



## **24/01787/FUL – Outpatients' Building Courtyard and Hospital Campus, Cambridge Biomedical Campus**

### **Application details**

**Report to:** Cambridge City Council Planning Committee

**Lead Officer:** Joint Director of Planning and Economic Development

**Ward/parish:** Queen Ediths

**Proposal:** Erection of substation, transformers, switch rooms, gantry, cable connections and associated infrastructure.

**Applicant:** Cambridge University Hospitals NHS Foundation Trust (CUH)

**Presenting officer:** James Truett (Senior Planner)

**Reason presented to committee:** Departure application

**Member site visit date:** N/A

**Key issues:**

1. Planning background
2. Assessment
3. Principle of development
4. Design, layout, scale and landscaping
5. Trees
6. Carbon reduction and sustainable design
7. Biodiversity
8. Water management and flood risk
9. Amenity/Environmental Considerations

**Recommendation:** **APPROVE** subject to conditions

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### **1. Executive summary**

- 1.1 The application seeks erection of substation, transformers, switch rooms, gantry, cable connections and associated infrastructure.
- 1.2 The proposed scheme would meet an identified local and regional healthcare need on the Addenbrookes Campus and seeks to secure a reliable provision of electricity to the hospital campus by replacing end of life and outdated equipment.
- 1.3 The proposed substation, located within an internal courtyard, is not readily visible externally and will provide additional capacity and reduce the dependence on emergency generators.
- 1.4 The proposed development does not include the provision of a green or brown roof, due to infection control concerns, and therefore falls short of the aspirations of Policy 31 of the Cambridge Local Plan (2018).

- 1.5 Additional planting is secured via condition for within the internal courtyard, and the scheme proposes a Biodiversity Net Gain of 48.05% (which exceeds the aspirations of the emerging local plan) to be located on the roundabout along Robinson Way and Francis Crick Avenue.
- 1.6 Considering the nature of the proposals, which will provide an essential facility vital for hospital operations, Officers recommend that the Planning Committee **Approve** application 24/01787/FUL, subject to the conditions set out in this report.

## **2. Site description and context**

- 2.1 The Cambridge Biomedical Campus (CBC) comprises biomedical research, patient care and education on a single site. It is located south of Cambridge City centre, accessed via Cambridgeshire Guided Busway and Via Long Road to the north, Hills Road/Fendon Road/Robinson Way roundabout to the east, and from the south-west via Addenbrooke's Road.
- 2.2 The site is located within the enclosed internal courtyard for the Outpatients' Department (Clinic 14), sited north of Robinson Way and to the east of the CBC. The courtyard is surrounded on all sides by hospital buildings. The cable route is proposed to run from the Addenbrooke's Hospital bus station substation to the existing substation on Robinson Way. The proposed route will run adjacent to Robinson Way. The site area is around 1680sqm.
- 2.3 The site is within the Cambridge Biomedical Campus (including Addenbrooke's Hospital) Area of Major Change covered by Cambridge Local Plan (2018) policy 17.

## **3. The proposal**

- 3.1 The proposal is for erection of substation, transformers, switch rooms, gantry, cable connections and associated infrastructure.
- 3.2 The proposed scheme seeks to combine the two existing substations and house substations and switch room within separate rooms of a brick-built structure. It is proposed that the structure will utilise a buff-coloured brick and will have a high-level gantry containing cables and services connecting to the substation structure from the existing switch room to the south.

- 3.3 The structure itself will sit at the lowest level of the internal courtyard and is proposed to be 4.5m high, 9.2m wide and 12.7m long. The substation building is proposed to be constructed with a buff brick and concrete roof, including a number of ventilation openings on the external walls.
- 3.4 Additional planting has been proposed within the roundabout along Robinson Way and Francis Crick Avenue. This includes birch trees, snow drops, and daffodils. This site is outside the redline boundary of the site but is still within the ownership of the Applicant.
- 3.5 The application has been amended to address technical responses received and further consultations have been carried out as appropriate.

#### 4. Relevant site history

Reference	Description	Outcome
17/0710/FUL	Extension and alterations to single storey existing electrical substation (DSS01). New single storey electrical substation (DSS5/6).	Approved – 03 July 2017
20/02917/FUL	Provision of new and relocated plant and means of access on the roof of existing outpatients department to serve internal expansion.	Approved – 09 September 2020
23/01182/FUL	Installation of new ramp, stepped access and associated works	Approved – 19 May 2023

Table 2 Relevant site history

#### 5. Policy

##### 5.1 National policy

National Planning Policy Framework 2021

National Planning Practice Guidance

National Design Guide 2019

Circular 11/95 (Conditions, Annex A)

EIA Directives and Regulations - European Union legislation with regard to environmental assessment and the UK's planning regime remains unchanged despite it leaving the European Union on 31 January 2020

Environment Act 2021

ODPM Circular 06/2005 – Protected Species

Equalities Act 2010

## **5.2 Cambridge Local Plan (2018)**

Policy 1: The presumption in favour of sustainable development

Policy 14: Areas of major change and opportunity areas – general principles

Policy 17: Cambridge Biomedical Campus (including Addenbrooke's Hospital) Area of Major Change

Policy 18: Southern Fringe Areas of Major Change

Policy 31: Integrated water management and the water cycle

Policy 32: Flood risk

Policy 33: Contaminated land

Policy 34: Light pollution control

Policy 35: Protection of human health from noise and vibration

Policy 36: Air quality, odour and dust

Policy 55: Responding to context

Policy 56: Creating successful places

Policy 57: Designing new buildings

Policy 58: Altering and extending existing buildings

Policy 59: Designing landscape and the public realm

Policy 71: Trees

Policy 75: Healthcare facilities

Policy 80: Supporting sustainable access to development

## **5.3 Supplementary Planning Documents (SPD)**

Biodiversity SPD – Adopted February 2022

Sustainable Design and Construction SPD – Adopted January 2020

Cambridgeshire Flood and Water SPD – Adopted November 2016

## **6. Consultations**

### **County Highways**

- 6.1 No objection. No significant adverse effect upon the Public Highway should result from this Proposal. Recommends a **condition** that ensures pedestrian access to the Bus Station to the front of Addenbrookes Hospital be maintained at all times for the duration of the works.

## **Sustainability Officer**

- 6.2 No objection. There are considered to be no material sustainability issues with the proposal.

## **Environmental Health**

- 6.3 No objection. The development is acceptable subject to **conditions** related to construction phase compliance, and noise operational compliance.

## **Nature Conservation Projects Officer**

- 6.4 No objection.

## **Landscape Officer**

- 6.5 Further information/amendments are required regarding landscaping details including new planting and seating to improve the quality of the space. The tree removal should be compensated by new tree planting elsewhere on campus. Additionally, a green roof is recommended due to surface water run-off, heat reduction, and amenity properties. Temporary car park planting is not acceptable if temporary.

## **Tree Officer**

- 6.6 *As amended:* Part of the problem is the lack of site specific detail in the AMS and the conflicting details in plans and statements. If they come back saying the trench is only 500mm wide and can be located up against the pavement, if not within it, and that the cables and ducting are sufficiently flexible to allow them to be threaded between roots, it would not be a formal objection subject to a better AMS.
- 6.7 *As submitted:* Objection. There are no objections to the removal of T1 and T2 subject to replacement planting. The report is formed mainly of a set of generic statements with very limited site specific information/instruction. Statements in the report seem to conflict. It is not clear how deep the trench will be or how wide – and this will impact on the need for root severance where the purple and yellow exclusion zones are where the tree protection barrier is to be located where ground protection is proposed.

## **Cambridgeshire Fire and Rescue**

6.8 No objection. We do not require any additional Fire Hydrants adding to this planning application.

## **7. Third party representations**

7.1 No representations have been received

## **8. Member Representations**

8.1 No representations have been received.

## **9. Planning background**

9.1 In July 2017 planning permission was granted under application 17/0710/FUL for an extension and alterations to a single storey existing electrical substation and the erection of a new single storey electrical substation. This was located along Robinson Way South of the cycle parking and North of some Mature Trees.

9.2 Phases one and two of a three-phase upgrade had been completed. However, changes in the required plant size have resulted in the previously approved site, on Robinsons Way, being unsuitable to accommodate the proposed requirement.

## **10. Assessment**

10.1 From the consultation responses and representations received and from an inspection of the site and the surroundings, the key issues are:

- Principle of development
- Design, layout, scale and landscaping
- Trees
- Carbon reduction and sustainable design
- Biodiversity
- Water management and flood risk
- Highway safety and transport impacts
- Car and cycle parking
- Amenity/ Environmental Considerations
- Other matters
- Planning balance
- Recommendation
- Planning conditions

## 11. Principle of Development

- 11.1 The principle of development is established under policy 17 of the Cambridge Local Plan 2018 relating to the Cambridge Biomedical Campus Area of Major Change. This policy supports development where it can be demonstrated that it is required to meet a local, regional or national health care need or for biomedical and biotechnological research and development activities within class B1(b), related higher education and sui generis medical research institutes.
- 11.2 The proposed substation, transformers, switch rooms, gantry, cable connections and associated infrastructure helps to meet local, and regional healthcare needs by providing additional resilience in the electrical infrastructure on the Biomedical Campus. The submitted Design, Access, and Planning Statement identifies historical failings and disruption to patient services due to ageing and lower capacity electrical systems. The proposed scheme will provide additional capacity and reduce the dependence on emergency generators. The proposed scheme would accommodate anticipated demand for a predicted 25 to 30 years.
- 11.3 Whilst the scheme would alter the internal layout and appearance of the courtyard, it is not readily publicly visible externally on or off the Campus.
- 11.4 The principle of the development is therefore considered acceptable and in accordance with policy 17 of the Cambridge Local Plan 2018.

## 12. Design, layout, scale and landscaping

- 12.1 The site is located within the enclosed internal courtyard for the Outpatients' Department, sited north of Robinson way and to the east of the CBC. The courtyard is surrounded on all sides by hospital buildings. The Cable route itself is proposed to run from the Addenbrooke's Hospital bus station substation to the existing substation on Robinsons Way. The proposed route will run adjacent to Robinsons way.
- 12.2 The proposed High-Voltage Substation is 4.5m high, 12.7m long, and 9.2m wide at the widest section containing the transformers. Whilst the design of the substation itself will have a functional form, it is proposed that the external materials will complement the adjacent building. **Condition 4** is proposed to ensure the external appearance of the development do not detract from the character and appearance of the area.



- 12.3 The substation is proposed to have a high-level gantry connecting it to the existing store and switch room. The gantry will leave the substation at a height of around 3m and enter the existing storeroom at around 2.4m.
- 12.4 The scheme also proposes to run a new below ground cable from the existing substation adjacent to the Addenbrooke's bus station along Robinson Way to the low-voltage switch room on Robinson Way. The surfacing will subsequently be replaced to match the existing surfacing.
- 12.5 The proposed substation will be subservient in comparison to the surrounding hospital building; however, it will be a prominent feature within the courtyard. This is considered acceptable given the functional nature of the proposal.
- 12.6 The nature of the proposal and its location within the courtyard would result in the loss of all the landscaping within the immediate footprint of the proposed substation including a Category U and Category B tree. Following amendments and initial comments from officers, additional planting has been proposed to overcome the loss of the landscaping within the area within the roundabout along Robinson Way and Francis Crick Avenue. This includes birch trees, snow drops, and daffodils. Further to this, **Condition 8** has been recommended to secure the proposed hard and soft landscaping, including that within the courtyard.
- 12.7 The proposed scheme does not include a green or brown roof as requested by the Council's Landscape Officer, which would contribute towards better amenity, improved surface water runoff, and reduce heat build-up. However, the Council's Landscape Architect has also recommended that the courtyard is improved and adapted to include new planting and seating to make it a more useable and attractive space. This is secured via **Condition 8** which will help to negate the loss of some of this amenity space and would contribute towards some of the benefit which could be achieved with a green roof.
- 12.8 Considering the context, that the proposals will not be visible externally, and the recommended conditions as set out above, the proposal conforms with policies 55 and 56 in respect of context of site, design and external spaces.
- 12.9 Overall, the proposals represent appropriate design, layout, and scape considering the functional nature of the development. Subject to the conditions as recommended the proposals would accord with the Cambridge Local Plan (2018) policies 17, 55, and 56 and the NPPF.

### **13. Trees**

- 13.1 Policy 71 of the Cambridge Local Plan (2018) seeks to preserve, protect and enhance existing trees and hedges. Para. 131 of the NPPF seeks for existing trees to be retained wherever possible.
- 13.2 The Council's Tree Officer has raised concerns regarding the location of the proposed cable route and the potential impact upon the mature trees along Robinson Way. No concern is raised regarding the removal of the trees within the courtyard, subject to the replacement planting proposed. The Applicant has confirmed that the trench is only 500mm wide and can be located up against the pavement, if not within it, and that the cables and ducting are sufficiently flexible to allow them to be threaded between roots. **Conditions 5, 6, and 7** are recommended for an Arboricultural Method Statement and Tree Protection Plan, and to ensure that any damaged or destroyed trees are replaced.
- 13.3 Subject to conditions as appropriate, the proposal would accord with policy 71 of the Cambridge Local Plan (2018).

### **14. Carbon reduction and sustainable design**

- 14.1 The Councils' Sustainable Design and Construction SPD (2020) sets out a framework for proposals to demonstrate they have been designed to minimise their carbon footprint, energy and water consumption and to ensure they are capable of responding to climate change as required by policy 28.
- 14.2 The application has been subject to formal consultation with the Council's Sustainability Officer who raises no objection to the proposal and notes that the new substation will help to provide additional infrastructure capacity.
- 14.3 The proposed scheme will not generate additional water demand as stated within the submitted Design, Access, and Planning statement.
- 14.4 The applicants have suitably addressed the issue of sustainability and renewable energy and the proposal is compliant with Cambridge Local Plan (2018) policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

## 15. Biodiversity

- 15.1 The Environment Act 2021 and the Councils' Biodiversity SPD (2022) require development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach accords with policies 69 and 70 of the Cambridge Local Plan (2018) which outlines a primary objective for biodiversity to be conserved or enhanced and provides for the protection of Protected Species, Priority Species and Priority Habitat.
- 15.2 In accordance with policy and circular 06/2005 'Biodiversity and Geological Conservation', the application is accompanied by a preliminary ecological appraisal which sets out that the estimated net gain would be 48.05%, exceeding the 20% goal of the emerging local plan. This is achieved through the landscaping within the area within the roundabout along Robinson Way and Francis Crick Avenue. Which is proposed to incorporate birch trees, snow drops, and daffodils.
- 15.3 The site is considered to have limited value for biodiversity and contains no suitable habitats for protected or notable species, being predominantly within a hard surfaced courtyard with limited soft landscaping. The proposed enhancement planting would provide a wider benefit to the Campus.
- 15.4 The application has been subject to formal consultation with the Council's Ecology Officer, who raises no objection to the proposal. **Condition 9** is recommended to ensure that the estimated biodiversity gain is protected.
- 15.5 In consultation with the Council's Ecology Officer, subject to an appropriate condition, officers are satisfied that the proposed development complies with policies 69 and 70, the Biodiversity SPD 2022, the requirements of the Environment Act 2021 and 06/2005 Circular advice.

## 16. Water management and flood risk

- 16.1 Policies 31 and 32 of the Cambridge Local Plan (2018) require developments to have appropriate sustainable foul and surface water drainage systems and minimise flood risk.
- 16.2 The site is in Flood Zone 1 and is therefore considered at low risk of flooding. As the site is less than 1ha a Flood Risk Assessment is not required.

- 16.3 The proposals would not increase the quantum of impermeable surfaces on the site and is therefore considered not to increase the flood risk on or off the site.
- 16.4 Limited Surface Water Drainage details have been submitted, however, it is understood that the proposals would feed into the existing system **Condition 3** has been recommended to secure the details of the surface water drainage.
- 16.5 The proposed scheme does not include a green or brown roof. Policy 31 part f of the Cambridge Local Plan (2018) states that development will be permitted provided that any flat roof is a green or brown roof. The proposals do not accord with this section of Policy 31. The justification provided is that this reflects the need to prioritise patient care and reduce the risk of infection. Comments in support of this approach have been provided on behalf of the Hospital Trust Infection Control Team who raise concerns regarding the potential risk to immunosuppressed patients should a green or brown roof be provided. This is because the existing ventilation systems of the surrounding buildings in the immediate vicinity of the site are reaching the end of their lifespan, and there is a need to minimise the strain on these systems by reducing the source of potentially harmful spores and pathogens.
- 16.6 Officers consider that given the justification provided by the Applicant and the specific location, within an enclosed courtyard, there is sufficient justification to allow a departure from Policy 31 part f. These specific circumstances are such that it would be difficult to control the potential infection risk from the proposed development if a green or brown roof were enforced.
- 16.7 Subject to conditions the applicants have addressed the issues of water management and flood risk, excluding the inclusion of a green or brown roof. The proposals largely accord with Policies 31 and 32 of the Cambridge Local Plan, and the NPPF.

## **17. Highway safety and transport impacts**

- 17.1 Policy 81 of the Cambridge Local Plan (2018) states that developments will only be permitted where they do not have an unacceptable transport impact.
- 17.2 Para. 111 of the NPPF advises that development should only be prevented or refused on highways grounds if there would be an

unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

- 17.3 The application has been subject to consultation with the Local Highways Authority and is considered to have no significant adverse impact on the Public Highway. **Condition 12** is recommended to ensure that pedestrian access to the bus stop is retained at all times for the duration of the works.
- 17.4 The application is considered to accord with Policy 81 of the Cambridge Local Plan (2018) and is compliant with NPPF advice, and is not considered to cause a significant adverse impact upon the highway safety.

## **18. Car and cycle provision**

- 18.1 The proposed scheme does not propose to include any additional car and cycle parking and is not envisaged to generate any increase in users. The scheme would therefore have no impact on the car and cycle provision on the Biomedical Campus.

## **19. Amenity/Environmental Considerations**

- 19.1 Policies 35 and 36, sets out that proposals must protect the health and amenity of occupiers and surrounding uses from development which would create unacceptable impacts such as noise, vibration, odour, emissions and dust.
- 19.2 There are no residential dwellings immediately adjacent to the site. The site is surrounded by potentially sensitive receptors. Considering the size and nature of the development and the surroundings, it is considered that the proposed development will not cause significant overshadowing or overlooking. There is no external lighting proposed as part of the permission.

### **Construction and environmental health impacts**

- 19.3 The land contamination, air quality and noise and vibrational impacts associated with the construction and occupation of the site are addressed by Local Plan policies 33, 34, 35, 36. Paragraphs 183 - 188 of the NPPF are relevant.
- 19.4 The Council's Environmental Health Team have assessed the application and recommend the proposals are acceptable subject to the inclusion of conditions.

- 19.5 The construction/demolition pollution has been considered and there is the potential that there could be an amenity impact on properties in the wider vicinity of the site if not controlled. Therefore, **Condition 10** has been recommended so that the submitted Construction Phase Plan, Environmental & Traffic Management Plan is secured.
- 19.6 The substation operational noise has also been considered. An Acoustic Assessment has been submitted as part of the application which concludes that the proposed substation would not give rise to any unacceptable adverse noise impacts. **Condition 11** has been recommended by the Council's Environmental Health Team to ensure compliance with the submitted Acoustic Assessment.
- 19.7 There are no known contamination issues or concerns associated with the proposed site.

### **Summary**

- 19.8 The proposal adequately respects the amenity of its neighbours and of future occupants. Subject to conditions, the proposal is compliant with policy 55 of the Cambridge Local Plan (2018). The associated construction and environmental impacts would be acceptable in accordance with policies 33, 34, 35, and 36 of the Local Plan.

## **20. Third party representations**

- 20.1 No third party representations have been received.

## **21. Planning balance**

- 21.1 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).
- 21.2 The principle of the proposed development is established under policy 17 of the Cambridge Local Plan 2018 relating to the Cambridge Biomedical Campus Area of Major Change. This supports development where it can be demonstrated that development is required to meet a local, regional or national health care need or for biomedical and biotechnological research and development activities within class B1(b), related higher education and sui generis medical research institutes.

- 21.3 The proposals seek to secure a reliable provision of electricity to the hospital campus by replacing end of life and outdated equipment.
- 21.4 The proposed scheme falls short of the requirements of the Cambridge Local Plan (2018) policy 31, requiring that any flat roof is a green or brown roof. The scheme is however considered appropriate given that the intention of this policy is for the purpose of surface water management. Further details of the surface water management scheme are secured via **condition 3**.
- 21.5 The proposed development secures a Biodiversity Net Gain of 48.05% which exceeds the aspirations of the emerging local plan. Additionally, conditions are recommended to secure hard and soft landscaping details to aid in improving the quality of the space surrounding the proposed development.
- 21.6 On the basis of the above evaluation and considering the nature of the proposals, it is considered appropriate to approve the proposed development subject to conditions.
- 21.7 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for Approval

## **22. Recommendation**

- 22.1 **Approve** application 24/01787/FUL subject to:
- (i) The conditions and informatives as set out below in this report, with authority delegated to officers to carry through minor amendments to those conditions and informatives (and include others considered appropriate and necessary) prior to the issuing of the planning permission.

## **23. Planning conditions**

### Time limits

1 - The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

### Approved Plans

2 – The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

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

### Surface water Drainage

3 – No development, other than demolition, shall commence until a scheme for the provision and implementation of surface water drainage has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented in accordance with the approved details prior to the occupation of any part of the development or in accordance with an implementation program agreed in writing with the Local Planning Authority.

Reason: To ensure appropriate surface water drainage and prevent the increased risk of flooding (Cambridge Local Plan 2018 policies 31 and 32).

### Materials

4 – No development shall take place above ground level, except for demolition, until details of all the materials for the external surfaces of buildings to be used in the construction of the development have been submitted to and approved in writing by the local planning authority.

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

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area. (Cambridge Local Plan 2018 policies 55 and 57).

### Arboricultural Method Statement and Tree Protection Plan

5 – Prior to commencement and in accordance with BS5837 2012, a phased tree protection methodology in the form of an Arboricultural Method Statement (AMS) and



Tree Protection Plan (TPP) shall be submitted to the local planning authority and written approval given, before any tree works are carried and before equipment, machinery or materials are brought onto the site for the purpose of development (including demolition). In a logical sequence the AMS and TPP will consider all phases of construction in relation to the potential impact on trees and detail tree works, the specification and position of protection barriers and ground protection and all measures to be taken for the protection of any trees from damage during the course of any activity related to the development, including supervision, demolition, foundation design, storage of materials, ground works, installation of services, erection of scaffolding and landscaping.

Reason: To satisfy the Local Planning Authority that trees to be retained will be protected from damage during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.

#### Tree Protection compliance

6 – The approved tree protection methodology will be implemented throughout the development and 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 approved tree protection plans, and the ground levels within those areas shall not be altered nor shall any excavation be made without the prior written approval of the local planning authority. If any tree shown to be retained is damaged, remedial works as may be specified in writing by the local planning authority will be carried out.

Reason: To satisfy the Local Planning Authority that trees to be retained will not be damaged during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.

#### Tree replacement

7 – If any tree shown to be retained on the approved tree protection methodology is removed, uprooted, destroyed or dies within five years of project completion, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

Reason: To satisfy the Local Planning Authority that arboricultural amenity will be preserved in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.

### Hard and Soft Landscaping

8 – No development above ground level, other than demolition, shall commence until a hard and soft landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following:

- a) proposed finished levels or contours; pedestrian access and circulation areas;
- b) hard surfacing materials;
- c) Street furniture and artefacts;
- d) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, species, plant sizes and proposed numbers/densities where appropriate;
- e) an implementation programme.

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

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity (Cambridge Local Plan 2018 policies 55, 57, 59 and 69).

### Ecology BNG compliance

9 – Prior to the occupation of the development, the ecological mitigation shall be carried out in full in accordance with the details contained in Addenbrookes HV Proposed Planting (3271-5-2 DR-002 S5-P1). The ecological measures shall thereafter be retained for the lifetime of the development.

Reason: To conserve and enhance ecological interests. (Cambridge Local Plan 2018, policy 57, 59 and 70)

### Construction Phase Plan, Environmental & Traffic Management

10 - The development hereby approved shall be constructed in accordance with the submitted 'HV Upgrade Phase 3: CONSTRUCTION PHASE PLAN, ENVIROMENTAL & TRAFFIC MANAGEMENT - ISSUE 01 APRIL 2024'.

Reason: Cambridge Local Plan, 2018 - Policy 35: Protection of human health and quality of life from noise / vibration and Policy 36: Air quality, odour and dust.

### Noise Operational - Compliance

11 - The substation, transformers, switch rooms, gantry, cable connections and associated infrastructure hereby approved, shall be constructed / installed, operated, and retained / maintained thereafter in accordance with the submitted Plans and the

Chris Wood Acoustics '*MEMO: ADDENBROOKES HOSPITAL PROPOSED HV SUBSTATION - ACOUSTICS ASSESSMENT, 15 March 2024 (Ref. 238\_01M\_2-0\_CWA)*'.

**Reason:** Cambridge Local Plan, 2018 - Policy 35: Protection of human health and quality of life from noise and vibration and 34: Light pollution control

Pedestrian access to the Bus Station

12 – During the construction of the development hereby permitted and until completion of the development, the pedestrian access to the bus station to the front of Addenbrookes Hospital shall be maintained free from obstruction at all times.

Reason: To ensure continued pedestrian access to the Bus station to the front of Addenbrookes Hospital, and in the interests of highway safety. (Cambridge Local Plan 2018 policy 81).