of:
- a) the anticipated nature and volumes of waste.
 - b) measures to ensure the maximisation of the reuse of waste.
 - c) measures to ensure effective segregation of waste at source including waste sorting, storage, recovery and recycling facilities to ensure the maximisation of waste materials both for use within and outside the site.
 - d) any other steps to ensure the minimisation of waste during construction.
 - e) the location of facilities pursuant to criteria b/c/d.
 - f) proposed monitoring and timing of submission of monitoring reports.
 - g) the proposed timing of submission of a Waste Management Closure Report to demonstrate the effective implementation, management and monitoring of construction waste during the construction lifetime of the development.

Unless otherwise agreed in writing, thereafter the implementation, management and monitoring of construction waste shall be undertaken in accordance with the agreed details and no individual building subject to a Detailed Waste Management Plan shall be occupied until the Waste Management Closure Report has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the sustainable management of construction waste (Cambridge Local Plan policy 3/1 and Cambridge City Council Sustainable Design and Construction SPD 2007).

Foundations

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

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

Construction Times

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

On the New Papworth Hospital project the developer shall submit for approval on the Friday afternoon before work commences the following information on weekend extended hours including;

- type of work to be undertaken
- number of contractors to be working on site
- details on how contractors will travel to site.

Thereafter the work on the New Papworth Hospital development during the extended hours shall be undertaken in accordance with the agreed details.

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

Collection and Delivery Times

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

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

Lighting: West Facing Facades

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

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

Lighting: Individual Development Plots

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

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

Extraction Equipment

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

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

Insulation

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

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

Waste

32. No development of a building shall take place until full details of on-site storage facilities for that building for trade waste, including waste for recycling, have been submitted to and approved in writing by the Local Planning Authority. Such details shall identify the specific positions of where wheelie bins, paladins or any other means of storage will be stationed and the arrangements for the disposal of waste. The approved facilities shall be provided prior to the commencement of the use hereby permitted and shall be retained thereafter unless alternative arrangements are agreed in writing by the Local Planning Authority.

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

Contaminated Land: Assessment and Remedial Strategy

33. Notwithstanding the submitted contamination report as part of the Environmental Statement, no development of an approved reserved matters phase shall take place until a contaminated land assessment and associated remedial strategy, together with a timetable of works for that phase, have been submitted to and agreed in writing by the Local Planning Authority. The contaminated land assessment and associated remedial strategy shall adhere to the following points.
- a) The site investigation strategy shall be carried out in accordance with the approved Geo-environmental Remediation and Mitigation Strategy (September 2011).
 - b) The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitably qualified and accredited consultant/contractor in accordance with a quality assured sampling and analysis methodology.

- c) A site investigation report detailing all investigative works and sampling on site, together with the results of the analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the Local Planning Authority. The Local Planning Authority shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters.
- d) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance.
- e) If, during the works, contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the Local Planning Authority.
- f) Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the Local Planning Authority. The closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out fully in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from site.

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

Contaminated land: Gas Risk

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

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

Renewable Energy: 10% Requirement

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

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

Renewable Energy: LDF Percentage Flexibility

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

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

BREEAM and NEAT Building Standards

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

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

Tree Protection Robinson Way: Assessment Surveys

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

Reason: In the interests of accurately establishing the quality and value of trees on or adjacent to the site and the implications for development (Cambridge Local Plan 2006 policies 4/3 and 4/4).

Tree Protection Robinson Way: Method Statements and Plan

39. No development within a building plot that is within 20m of Robinson Way shall take place until an arboricultural method statement, tree constraints plan and tree protection plan, which are applicable to the associated building plot, in accordance with BS:5837:2005, have been submitted to and approved in writing by the Local Planning Authority. These shall include:

- a) Plans showing trees to be removed, identified by number.
- b) Plans showing trees to be retained, identified by number, with canopies accurately plotted.
- c) A tree constraints plan that identifies root protection areas of retained trees.
- d) The precise location and design details for the erection of protective tree barriers and any other physical protection measures.
- e) A method statement in relation to construction operations in accordance with paragraph 7.2 of the British Standard.

Development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and safeguarding trees that are worthy of retention (Cambridge Local Plan 2006 policies 4/3 and 4/4).

Tree Protection Robinson Way: Protective Fencing

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

Reason: In the interests of visual amenity and safeguarding trees that are worthy of retention (Cambridge Local Plan 2006 policies 4/3 and 4/4).

Tree Protection Robinson Way: Excavation Trenches

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

Reason: In the interests of visual amenity and safeguarding trees that are worthy of retention (Cambridge Local Plan 2006 policies 4/3 and 4/4).

Structural Landscaping: Site Wide Scheme

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

Drawing No 1777/C42/001C: Landscape Proposals Western Boundary
Drawing No 1777/C42/003E: Tree Pit Details Longitudinal Section
Drawing No 1777/C42/004E: Tree Pit Details Cross Section
Western Boundary Landscape Specification Revision A

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

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

Structural Landscaping: Implementation and Replacement

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

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

Structural Landscaping: Management Plan

44. The Management of the Structural Landscaping approved through condition 42 shall be carried out in accordance with the Cambridge Biomedical Campus Western Boundary Landscape Management Specification Revision A dated 04 November 2011.

If any alternative structural landscaping scheme is agreed through condition 42, then a replacement landscape management plan for the approved structural landscaping scheme including long-term design objectives, management responsibilities and management and maintenance schedules for all landscape areas for a minimum period of 25 years, shall be submitted to and approved by the Local Planning Authority prior to the commencement of any planting. The landscape management plan shall be carried out as approved.

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

Landscaping: Development Plot Schemes

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

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

Landscaping: Development Plot Implementation and Replacement

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

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

Landscaping: Development Plot Management

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

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

Earthworks

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

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

Hard Landscaping

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

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

Transport: The Boulevard

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

The development shall be carried out in accordance with the approved details.

Reason: In order to safeguard highway safety and to secure an appropriate means of access for users of the development (Cambridge Local Plan 2006 policies 3/7, 8/2 and 8/11).

Transport: Southern Spine Road

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

- c. Details of the proposed location of all bus stops together with details of proposed alterations to existing bus stops within Addenbrooke's campus.
- d. Details of all proposed cycle routes, both dedicated and on-road.
- e. Details of all proposed materials and finishes.
- f. Detailed design of all proposed street furniture (including all signs, lighting, bollards, bus stops/shelters, cycle parking).
- g. a half avenue of large tree and hedge planting on the northern side of the Southern Spine Road.
- h. Details of management and maintenance responsibilities for all planting.

The development shall be carried out in accordance with the approved details.

Reason: In order to safeguard highway safety and to secure an appropriate means of access for users of the development (Cambridge Local Plan 2006 policies 3/7, 8/2 and 8/11).

Car Parking: On-Plot research and Development

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

Reason: To ensure that the development takes place in accordance with the principles and parameters contained within the Environmental Statement, to ensure the predicted impacts of vehicular movements are not exceeded and to ensure the proposal encourages sustainable modes of transport to and from the site (Cambridgeshire and Peterborough Structure Plan 2003 policies 6/1 and 9/8 and Cambridge Local Plan 2006 policies 8/10 9/3, 9/5 and 10/1).

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

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

Reason: To ensure that the development takes place in accordance with the principles and parameters contained within the Environmental Statement, to ensure the predicted impacts of vehicular movements are not exceeded and to ensure the proposal encourages sustainable modes of transport to and from the site (Cambridgeshire and Peterborough Structure Plan 2003 policies 6/1 and 9/8 and Cambridge Local Plan 2006 policies 8/10 9/3, 9/5 and 10/1).

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

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

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

Car Parking: Disabled Spaces

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

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

Car Parking: Existing Modal Share

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

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

Car Parking: Trip Estimation

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

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

Car Parking: Calculation of Spaces Required

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

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

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

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

Cycle Parking: Details of Facilities

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

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

Archaeological

60. Notwithstanding the submitted archaeological mitigation strategy, no development of a building or material operation constituting development relating to any roadway/footpath or area of public realm shall take place until the implementation of a programme of archaeological work, in accordance with a written scheme of investigation relating to that building or material operation constituting development relating to any roadway/footpath or area of public realm, has been submitted by the applicant, approved in writing by the Local Planning Authority and carried out in accordance with the approved details.

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

a) fieldwork in accordance with the agreed written scheme of investigation.

b) post-excavation assessment (to be submitted within six months of the completion of fieldwork, unless otherwise agreed in writing in advance with the Local Planning Authority).

c) completion of post-excavation analysis, preparation of site archive ready for deposition at a store approved by the Local Planning Authority, completion of an archive report, and submission of a publication report (to be completed within two years of the completion of fieldwork, unless otherwise agreed in advance in writing with the Local Planning Authority).

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

Shop Front Design Guide

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

Reason: To ensure that the details of development respect the character and appearance of the public realm (Cambridge Local Plan 2006 policy 3/15).

Public Realm Design Strategy

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

Movement Strategy

A Movement Strategy that includes:

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

Car Parking

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

Drainage

A Sustainable Drainage Scheme that includes:

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

Soft Landscaping

A Soft Landscaping Scheme that includes:

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

Hard Landscaping

A Hard Landscaping Scheme that includes:

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

Public Art Strategy

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

Lighting

A Lighting Scheme that includes:

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

Co-ordinated Development

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

Phasing

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

Management and Maintenance

A Management and Maintenance Strategy that identifies:

- a) Responsibilities for all elements, including SUD's, contained within the Circus and Piazza.

Should the detailed design and/or location of any of the items listed not be included within the Public Realm Design Strategy, then the phased provision of such information shall be agreed in writing with the Local Planning Authority prior to the commencement of works within the Circus and Piazza. The approved Public Realm Design Strategy shall be carried out in accordance with the agreed details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenity of the intended users of the Circus and Piazza and to secure a high quality environment that is befitting the strategic importance of the space (Cambridge Local Plan 2006 policies 3/4, 3/7, 3/11, 3/12, 4/15, 8/4, 9/3 and 9/5).

Off-Site Highways Works

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

Reason: In order to safeguard highway safety and network capacity (Cambridge Local Plan 2006 policies 3/7, 8/2 and 8/11).

Public Art Details

64. Where the approved Public Art Strategy secured under the S106 agreement associated with this application indicates, a reserved matters application shall include the following details of public art to be provided within that relevant phase:
- a) Details of the consultation, approval and commissioning process for artists and associated proposed public art.
 - b) Details of community engagement and consultation including measures to promote public involvement in the evolution of the public art.
 - c) Descriptions, plans and images of the public art that will be realised.
 - d) Details of how the public art complies with any approved public realm strategy for the development.
 - e) Project timescales.
 - f) Delivery mechanisms.
 - g) The total amount allocated for the proposed public art including a breakdown of the total cost of the implementation of the public art and the apportionment of the costs across its various elements, including maintenance and decommissioning costs (if applicable).

Reason: To ensure that the details of public art come forward at the appropriate stage in the planning process in accordance with the Public Art Strategy and that the proposed public art positively contributes to its context within the public realm (Cambridge Local Plan policies 3/4, 3/7, 3/11, 3/12, 9/5 and 10/1).

Public Art Maintenance and Implementation Details

65. No development of a reserved matters phase that contains an approved element of public art within it shall commence until such time as the following implementation and maintenance details have been submitted to and approved in writing by the Local Planning Authority:
- a) Phasing and dates for the installation of the approved public art.
 - b) Legal ownership and insurance details.

- c) Responsibility for implementation.
- d) Responsibility for maintenance and maintenance schedules.
- e) Details of decommissioning including timescales and reparation (if applicable).

Reason: To ensure that details of the maintenance and implementation of public art come forward at the appropriate stage in the planning process and that details surrounding subsequent ownership, maintenance, insurance and decommissioning are thoroughly considered (Cambridge Local Plan policies 3/4, 3/7, 3/11, 3/12, 9/5 and 10/1).

Provision and Maintenance of Public Art

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

Reason: To ensure that the public art is implemented at an appropriate stage in the phased development of the site and that the public art once provided is properly managed and maintained (Cambridge Local Plan policies 3/4, 3/7, 3/11, 3/12, 9/5 and 10/1).

Tree Protection Addenbrookes Roundabout

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

Reason: To protect the visual amenity of the area and to ensure the retention of the trees on the site. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 4/4)

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

68. Only the construction activities listed below shall be carried out during the extended hours hereby approved.

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

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

Informatives

Section 73 approval

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

Environmental Health

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

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

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

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

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

It is recommended that the agent/applicant submits a noise prediction survey/report in accordance with the principles of BS4142: 1997 "Method for rating industrial noise affecting mixed residential and industrial areas" or similar. Noise levels shall be predicted at the boundary having regard to neighbouring residential premises.

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

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

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

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

It is not likely that any significant ground remediation will be required at the site, although if any deposited materials are encountered the Local Planning Authority should be informed and the materials should be dealt with in an appropriate manner.

The applicants are advised that the ES has identified that buildings should be subject to gas protection measures to ensure any risk from the build up of dangerous gases is adequately mitigated.

Waste Management

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

S106

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

Strategic and On-Plot Surface Water Drainage Strategies

The applicants are advised that notwithstanding the submitted Flood Risk Assessment, that strategic and on-plot surface water drainage strategies should demonstrate that the minimum discharge rate from any control structure is no less than 3 l/sec. The overall discharge rate for the site to remain unchanged. Site-specific strategies shall be within the management, maintenance and responsibility of a single site-wide management company. This is to ensure that drainage within the site is strategically managed and to minimise the risk of flooding to property and land. The discharge rates shown in Appendix C revision 29/05/07 with 5 flow controls for the site with varying flow rates are acceptable, in principle, to the Environment Agency.

Trees

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

Considerate Contractors

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

Cycle Parking

The level of staff cycle parking provision for a building that is estimated to have 2,778 staff would be calculated as follows: 2,222 (or 80%) of those staff would be assumed to be on site on a typical day. The 2006 cycling mode share from the Addenbrooke's Travel Survey for staff is 25%. 10% would be added (i.e. 35%) meaning that the number of staff cycle parking spaces that would have to be provided would be 778.

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

Recommended Planting Mix

The following woodland planting mixes are recommended:

East and West of the Railway Line

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

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

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

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

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

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

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

Appendix A – Activities permitted to occur outside of core hours

Activity	Company	Location on site: hospital/energy center, interior/exterior	Method of work – Brief description	Plant/equipment to be used	Risk of Noise/Vibration/Dust Pollution followed by reasoning (control measures)
Painting – plasterboard walls	F. Harvey	Hospital only – Interior only	Paint applied to walls by spray machine	Paint spraying machine	Low risk – non solvent based paint applied indoors and no ventilation needed
Internal doors and frame installation	Jim Monks Carpentry	Hospital only – Interior only	Installation of pre-fabricated door frames – fixed with screws	Battery powered hand drill only	Low risk – interior works and prefabrication of door frames results in no cutting needing to be done on site.
Fire stopping painting to risers	Kilnbridge	Basement, Ground Floor, First Floor, Fourth Floor	Painting of risers using an airless spray gun. Ventilation from work area will need to be directed outside of building	Airless paint sprayer, generator for ventilator	Medium Risk – ventilation needed due to noxious paint. Machinery noise low. Ventilation will be via a permitted route – drawings can be supplied
Lighting commissioning	Whitecroft	Site wide internally	Testing of lighting and emergency lighting systems	Test equipment	This system will not be operated until the acoustic shielding design control measures are in place. Systems will only operate under design conditions and within the bounds of planning consent
Installation of ductwork insulation	E & S	Internal only, hospital only	Galvanized pipes insulated with Rockwool. Insulation applied by hand	MEWP for access	Low – no plant or equipment being used
Riser Ductwork installation	E & S	Internal only, hospital only	Galvanized pipes insulated with Rockwool. Insulation applied by hand	MEWP for access	Low – no plant or equipment being used
Ductwork instantiation	E & S	Internal only, Hospital only	Installation of galvanized ducts. Fixed to internal walls and slab with handheld drill and brackets	MEWP for access and handheld drill	Low risk – internal works with medium noise level low on time equipment
Second fix ductwork	E & S	Internal only, Hospital only	Installation of ceiling grills to cover ventilation. Installed with battery operated drill.	MEWP for access and handheld drill	Low risk – internal works with medium noise level low on time equipment
Airside commissions	E & S	Internal only, Hospital only	Switching on internal fans to ensure compliance they operate effectively	Air flow meter	Low risk - As per design/planning permission fans are internally located and are acoustically treated.
Vinyl flooring and wall	AC flooring	Internal, Hospital only	Applying glue and fitting vinyl floor and wall coverings	Retractable knife and hand powered spray bottle	Low risk – Glue used is hospital grade non solvent/toxic with low V.O.C content. No ventilation needed.
Partitioning walls	Astins	Internal, Hospital only	Cutting plasterboard to size with retractable knife and fitting to metal	Retractable knife and	Low risk – All work is internal with low impact tools used the

Activity	Company	Location on site: hospital/energy center, interior/exterior	Method of work – Brief description	Plant/equipment to be used	Risk of Noise/Vibration/Dust Pollution followed by reasoning (control measures)
			stud work with screws and battery powered drill. Installation of metal studwork with screws and battery powered drills – some adjustment of studwork with saws may be needed	battery powered drill. chop saw/mitre saw	majority of the time. If metal studwork is required to be cut it will take place at a dedicated cutting station within an acoustic tent (internally).
Installation of site transformers & 110v fluorescent lighting	Wingate	Internal, Hospital only	Electrical installation works requiring battery powered drill only	Hand drill	Low risk – internal electrical works resulting in minimal noise
Installation of Modular wiring units.	RED Electrical	Internal, Hospital only	Electrical installation works requiring battery powered drill only	Hand drill	Low risk – internal electrical works resulting in minimal noise
Installation of Modular Power Lighting Cables	RED Electrical	Internal, Hospital only	Electrical installation works requiring battery powered drill only	Hand drill	Low risk – internal electrical works resulting in minimal noise
Distribution Boards	RED Electrical	Internal, Hospital only	Electrical installation works requiring battery powered drill only	Hand drill	Low risk – internal electrical works resulting in minimal noise
Electrical Testing and Inspection	RED Electrical	Internal, Hospital only	Electrical testing of systems requiring non noise emitting testing equipment	Cable cutters (pliers/bolt cutters)	Low risk – internal electrical works resulting in minimal noise
Cable Installation	RED Electrical	Internal, Hospital only	Pulling of cables along electrical distribution cable trays, hand cutting of cables	Cable cutters (pliers/bolt cutters)	Low risk – internal electrical works resulting in minimal noise
Cable installation	ICS	Internal, Hospital only	Pulling of cables along electrical distribution cable trays, hand cutting of cable	Cable cutters (pliers/bolt cutters)	Low risk – internal electrical works resulting in minimal noise
Data Cable installation	Konnect	Internal, Hospital only	Pulling of cables along electrical distribution cable trays, Hand cutting of cables	Cable cutters (pliers/bolt cutters)	Low risk – internal electrical works resulting in minimal noise
Electrical wiring	optima	Internal, Hospital only	Installation of security systems - Electrical wiring. Fixing cameras with screws and battery powered drill.	Hand tools (wire cutters/strippers etc.)	Low risk – internal with no power tools used.
Fire alarm installation	Static system	Internal, Hospital only	Installation of fire alarm systems, cable pulling	Battery powered drill and wire cutters	Low risk – internal works requiring only wire placement and electronic installation
Installation of copper pipe work	JA Brooks	Internal, Hospital only	Installing pipework throughout the building and fixing with brackets where needed. Pipes cut with tube cutter or hacksaw (low noise)	Hacksaw, tube cutter, MEWP and battery powered drill.	Low risk – Pipes cut with low noise methods and all work is internal.
Thermal insulation of pipes and services	JA Brooks	Internal, Hospital only	Adding insulation to pipes	Retractable knife, MEWP	Low risk – Very low impact.
Bracketry installation to soffit and slab	JA Brooks	Internal, Hospital only	Installation of brackets to hold pipe runs in place. MEWP needed to access some areas and battery powered drill and screws to secure.	Battery powered drill, MEWP	Low risk – All works are internal. Only battery powered drills used.
Installation of pipework	Fascal	Internal, Hospital only	Installing pipework throughout the building and fixing with brackets where needed. Pipes cut with tube cutter or hacksaw (low noise) if	Hacksaw, tube cutter, MEWP and battery powered drill.	Low risk – All internal works. Larger pipes cut off site or during core hours (rare occurrence). Smaller pipes altered with low
Activity	Company	Location on site: hospital/energy center, interior/exterior	Method of work – Brief description	Plant/equipment to be used	Risk of Noise/Vibration/Dust Pollution followed by reasoning (control measures)
			possible.		noise methods.
Installation of ETFE roof in atrium	Novum	Internal, Hospital only	ETFE installation on atrium roof.		Low risk - Atrium roof will be significantly below the main building's roof level and so not visible from exterior.