



26/01066/REM – Land South Of Dame Mary Archer Way, Cambridge Biomedical Campus, Cambridge

Application details

Report to: Joint Development Management Committee

Lead Officer: Joint Director of Planning and Economic Development

Ward/parish: Queen Ediths

Proposal: Reserved Matters Application pursuant to 16/0176/OUT for all matters (access, appearance, landscaping, layout and scale) relating to the development of a mixed-use laboratory and office building (4000 Discovery Drive) including associated plant, access, car parking, cycle parking, landscaping, public open space, and other works, and the discharge of Conditions 8 (Transport spurs), 10 (Energy Demand), 14 (EV Charging), 31 (On Plot Cycle and Pedestrian Facilities), 33 (Car Parking Spaces), 36 (Disabled Car Parking Spaces), 37 (Cycle Parking Spaces), 39 (Ecological Conservation Management Plan), 41 (Drainage), 43 (Sustainability), 48 (Waste), and 49 (Landscape) of Planning Permission 16/0176/OUT.

Applicant: Prologis UK

Presenting officer: James Truett

Reason presented to committee: The provision of a non-residential building where the GIA floor space to be created by the development is more than 1,000m

Member site visit date: N/A

Key issues: 1. Principle of development and parameter plans

2. Design, layout, scale and landscaping

3.Other Matters

Recommendation:

- (i) **Approve** subject to conditions and informatives as detailed in this report, with delegated authority to officers to carry through minor amendments to those conditions and informatives.
- (ii) **Part discharge outline planning conditions on the outline consent reference 16/0176/OUT in relation to this reserved matters parcel only:**
- Condition 8 (Transport spurs),
 - Condition 10 (Energy Demand),
 - Condition 14 (EV Charging),
 - Condition 31 (On Plot Cycle and Pedestrian Facilities),
 - Condition 33 (Car Parking Spaces),
 - Condition 36 (Disabled Car Parking Spaces),
 - Condition 37 (Cycle Parking Spaces),
 - Condition 39 (Ecological Conservation Management Plan),
 - Condition 41 (Surface water Drainage),
 - Condition 43 (Sustainability),
 - Condition 48 (Waste),
 - Condition 49 (Landscape)

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1. Executive summary

- 1.1 The application seeks Reserved Matters approval pursuant to outline planning application reference 16/0176/OUT for all matters (access, appearance, landscaping, layout and scale) relating to the development of a mixed-use laboratory and office building (including associated plant, access, car parking, cycle parking, landscaping, public open space, and other works) at 4000 Discovery Drive.
- 1.2 The application also seeks the discharge of a number of planning conditions associated with the outline planning permission reference 16/0176/OUT: Condition 8 (Transport spurs), Condition 10 (Energy Demand), Condition 14 (EV Charging), Condition 31 (On Plot Cycle and Pedestrian Facilities), Condition 33 (Car Parking Spaces), Condition 36 (Disabled Car Parking Spaces), Condition 37 (Cycle Parking Spaces), Condition 39 (Ecological Conservation Management Plan), Condition 41 (Drainage), Condition 43 (Sustainability), Condition 48 (Waste), and Condition 49 (Landscape).
- 1.3 The proposal is on the final phase of the commercial element of the Phase 2 Cambridge Biomedical Campus (CBC) expansion (outline permission ref: 16/0176/OUT). The scheme is consistent with the outline permission 16/0176/OUT and is in accordance with the five Parameter Plans approved under that permission.
- 1.4 The proposal includes a 6-storey building, with plant and bio-solar roof, and would have a gross internal floor area of 9,610 sqm. The scheme includes a rain garden to the south-west side of the building that continues the landscaping approach secured under Condition 11 of 2000 and 3000 Discovery Drive (24/01529/COND11).
- 1.5 The proposal is considered to provide a high-quality and well designed office/ laboratory provision that would support the expansion of the biomedical campus. It is supported by a well-considered landscape

scheme.

- 1.6 Officers recommend that the Joint Development Management Committee approves the application subject to the conditions and informatives as detailed in Section 24 of this report.

2. Site description and context

- 2.1 The application site is within phase 2 of the Cambridge Biomedical Campus (CBC) on land south of Dame Mary Archer Way, on the southern fringe of the city. The site currently consists of a temporary gravel car park primarily for construction traffic associated with the 2000 and 3000 Discovery Drive buildings which are situated immediately to the north of the site and are currently under construction (planning application reference 24/01529/REM).
- 2.2 To the West of the site is the under construction semi-sunken cycle park (the below ground cycling parking facility) associated with 2000 and 3000 Discovery Drive. To the East of the site is the remaining undeveloped part of the Phase 2 site which is allocated for clinical use, and currently being used as a temporary car park.. To the south is a drainage ditch and the National Cycleway NCN11.
- 2.3 To the south of the site, is vacant arable land which is allocated to Phase 3 of the biomedical campus expansion. To the north is Papworth Road which leads down to Papworth Hospital, with staff car parking and the moved helipad either side. The site is reasonably prominent, being positioned on the southern edge of the site, and forming part of the key views when travelling into the campus over Addenbrookes Road bridge.
- 2.4 The Cambridge City and South Cambridgeshire District administrative boundary is immediately to the south of the NCN11, further to the south of which is land which is allocated in the South Cambridgeshire Local Plan 2018 for development as Phase 3 CBC.
- 2.5 The site is within the Waste Consultation Area, and a Mineral and Waste Area of Search. It is also within the Cambridge Airport Safeguarding Zone for consultation on any structure greater than 15 metres above ground level.
- 2.6 The site is within Flood Zone 1 - there is one area at risk of surface water flooding, which is considered low (between 0.1% and 1%). It does not fall within a Conservation Area and there are no listed buildings on site or adjacent to the site. There are no Tree Preservation Orders on the site.

3. The proposal

- 3.1 This is a Reserved Matters Application (RMA) pursuant to 16/0176/OUT for all matters (access, appearance, landscaping, layout and scale) relating to the development of a mixed-use laboratory and office building (4000 Discovery Drive) including associated plant, access, car parking, cycle parking, landscaping, public open space, and other works.
- 3.2 The application proposals also seek the discharge of Conditions 8 (Transport spurs), 10 (Energy Demand), 14 (EV Charging), 31 (On Plot Cycle and Pedestrian Facilities), 33 (Car Parking Spaces), 36 (Disabled Car Parking Spaces), 37 (Cycle Parking Spaces), 39 (Ecological Conservation Management Plan), 41 (Drainage), 43 (Sustainability), 48 (Waste), and 49 (Landscape) associated with the outline planning permission reference 16/0176/OUT.
- 3.3 The proposed 6-storey building would have a gross internal floor area of 9,610 sqm. It is proposed that the building would consist of 6 floors of mixed office and laboratory space, with the ground floor providing an arrival space and facilities for employees, plant and storage, and laboratory space. The roof space consists of a combined plant and bio-solar roof enclosed by a crown feature with discrete integrated lighting which frames the upper elements of the building. The proposed building is designed to be either single or multi-let with a floorplate design to allow future flexibility.
- 3.4 The proposed 4000DD building has a maximum building height of 46.5m excluding flues, a width of 35m, and a length of around 53m (including a colonnade).
- 3.5 The proposed scheme includes hard and soft landscaping details. This includes a colonnade to the west of the building; a paved area adjacent to the Central Access Road and taxi drop-off area; servicing areas to the north of the building; and pavements which run parallel to Discovery Drive to the south and east of the building. The scheme also includes a rain garden to the south-west side of the building that continues the landscaping approach secured under Condition 11 of 2000 and 3000 Discovery Drive (24/01529/COND11
- 3.6 Cycle and pedestrian routes are proposed throughout the site, with vehicular access provided by a central servicing road to support the needs of the laboratory and offices uses of the buildings. It is proposed that liquid

nitrogen tanks and refuse stores will be located adjacent to the service road to the north of the proposed 4000DD building. This is consistent with the approach taken for the approved 2000 and 3000 Discovery Drive buildings.

3.7 The application is accompanied by the following supporting reports and plans

- Architectural Plans
- Landscape Drawings
- Planting Plan
- Landscape Specification
- Planning Statement
- EIA Statement of Conformity
- Design and Access Statement
- Phasing and Logistics Plan
- Landscape Design Report
- Landscape Management and Maintenance Plan
- Transport Statement (including BREEAM)
- Travel Plan (including BREEAM)
- Phase 3 Spur Connection Technical Memo
- Surface Water Drainage Strategy
- Wind Microclimate Report
- Ecological Conservation Management Plan Statement
- Biodiversity Net Gain Report (and BNG Metric)
- Energy Strategy
- Sustainability Strategy
- BREEAM Pre-Assessment Report
- Air Quality Assessment
- Noise Impact Assessment
- MEP Engineering Report
- External Lighting Strategy

3.8 The proposals have been amended during the course of the application to address representations received, and further consultations have been carried out as appropriate. These amendments relate to design revisions as the scheme evolved as part of the RIBA stage 3, and in response to advice from the Lead Local Flood Authority and Council's Ecologist.

4. Relevant site history

Reference	Description	Outcome
16/0176/OUT	Development of up to 75,000 sqm floorspace (excluding plant areas) of Research and Development (B1b) and Clinical (C2 and/or D1), sui generis and higher education uses, including related support activities within use class B1; ancillary uses in addition (A1, A3, A4, A5, D1 and/or D2); up to two multi storey car parks; open space and landscaping and all other associated supporting infrastructure.	Permission granted 5th September 2017
16/0176/NMA1	Non material amendment on application 16/0176/OUT to amend detailed text on Parameter Plan 5 (PP5) relating to landscape.	Permission granted 5 th April 2024
16/0165/FUL	Erection of a building for Biotech and Biomedical research and development and production together with associated supporting Headquarters and Logistics function along with associated infrastructure to include; access, services, drainage, electric and gas infrastructure, external ancillary structures, car and cycle parking and hard and soft landscaping.	Permission granted 22nd November 2016
20/03950/REM	Reserved Matters application for the erection of a five-storey mixed use laboratory and office building and associated plant, internal roads, car parking, cycle parking, landscaping and public open space. The Reserved Matters include access, appearance, landscaping, layout and scale.	Permission granted 27 th January 2021
24/01589/REM	Reserved matters application pursuant to 16/0176/OUT for all matters (access, appearance, landscaping, layout and scale) relating to the development of a multi-storey car park and a temporary surface car park as part	Permission granted 10 th October 2024

	of the phased development and the discharge of conditions 8 (transport spurs), 10 (energy demand), 14 (EV Charging), 31 (on plot cycle and pedestrian facilities), 33 (car parking spaces), 36 (disabled car parking spaces), 37 (cycle parking spaces), 39 (ecological conservation management plan), 41 (drainage), 43 (sustainability), 48 (waste), 49 (landscape) of planning permission 16/0176/OUT.	
24/01529/REM	Reserved matters application pursuant to 16/0176/OUT for all matters (access, appearance, landscaping, layout and scale) relating to the development of 2no. mixed-use laboratory and office buildings (2000 Discovery Drive and 3000 Discovery Drive) including associated plant, internal access roads, car parking, cycle parking, landscaping, public open space, and other works and the discharge of conditions 8 (transport spurs), 10 (energy demand), 14 (EV Charging), 31 (on plot cycle and pedestrian facilities), 33 (carparking spaces), 36 (disabled car parking spaces), 37 (cycle parking spaces), 39 (ecological conservation management plan), 41 (drainage), 43 (sustainability), 48 (waste), 49 (landscape) of planning permission 16/0176/OUT.	Permission granted 10 th October 2024
16/0176/NMA3	Non-material amendment on outline application 16/0176/OUT for Parameter Plan 2 - Maximum Building Heights	Granted permission 2 nd December 2025

Table 2 Relevant site history

5. Policy

5.1 National policy

National Planning Policy Framework 2024

National Planning Practice Guidance

National Design Guide 2021

Local Transport Note 1/20 (LTN 1/20) Cycle Infrastructure Design

Environment Act 2021

Draft Greater Cambridge Local Plan 2024-2045 (Regulation 18 Stage Consultation - December 2025 to January 2026)

The Regulation 18 Draft Greater Cambridge Local Plan (the draft 'Joint Local Plan' (JLP)) represents the latest stage of preparing a new joint Local Plan for Greater Cambridge. Once it is adopted, it will become the statutory development plan for the Greater Cambridge area, replacing the current (adopted) Local Plans for Cambridge City and South Cambridgeshire District. The draft JLP was published for formal public consultation (under Regulation 18 of The Town and Country Planning (Local Planning) (England) Regulations 2012) between 1 December 2025 and 30 January 2026.

In line with paragraph 49 of the National Planning Policy Framework (NPPF), local planning authorities may give weight to relevant policies in emerging plans according to several factors. The draft JLP is consistent with policies in the current NPPF, but represents an earlier stage of the plan making process. Therefore, at this stage, the draft JLP and its policies can only be afforded limited weight as a material consideration in decision making

Consultation on a Regulation 19 draft plan is anticipated in Summer/Autumn 2026.

5.2 Cambridge Local Plan (2018)

Policy 1: The presumption in favour of sustainable development

Policy 2: Spatial strategy for the location of employment development

Policy 4: The Cambridge Green Belt

Policy 5: Strategic transport infrastructure

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 28: Carbon reduction, community energy networks, sustainable design and construction, and water use

Policy 29: Renewable and low carbon energy generation

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 40: Development and expansion of business space

Policy 42: Connecting new developments to digital infrastructure
Policy 55: Responding to context
Policy 56: Creating successful places
Policy 57: Designing new buildings
Policy 59: Designing landscape and the public realm
Policy 60: Tall buildings and the skyline in Cambridge
Policy 68: Open space and recreation provision through new development
Policy 69: Protection of sites of biodiversity and geodiversity importance
Policy 70: Protection of priority species and habitats
Policy 71: Trees
Policy 80: Supporting sustainable access to development
Policy 81: Mitigating the transport impact of development
Policy 82: Parking management
Policy 85: Infrastructure delivery, planning obligations and the Community Infrastructure Levy

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

Public Art SPD – Adopted January 2009

Cambridge Biomedical Campus SPD – Adopted March 2025

6. Consultations

Anglian Water - No Objection

- 6.1 Comments. The details submitted relating to the discharge of condition 41 (surface water) do not relate to the foul water strategy. The surface water drainage report which has been submitted in respect of condition 41 has been reviewed. The proposed surface water does not relate to the Anglian Water network and it is stated the surface water from the site will be managed via SUDS features with an outfall into the South Ditch. On this basis unable to make comments on the suitability of surface water management - recommends that the Lead Local Floor Authority is consulted.

Cambridge City Airport - No Objection

- 6.2 No aerodrome safeguarding objection provided condition regarding Glint and Glare assessment is applied.

Cambridge Constabulary - No Objection

- 6.3 Comments. Dame Mary Archer Way is at very low risk to the vulnerability of crime. The principles of Secured by Design have been applied throughout the design of the scheme. Provides comments for consideration of the future security of the scheme.

County Archaeology - No Objection

- 6.4 The archaeological works for this development have been completed. No comment or objection.

County Highways Development Management - No Objection

- 6.5 No significant adverse effect upon the Public Highway should result from this proposal should it gain benefit of Planning Permission

County Transport Assessment Team - No Objection

- 6.6 The provision of car and cycle parking for this building is appropriate and in line with the outline approval. The pedestrian and cycle facilities are appropriate, and the trip rates for this building conform with the outline permission.

Ecology Officer- No Objection

- 6.7 The submitted Ecological Conservation Management Plan is considered acceptable following the updated Water Vole survey information. Support the application subject to the recommended precautionary measures and pre-commencement checks, and outstanding lighting information secured via condition.

Environment Agency- No Objection

- 6.8 No objection.

Environmental Health- No Objection

- 6.9 Comments. The information submitted within the application is sufficient to discharge Conditions 10 (Energy Demand) and 14 (EV Charging) of Planning Permission 16/0176/OUT with respect to the proposed development.

6.10 The proposed development is acceptable subject to conditions and informatives for details regarding:

- Operational noise mitigation/ Insulation Scheme – Compliance
- Operational noise mitigation/ Insulation Scheme – Post Construction / Installation Verification and Completion Report
- Standby Emergency / Back up Generator Operation (Noise & Air Quality Mitigation)

Hobsons Conduit Trust - No Objection

6.11 No comments received.

Landscape Officer - No Objection

6.12 Comments. The landscape detailing and materials are coordinated with the other parts of the phase 2 Discovery Drive area which is welcomed. Supports the reserved matters application and discharge of condition 49 for landscape. Recommends that details of green roofs, wayfinding and the external gas storage areas are conditioned.

Lead Local Flood Authority- No Objection

6.13 Comments. The applicant has demonstrated that surface water can be managed through the use of rain gardens, swales and permeable paving discharging surface water into the 2000 and 3000 Discovery Drive network in line with the wider scheme. Recommend discharge of Condition 41 (Drainage).

Ministry of Defence - No Objection

6.14 The MOD has no objection to the development proposed.

Shared Waste Service - No Objection

6.15 All comments have been fully addressed. Condition 48 (Waste) can be discharged.

Sustainability Officer - No Objection

6.16 Comments. The proposed development is supported from a Sustainable Design and Construction perspective. The proposals are in accordance with the requirements of the Bespoke Sustainability Strategy and condition 43.

Tree Officer - No Objection

- 6.17 There are no significant existing tree constraints on site, and no reserved matters requirements in regard to tree protection.

Urban Design Officer - No Objection

- 6.18 Comments. The proposal is considered to be compliant with the parameters set out in the Outline Planning Permission and Cambridge Local Plan (2018) policies 55, 56 and 57. The proposal is supported by Urban Design subject to suggested conditions regarding design details and materials, sample panel, and signage.

Cambridgeshire Quality Panel Meeting on the 18 September 2026

- 6.19 The scheme was reviewed by the Cambridgeshire Quality Panel at preapplication stage in September 2025. A copy of the review letter is attached in full at Appendix 1. The Applicant submitted a response to the main points of feedback and amendments that had been made as a result; these are considered in the assessment section below.

- 6.20 The following is a summary of the Panels comments/ recommendations:

- No concerns about building height
- Align building entrance with pedestrian desire lines
- Ensure clear visibility of the entrance
- Adopt and clarify Net Zero Carbon targets
- Measure and reduce embodied carbon
- Design for future deconstruction and circularity
- Set and align waste management targets
- Benchmark against wider sustainability norms
- Enhance rain gardens for ecological and social value
- Support active travel and healthy lifestyles
- Diversify amenities across the site
- Activate the building's visual presence
- Transform utilitarian elements into design features
- Reassess and integrate the colonnade

- Explore greening strategies for challenging elements
- Ensure flexibility and adaptability in design

7. Third party representations

- 7.1 No representations have been received
- 7.2 The above representations are a summary of the comments that have been received. Full details of the representations are available on the Council's website.

8. Planning background

- 8.1 This application comprises a reserved matters application for the final phase of the commercial element of the Phase 2 Cambridge Biomedical Campus (CBC) expansion (outline permission ref: 16/0176/OUT). This southern extension to the campus was allocated within the Cambridge Local Plan (2006) to allow continued growth of the campus. The allocation was for clinical, biomedical and biotechnology research and development, related higher education and sui-generis medical research institute and related ancillary uses.
- 8.2 The Cambridge Local Plan (2018) brought forward the allocation within Policy 17, site M15. It described the southern expansion site as an 'Expansion Area' and outlines that approximately a third of the land would be developed for NHS and private clinical development and two thirds for biomedical and biotechnology research and development activities.
- 8.3 The site received outline consent in 2016 following the allocation for the development of the southern expansion for 75,000 sqm of floorspace for research and development and clinical land and associated uses (ref. 16/0176/OUT). At the same time a full application was submitted for the development of the first parcel of land within the commercial land for the ABCAM building (ref. 16/0165/FUL). The Abcam building was designed for biotech research and development, the build is completed and occupied. The building contains open space to the rear and is supported by a temporary car park to the west.
- 8.4 Development of the second parcel of land was granted permission in 2021 for the development of 1000 Discovery Drive which followed ABCAM (ref. 20/03950/REM). It comprised a five-storey building for research and

development purposes with a front courtyard area, the building is supported by a temporary car park to the east.

- 8.5 Development of the third and fourth parcel of land was granted permission 2024 for the development of 2000 Discovery Drive and 3000 Discovery Drive (24/01529/REM) and a Multi-Storey Car Park (24/01589/REM). The consents include the details for both buildings; extensive landscaped areas; and various supporting infrastructure including covered, secure cycle parking within a semi-sunken Cycle Parc facility. The consents also included the detailed design of a Multi-Storey Car Park.



Figure 1: plan showing the planning application reference numbers for the Phase 2 Site

- 8.6 Linking to the development of this scheme for 4000 Discovery Drive (4000 DD), a non-material amendment (16/0176/NMA3) was approved in 2025 to increase the maximum building height from 42.5m to 46.5m for a specific area in the central southern section of the Site covering part of the 4000 DD footprint.
- 8.7 The submitted reserved matters application utilises the additional height secured through the approved non material amendment, and will complete the final phase of the commercial floorspace within Phase 2.

The balance of the Phase 2 land (which comprises approximately a third of the remaining land), remains available for development to meet clinical needs. Reserved Matters Applications for this area must be made to the Local Planning Authority before the expiration of nine years from the 26th September 2017 (submitted before the 26th September 2026)

9. Cambridge Biomedical Campus Supplementary Planning Document (SPD) (March 2025)

- 9.1 Since the granting of the outline planning permission for Phase 2 in 2017., the Cambridge Biomedical Campus SPD was adopted. This provides additional guidance on the implementation of development plan policies.
- 9.2 The adopted CBC SPD acknowledges the previous phases of the CBC growth and looks to support the CBC aspirations of being a world-leading location for healthcare, education, medical innovation and life science research. It also seeks to build on the important local, regional and national role in providing medical facilities and medical research.
- 9.3 The CBC SPD sets out six key themes to guiding the future developments:
- Open spaces and landscape
 - The public realm
 - The built form
 - Connectivity and movement
 - Sustainability
 - Phasing and delivery
- 9.4 The SPD builds on the adopted Local Plan principles for reduce energy demand and associated carbon emissions, as well as carbon reduction requirements and adhere to or go beyond requirements for sustainability set out in the Sustainable Design and Construction SPD to design and deliver more sustainable forms of development. Work alongside the long-term infrastructure and campus growth, through well phased and coordinated strategies, to ensure future developments work towards the overall SPD vision.

10. Pre-application Engagement

- 10.1 Throughout the design process, the project team have engaged extensively with stakeholders though meetings, workshops, presentations, and handouts. Alongside working with officers from the shared planning

service, the project team have sought a collaborative approach through the Planning Performance Agreement process.

- 10.2 The development proposals have been the subject of detailed pre-application dialogue with officers since June 2025. The scheme was reviewed by the Cambridgeshire Quality Panel in September 2025 and presented to the Joint Development Control Committee on 20 August 2025, and 21 Jan 2026, providing an opportunity for Members to review the emerging proposals.
- 10.3 The developer has responded positively to pre-application discussions and sought to enhance the scheme following officer guidance and Cambridgeshire Quality Panel feedback. The application proposals respond to and build on the key considerations raised throughout the pre-application process – as demonstrated through the technical documents submitted in support of the application, the design of the proposed building and how the proposal aligns with relevant policies.

11. Assessment

- 11.1 From the consultation responses and representations received and from an inspection of the site and the surroundings, the main issues for consideration are:
- Principle of development
 - Design, layout, scale and landscaping
 - Carbon reduction and sustainable design
 - Biodiversity
 - Water management and flood risk
 - Highway safety and transport impacts
 - Car and cycle parking
 - Environmental Impact
 - Other matters
 - Recommendation
 - Planning conditions

12. Principle of Development

- 12.1 Policy 17 of the Cambridge Local Plan (2018) supports development at Cambridge Biomedical Campus which would meet the need for health care and biomedical and biotechnology research and development activities within class B1(b), related higher education and sui generis medical research institutes. It also supports supporting activities such as

shops and cafes to meet the needs of those using the campus and which add to the vibrancy of the area.

12.2 The proposal site sits within the 'expansion area' which is allocated for development within Policy 17 of the Cambridge Local Plan (M15) for development for commercial biomedical and biotechnology research and development activities and clinical activities.

12.3 The principle of development for the site for research and development and clinical uses was established through the grant of outline planning permission ref. 16/0176/OUT. This is in accordance with Cambridge Local Plan (2018) policy 17 and the allocation of Policy Site M15.

13. Outline Planning Permission and Parameter Plans

13.1 The outline planning permission was supported by five Parameter Plans (PP) which establish the principles of the subsequent development for the site. Compliance with these parameter plans is discussed in detail in the relevant sections of this assessment. A summary is set out below:

Land Use – this approved Parameter Plan defines the developable area and proposes 67% of the site for biomedical research and development and 33% for clinical uses.

The proposed development is for a research and development use and would be within the 67% of Phase 2 outlined for this use. On this basis the proposal is in accordance with the Land Use Parameter Plan.

Maximum Building Heights – this approved Parameter Plan identifies three height zones. The majority of the Site has a maximum height of 46.5 metres AOD, the southern-most strip 42.5 metres AOD and the eastern-most section 30.5 metres AOD. In accordance with the Revised PP 2 drawing approved under 16/0176/NMA3, the Proposed Development at 4000 DD sits fully within the maximum height zone of 46.5 metres. Whilst the proposed flue extends above this height zone, this is allowed by the Parameter Plan which identifies a +8m allowance for flues.

Access – this approved Parameter Plan shows an indicative route for the primary transport route as well as indicative pedestrian and cycles routes. The proposed scheme includes an additional section to Discovery Drive, which is the primary transport route through Phase 2. Discovery Drive East is located to the west of the indicative location shown on PP 3, this principle was established under 24/01529/REM, locating DD East between the biomedical R&D land and the clinical land creates the best possible access arrangement and maximises options for the future development of the clinical land, and future Phases 3 and 4 to the south. On this basis the proposals are considered in accordance with this Parameter Plan.

Open Space and Landscaping – this approved Parameter Plan shows landscape character zones A to D which surround the developable area on the site. No part of Zone A falls within the application site. No part of Zone B falls within the application site. Zone C is characterised by tree planting with main circulation route for all transport modes, drainage features and public realm. This is a narrow strip to the south of the site. The proposal continues the drainage swale and the primary access route within this zone. No part of the application site lies within Zone D. The proposals therefore accord with the Open Space and Landscaping Parameter Plan.

Development Principles – this Parameter Plan outlines the developable areas on site. It outlines that no less than 50% of the length of the southern development line to be edged by landscape areas and the landscaping areas to be a minimum of 40 metres deep. It requires 2 clear views across the site, a minimum of 6 meters wide to be retained, and outlines the principles for the landscaped areas.

The application proposals conform with the principles set out in the Development Principles Parameter Plan, providing a 40-metre-wide landscaped edge to 50% of the length of the southern development line and facilitating the provision of two clear views across the Phase 2 Site

- 13.2 On the basis of the above assessment, the principle of the development is acceptable and in accordance with policies 17 of the Cambridge Local Plan 2018 and the Parameter Plans set out by the outline planning permission.

14. Environmental Statement

- 14.1 The outline application for the development of Phase 2 of the CBC fell within the remit of the Town and Country Planning Environmental Impact Regulations ('the EIA Regulations'). An Environmental Statement (ES) was submitted with that application, which identified the likely significant environmental effects of that development.
- 14.2 This RMA is accompanied by an Environmental Impact Assessment Statement of Conformity of the proposals against the parameters assessed by the 2016 EIA. This demonstrates that the proposed development is substantially in accordance with the approved outline consent and concludes that the proposals are unlikely to give rise to any new significant environmental effects over and above those assessed in the 2016 EIA. Officers agree with this conclusion.

Conditional matters pursuant to outline permission

- 14.3 As part of this Reserved Matters submission, details have been submitted in respect of the discharge of a number of planning conditions associated with the outline planning permission. These are referred to within the relevant sections of this report, as appropriate.

15. Design, layout, scale and landscaping

- 15.1 The application site is located with the Phase 2 expansion area which is located at the southern edge of the biomedical campus. The wider Phase 2 site has been partially developed with ABCAM building and 1000 Discovery Drive to the west being complete, 2000 Discovery Drive, 3000 Discovery drive, Cycle Parc, and the Multistorey carpark under construction to the West and north of the site.

Overview and Layout

- 15.2 4000 Discovery Drive is the final commercial, Research and Development, element of the Discovery Drive suite of buildings. The Design and Access Statement provides a comprehensive summary of how 4000DD integrates into the wider CBC framework, including the future expansion with clinical land to the east and phase 3 to the south of the site.
- 15.3 4000DD completes the overall layout for this part of the Phase 2 land occupying the last available plot next to 2000DD and 3000DD. The scale and massing is consistent with the other nearby consented buildings and the proposed public realm continues the approach taken across the wider site to create a high-quality landscaped space that relates well to the main entrance to the proposed building, continues the rain garden approach being adopted elsewhere on this part of the site and providing high quality paths to link to amenities on the Campus, the Cycle Parc, and wider active travel measures.
- 15.4 The alignment of the bridge crossing the raingarden to the south-west has been adjusted to direct footfall towards the main entrance, further aiding its legibility from across the campus. Altogether, the main building entrance is clear and legible from key pedestrian / cycle access points into the site from Dame Mary Archer Way, 1000DD and the Cycle Parc. The proposal includes on-plot visitor cycle spaces to the south of the raingarden, intercepting cyclist movements from the to the NCN 11 cycle route. End of journey facilities are located near the reception and have a

dedicated access on the western elevation for cyclists arriving from the cycle parc.

- 15.5 Car and Cycle access to the site is provided via the various existing infrastructure, in accordance with the approved parameter plans. This includes segregated off street, slow-street, segregated on-street, on-carriageway and shared-use spaces.
- 15.6 The proposed layout of the proposed scheme does not alter the already approved developments on the Phase 2 biomedical campus expansion, accords with the outline parameter plans and is considered acceptable.

Scale and Massing

- 15.7 The scheme proposes a 46.5m high building to the top of the roof plant, excluding the flue tower (estimated to be up to 8m above the maximum building height). This equates to a six-storey building with plant and a bio-solar roof behind screening. This will provide 9610sqm GFA flexible and efficient floorplate which can accommodate up to two tenants per floor, with an internal layout comprising 60% laboratory space and 40% office space.
- 15.8 The building height is consistent with that secured through NMA (ref: 16/0176/NMA) which removed the lower-level setback section on the southern elevation. The Roof Level Floor Plan drawing shows how the edge of the plant floor is stepped-back approximately 2.5m from the edge of the southern elevation. The frame of the building is then extruded upwards in front of the plant screen. This approach provides a more permeable top to the building that helps to reduce the perceived massing in views from the south and south-east viewpoints
- 15.9 The overall massing is managed through a split expression of the buildings volume (base-middle-top). This retains some similarities to the previous 1000, 2000, 3000 Discovery Drive buildings which have a predominantly vertical emphasis. Solid and void elements still maintain a level of verticality which gives the building a more slender and refined appearance.
- 15.10 The scale and massing of the proposed building accord with the outline parameter plans and are therefore considered acceptable.

Appearance, Details and Materials

- 15.11 The building has been designed to align with other buildings on the phase 2 biomedical expansion land with shared scale and characteristics. The

design has evolved from having a simple overall volume to a split expression of the buildings volume (base-middle-top) which is broken further with stepped entrances and varied elevational treatment, as seen on the neighbouring buildings.

- 15.12 The proposed scheme extends at each level above the ground floor ground floor on the west elevation to create an overhang that forms a colonnaded section that fronts on to the rain garden and associated public realm near the main entrance. This approach make 4000DD more visible from Dame Mary Archer Way aiding site-wide legibility.
- 15.13 The colonnade feature also aids the legibility of the main entrance, which is highlighted by red steel tree features. This has been used to indicate the entrances on 1000, 2000 and 3000 Discovery Drive linking the proposed with the already approved and build buildings across the site.
- 15.14 The elevations are orientation-led, which has resulted in varied solid-to-void ratios across each elevation to aid in mitigating solar gain. The principal western elevation is distinguished by the colonnade of delicate red features 'trees' announcing the main building entrance. Fully glazed ground and first floors on the western elevation open up to and positively engage with the adjacent public realm.
- 15.15 In terms of proposed building materials, the building material palette links to the existing buildings on Discovery Drive so that they feel like a coherent family group of buildings. It is proposed that the warm tones are integrated from 2000DD and darker accent finishes from 3000DD form recessive elements within the overall façade composition. The predominantly warm tones are considered to help to soften the building's appearance in its current landscape context to the south. The proposed material palette contributes to the coherent approach to materials across all Discovery Drive buildings and gives 4000DD a distinct character with proposed stone finishes. **Conditions 2 (materials) and 3 (sample panel)** are recommended to secure the quality of the warm and coordinated approach to the material palette.
- 15.16 The south-eastern corner of the proposed building has been designed to create a more distinctive architectural feature. This is achieved through creating transparency at ground floor and helps to create a sense of life and activity at ground floor and provide natural surveillance of Discovery Drive (East) and Discovery Drive (South). Signage is also proposed within the upper level 'crown' to the building that supports longer distance legibility of the building. The signage details are secured via Condition 4

(Signage) in accordance with the advice offered by the Urban Design Officer.

- 15.17 The crown feature of 4000 Discovery Drive is proposed to have a discrete integrated lighting strategy seeking to create a diffused, soft glow effect which frames the upper elements of the building. The technical details of how the integrated lighting scheme can be achieved are currently unclear, **Condition 2** includes a requirement to submit details of this. Further to this Condition 16 of the outline permission requires individual building plots to provide an artificial lighting scheme details including an impact assessment.
- 15.18 Servicing requirements are integrated within the footprint of the building. As part of the servicing requirements of the building, liquid nitrogen gas tanks are required to support the proposed laboratory needs. The proposed Gas tanks are located to the north of the site adjacent to the central service street and consistent with the approach taken for 2000DD and 3000DD. The details of the gas storage tanks are secured via **Condition 7**, to ensure a coordinated approach with the material and landscaping details approved across the site.
- 15.19 Subject to the recommended conditions the proposal is considered to respond positively to its surroundings and complies with Cambridge Local Plan (2018) policies 55, 56, 57 and 59, and accord with the outline parameter plans and therefore acceptable.

Design Quality Response

- 15.20 The application was subject to review by Cambridgeshire Quality Panel at pre-application stage in September 2025. The below table sets out how the proposals has addressed the feedback of the panel as part of the design progression of the final proposals.

Specific Recommendations	Changes and Improvements to the Scheme
No concerns about building height	No change required.

Align building entrance with pedestrian desire lines • Shift entrance slightly northward to match natural movement patterns • Improve clarity and ease of access from popular approach routes	The masterplan and western elevation have been reviewed carefully through Pre-App Nos. 3 and 4, to ensure legibility through the wider Phase 2 Site. This is supported by the strong landscape strategy and clear wayfinding.
Ensure clear visibility of the entrance • Avoid spatial disconnect between architectural elements and user flow	The masterplan and western elevation have been reviewed carefully through Pre-App Nos. 3 and 4, to ensure legibility through the wider Phase 2 Site. This is supported by the strong landscape strategy and clear wayfinding.
Adopt and clarify Net Zero Carbon targets • Confirm whether UK Net Zero Carbon • standard is a formal goal Outline a clear strategy for achieving full Net Zero compliance	Addressed within Sustainability Strategy and Energy Strategy. The scheme exceeds national and local planning policy requirements for sustainability, targeting BREEAM Outstanding.
Measure and reduce embodied carbon • Publish embodied carbon figures for transparency and benchmarking	The approach to construction and materials has been reviewed through Pre-App Nos. 3 and 4, including embodied carbon as a key consideration.
Design for future deconstruction and circularity	The approach to construction and materials has been reviewed through Pre-App Nos. 3 and 4, including flexibility, deconstruction and end-of-life.
Set and align waste management targets	Waste management is addressed under Outline Condition 48 (Waste) and detailed in the DAS.
Benchmark against wider sustainability norms	Addressed within Sustainability Strategy.
Enhance rain gardens for ecological and social value • Increase planting density for stronger visual and ecological impact • Use shade-tolerant species (e.g. ferns) in low-light areas • Add decking and integrated planters to improve usability and structure	Addressed within Landscape Design Report. The raingarden is planted with an appropriate density and range of species based on the quantity of rainfall anticipated and taking account of the context. The hard landscaping and furniture provide a good range of amenity provision to support working and wellbeing.

Support active travel and healthy lifestyles • Maintain generous bike parking and changing facilities • Treat the cyclist entrance as a deliberate, positive design feature	Walking and cycling are prioritised across Phase 2, with convenient, covered and secure cycle parking for employees within the Cycle Parc. The active travel entrance is clear and welcoming, in line of sight when crossing the raingarden 'bridge' pathway.
Diversify amenities across the site • Avoid replicating identical offers in each building • Curate a mix of food, retail, wellness, and social spaces • Tailor amenities to building character and user needs	The provision of amenity spaces and offers, both internal and external, has been carefully curated to support the immediate campus and wider CBC.
Activate the building's visual presence • Improve the neutral façade facing future campus phases	The facades have been reviewed and refined through Pre-App Nos. 3 and 4. This is detailed in the DAS.
Transform utilitarian elements into design features • Reimagine nitrogen tanks with bold colour or sculptural framing	This RMA provides space for a LN2 tank; however, the details are dependent upon the needs of future tenant(s) and hence should be subject to a RM Condition, as with 24/01529/REM.
Reassess and integrate the colonnade • Clarify its spatial and architectural role • Improve its coherence with site movement and design language • Focus on refinement rather than removal to provide a social space	The colonnade provides a key architectural role on the western elevation. The façade has been developed through Pre-App Nos. 3 and 4, including the horizontal and vertical elements and interaction with the colonnade. This is detailed in the DAS.
Explore greening strategies for challenging elements • Soften flu towers with drought-tolerant • or wind-adapted planting Consider modular green systems or lattices	The design includes a biosolar roof which contributes to the BNG of the Proposed Development.
Ensure flexibility and adaptability in design • Maintain internal layouts that support varied user needs • Use spatial planning to accommodate future changes • Reinforce character through layout and spatial hierarchy	These elements are addressed in the DAS.

Safety and Security

- 15.21 Cambridgeshire Constabulary's Designing Out Crime Officer has provided consultation comments, including identifying some areas to be considered as part of the detailed design scheme. The consultation response acknowledges that the scheme is located in an area of very low risk to the vulnerability to crime but does note that lighting, door entrances and windows, CCTV, alarms, access control, cycle parking among other measures can all improve the safety of the building and should be considered.
- 15.22 As part of the evolution of the scheme design, a Security Needs Assessment was undertaken. A summary of this is provided within the Design and Access Statement. Officers are content with this approach and consider that the detailed matters raised in respect of safety and security can be addressed as part of the building's future security strategy which will be produced within the BREEAM accreditation process.
- 15.23 On the basis of the above evaluation, the proposal is considered to provide a safe and secure environment, in compliance with Cambridge Local Plan (2018) policy 56.

Landscape

- 15.24 The proposed scheme forms the final parcel in the Phase 2 Biomedical campus commercial expansion. The consented parcels on this scheme established a masterplan including the layout of buildings, servicing, access, parking, amenity and green spaces for the site. A shared, amenity space and large rain garden are proposed to the west of the building and the design of these features has been coordinated with the wider landscape and amenity space and the sunken Cycle Parc, currently in construction, as part of 2000-3000 Discovery Drive (24/01529/REM). The raingarden, identified as part of the wider masterplan, has been adjusted to direct footfall towards the entrance, further aiding its legibility from across the campus. The landscape officer recommends **condition 6** (Wayfinding) to secure the details of the external signage and wayfinding elements to support the overall wayfinding and landscape strategy across the site.
- 15.25 The rain garden details match the rain garden between plots 2000-3000 Discovery Drive (24/01529/REM), with the same types of planting, same cast stone edging detail and furniture. The drainage strategy is also coordinated across the parcels.

- 15.26 The vehicle access route to plots 2000, 3000 and 4000 is located north of the proposed building and there are accessible parking bays near the building entrance, a servicing layby, space for potential gas storage and bin storage further to the east. The layout and detailing of this area are coordinated with plot 2000 and 3000. To the east of the building a linear, rain garden will be established and planted with Alder trees and understorey planting.
- 15.27 The proposed scheme includes the provision of a bio-solar roof on part of the roof space. This incorporates a bio-diverse green roof alongside integrated photovoltaic panels to support biodiversity and generate on-site renewable energy. **Condition 5 (Green roofs)** is recommended to secure details. **Condition 17 (Glint and glare)** is also recommended by Cambridge Airport to ensure that there is no glint or glare from the PV panels impacting affect pilots operating in and out of Cambridge airport.
- 15.28 The planting and layouts are coordinated with the wider Discovery Drive masterplan and align with the outline planning parameters.

Amenity

The proposed scheme does not propose any formal amenity provision within the building. However, other buildings on this part of the Campus do have facilities that are available for users of the proposed building, such as the provision of retail and gym space. Other informal seating and gathering spaces are also proposed as part of the wider masterplan.

- 15.29 Overall, the proposed development creates a high-quality design that contributes positively to its surroundings and be appropriately landscaped. The proposal is compliant with Cambridge Local Plan (2018) policies 55, 56, 57, 58 and 59 and the NPPF. Condition 49 (Landscape) of the outline planning permission can also be discharged

16. Carbon reduction and sustainable design

- 16.1 The application is supported by a sustainability strategy in accordance with Outline condition 43 (sustainability), an Energy Strategy and MEP Report and a BREEAM pre-assessment report.
- 16.2 The sustainability strategy which accompanies the application proposals highlights the approach taken on sustainability across physical, social, economic, human and natural capital in order to reduce the impacts on

the environment and create a sustainable, low carbon development which is future proof and provides a sense of community for the continual development of science and research in Cambridge.

- 16.3 The Energy Strategy and MEP Report shows the proposed development's energy strategy, which aims to reduce the energy demand. This also shows that the approach taken follows that of 1000 DD, 2000 DD and 3000 DD, whereby only the back-up emergency power supply will utilise combustion sources. This accords with the requirements of condition 10 (Energy demand) of the outline permission, this is confirmed by the council's Environmental Health officer.
- 16.4 The BREEAM pre-assessment report outlines that the proposed scheme will target BREEAM 'Outstanding' rating with a baseline score of 92.45%, this strategy provides a 7.45% buffer above the minimum score required for the Outstanding rating of 85%.
- 16.5 The proposals have been considered by Council's Sustainability Officer who raises no objection to the proposal subject to **conditions 8 (BREEAM Design Stage Certification), 9 (BREEAM Post Construction Certification), 10 (Greywater Harvesting), 11 (Rainwater Harvesting), 12 (Water Calculator), and 13 (Commercial Water Monitoring)** relating to BREEAM, greywater, rainwater, water calculations and commercial water monitoring.
- 16.6 The council's sustainability officer welcomes the approach of integrating the principles of sustainable design and construction and meeting the targets set out in the site wide sustainability strategy. The target of BREEAM Outstanding is especially welcomed and will demonstrate a positive progression in environmental performance.
- 16.7 The approach to minimising solar gain through façade design is supported, seen through the use of fully integrated louvres, slender vertical piers and expansive low emissivity glazing to help ensure that overheating. The proposed scheme would also seek to achieve a 25.6% reduction in carbon emissions over the building regulation part L baseline. The building will include a bio-solar roof with additional solar panels.
- 16.8 The proposed scheme is targeting the full 5 credits for BREEAM Wat 01 integrating both greywater and rainwater harvesting. Similarly full credits are targeted for Wat 02, 03, and 04 confirming minimal water use for irrigation, serviced primarily by the rain garden as well as an additional dedicated rainwater harvesting system. The proposed strategy shows that the development would be highly water efficient.

- 16.9 On the basis of the above assessment, the application is considered acceptable with regard to carbon reduction and sustainable design, subject to the recommended conditions as described above. Conditions 10 (Energy Demand) and 43 (Sustainability) of the outline planning permission can also be discharged.

17. Ecology and Biodiversity

- 17.1 As part of the outline application, an Ecological Impact Assessment and Environmental Statement was submitted to assess the ecological impacts of the development. The approach to remove the low value amenity grass land and retain and enhance woodland habitat and provide other enhancement/ mitigation features was supported. The outline application was subject to conditions which require a Site Wide Ecological Conservation Management Plan (SWECMP) with any subsequent reserved matters application (Condition 39 of outline planning permission).
- 17.2 This application has been submitted with an Ecological Conservation Management Plan Statement (ECMPS) to meet the requirements of the relevant outline condition. This document sets out the management of features of ecological interest and outlines the enhancement and mitigation strategies to be implemented as part of the development.
- 17.3 The submitted ECMPS also demonstrates how a sensitive lighting strategy will be designed to ensure that the off-site ditch (which is likely to be of use by foraging and dispersing bats), will be subject to minimal light spill thereby retaining dark corridors.
- 17.4 A Biodiversity Net Gain Report has also been submitted with this application. This report shows that the scheme would provide a 49.73% net gain in habitat units and a 0.16 unit increase in hedgerow units for the 4000 DD RMA Site. On a site wide basis the report shows that the collective proposed developments of Abcam, 1000 DD, 2000 DD, 3000 DD and 4000 DD and final development parcel will achieve a net gain of 23.33% in habitat units and 38.75% in hedgerow units.
- 17.5 The submitted ecological information has been reviewed by the Council's Ecologist. In response to initial consultation comments provided additional survey work was undertaken regarding Water Voles, and a City Wildlife Site Survey Technical Note was provided. The Ecologist has reviewed this information and raises no concerns, although notes the

issue of lighting. The Applicant will be required to submit details of lighting under Condition 16 of the approved outline application.

- 17.6 On the basis of the advice received from the Council's Ecologist, officers are satisfied that the proposed development would not result in adverse harm to protected habitats, protected species or priority species and achieve a biodiversity net gain. The proposed complies with the outline planning permission local plan policies 57, 69 and 70 of the Cambridge Local Plan (2018) and outline planning condition 39 (Site Wide Ecological Conservation Management Plan) can be discharged.

18. Water management and flood risk

Surface Water Flood Risk

- 18.1 The site is within Flood Zone 1 - there is one area at risk of surface water flooding, which is considered low (between 0.1% and 1%). As part of the outline application, the Flood Risk Assessment considered the nature of flood risk at the site and outlined a surface water runoff strategy to ensure there would be no detrimental downstream flood risk arising from the development. Due to the high table water, the potential for infiltration is restricted.
- 18.2 This reserved matters application has been submitted with a Surface Water Drainage Strategy, which is in accordance with the approach agreed at outline stage – with no material changes to the principles as previously agreed (for example attenuation volume and discharge rates).
- 18.3 The current surface water drainage scheme feeds into the previously approved scheme (approved under 24/01529/REM) which relate to 2000 DD and 3000 DD. This included the future connection of 4000 DD. This scheme includes SuDS features to store run-off within a combination of geocellular attenuation features and above ground flood storage areas located within individual plots. The SuDS features area are designed to accommodate all surface water run-off from rainfall events up to 1 in 100 year events plus climate change. It was agreed that the run-off would then be discharged to the existing ditch course via a new primary swale and surface water pumping station arrangement.
- 18.4 The proposals have been developed to include a range of sustainable drainage features to attenuate, filter and discharge surface water. This includes rooftop attenuation, rain gardens and swales, permeable paving and water harvesting.

- 18.5 The Local Lead Flood Authority (LLFA) were formally consulted as part of the application. The LLFA supports the use of these SuDS features as they provide biodiversity, amenity and water quality benefits. Following the review of updated information, the LLFA has confirmed that the proposals are acceptable and that condition 41 (drainage) of the outline permission can be discharged in regards to this parcel.
- 18.6 On the basis of the consultation advice received, officers are satisfied that the applicants have suitably addressed the issues of water management and flood risk, the proposals are in accordance with the outline permission, Local Plan policies 31 and 32, and the NPPF 2024, and that Condition 41 (drainage) of the outline planning permission can be discharged.

Foul Water

- 18.7 Foul water was considered as part of the outline application. Details of the Foul water strategy are secured via Condition 46 of the outline planning permission. This is required prior to commencement of development and must be installed in accordance with the approved strategy prior to occupation.

19. Highway safety and transport impacts

- 19.1 The application site is located to the south of Dame Mary Archer Way, at the southern edge of the Cambridge Biomedical Campus. The site is approximately 500m from the centre of the CBC. Dame Mary Archer Way provides a connection into the existing infrastructure network, through the connection with the roundabout at the Addenbrooke's Road to the west and the connection to Robinson's Way to the northeast.. As part of the previous development on the Phase 2 expansion, the site is supported by vehicular connections and shared pedestrian/ cycle surfacing which extends between the buildings.
- 19.2 The outline planning permission was developed with a strong emphasis on prioritising pedestrian and cycle access. This approach was continued through the development of this reserved matters application, which considers users' routes to buildings and prioritises active and sustainable travel modes ahead of private vehicles.
- 19.3 The application is supported by a Transport Statement and interim Travel Plan. These set out the proposed transport arrangements for this reserved

matters parcel and seek to respond to the transport related conditions attached to the outline application, with reference to the accessibility of the site, including for pedestrian, cyclists and public transport.

- 19.4 Motorised vehicles will primarily access the site from Dame Mary Archer Way. Blue badge, taxis, servicing and emergency vehicles can access the service road through the centre of the site. Cycle and pedestrian access incorporates short walking routes to cycle parking areas and building entrances.
- 19.5 The application supporting information advises that the proposed development will have an occupancy of approximately 439 employees (based on one employee per 22sqm of floorspace) and confirms that the estimated trip generation for the development will be in accordance with that agreed under the outline permission.
- 19.6 The submission also seeks to discharge Condition 8 of the outline permission (Provision of Transport Spurs). The documentation confirms that the junction arrangements are capable of being upgraded to accommodate the future transport spurs.
- 19.7 The Local Highways Authority has been consulted and has raised no concerns. Overall, the submitted scheme builds on the existing high-quality transport and movement strategy, providing a well-connected, permeable and legible site.
- 19.8 On this basis, the proposals are compliant with the outline planning permission and the objectives of policy 80 and 81 of the Local Plan and is compliant with NPPF advice, Condition 8 of the outline planning permission (Provision of Transport Spurs) can also be recommended for approval.

20. Car and cycle provision

Cycle parking

- 20.1 The cycle parking is provided across the commercial land for the phase 2 expansion for buildings 2000, 3000 and 4000 with a total of 571 spaces. Of these, 450 are in a consolidated cycle parc building, with the remaining spaces within the MSCP, buildings, and the public spaces between them.
- 20.2 The level of cycle parking provision proposed is in accordance with the outline planning permission, which requires 103 spaces for this building, and 517 for the Phase 2 expansion. The total number of cycle spaces

proposed for 4000DD across the scheme would be 157 staff spaces (124 within the cycle parc, 7 in the MSCP, 11 within the urban surroundings, 15 foldable bike within the building) and 6 visitor spaces. There will also be 8 showers and 74 lockers within the building itself.

- 20.3 The proposed scheme provides cycle parking in excess of the requirements of the outline planning permission. On this basis, the proposals are acceptable with regard to cycle parking.

Car parking

- 20.4 The car parking is provided across the commercial land for the phase 2 expansion for buildings 2000, 3000 and 4000 with a total of 640 on plot spaces. This is split between 614 spaces within the multi-storey Car Park (MSCP) application (24/01589/REM), and 26 spaces on the central access road (24/01529/REM). The proposed scheme has 84 parking spaces allocated, this is inclusive of 79 spaces within the MSCP and 5 accessible spaces within the central access road adjacent to 4000 Discovery Drive. This accords with the outline condition 36 (Disabled car parking spaces) requiring at least 5% of the total number of spaces provided to be for disabled car parking. This represents a reduction in the proposed spaces indicated within the previous applications on the site, of 11 spaces. This reduction equates to 1 space per 114sqm which is less than the outline requirement of 1 space per 80sqm. The provision of parking for this building is appropriate.

- 20.5 The EV charging requirements are set within Outline condition 14 where a minimum of 3% of spaces shall have EV charging points installed at the point of construction, and a minimum of 15% shall have infrastructure for future provision. The parking provision across the commercial land provides 24 active EV charging spaces (equivalent to 3.75% of the total provision), and 19 passive EV charging (equivalent to 17% of the total provision). The 4000DD scheme would have monitoring 3 no. active EV charging points (exceeding the 3% requirement with 3.5%) and 16 no. passive EV charging points (exceeding the 15% requirement with 19%). The proposed Active and passive EV charging is considered acceptable and accords with the Outline permission.

- 20.6 On the basis of the above assessment, officers are satisfied that the proposed car and cycle parking arrangements are compliant with the outline planning permission, and that outline planning conditions 14 (EV charge points), 31 (on plot pedestrian and cycle facilities), 33 (Car parking), and 37 (Cycle parking) can be discharged.

21. Environmental Impact

- 21.1 The site is located within the Cambridge Airport Air Safeguarding Zone for any structure greater than 15 metres. Cambridge Airport have reviewed the information submitted and do not raise any safeguarding concerns subject to a condition for a glint and glare assessment to understand the impact of solar panels of aircrafts. Accordingly, if approved this would be captured under **Condition 17(Glint and Glare Assessment)**.
- 21.2 Subject to the recommended condition as described above, the proposal would accord with Policy 37 of the Cambridge Local Plan (2018).

Contaminated Land

- 21.3 As part of the outline planning consent contamination was considered through a Geotechnical and Geo- Environmental Desk Study Report. It outlined that historic records for the any development on the site had been reviewed and the contamination risks were set out as well as investigation recommendations. The application was subject to conditions to reflect the further investigation and mitigation required (conditions 20, 21, 22, 23, 24, 25).
- 21.4 The site wide conditions are considered sufficient to deal with contamination on the site, no further information or consideration is required with this application.
- 21.5 The proposal would accord with Policy 33 of the Cambridge Local Plan (2018).

Environmental Health (Air Quality, Artificial Lighting, Noise Vibration)

- 21.6 The application is supported by the following documents:
- EIA Statement of Conformity
 - Air Quality Assessment
 - External Lighting Strategy
 - Noise Impact Assessment

Air Quality

- 21.7 As part of the outline application an Environmental Statement was submitted which considered air quality impacts through construction and operational phases of development, and conditions were added to control potential impacts (Conditions 9 –15). The submitted information acknowledges these conditions and complies with the requirements.

- 21.8 The Air Quality Assessment (AQA) assesses the proposed development through construction and operational phases. The proposed development would be primarily electric, utilising Air Source Heat Pumps with zero-emission technology. A diesel generator is proposed for back up use only. Fume cupboards are to be located close to ventilation shafts and designed to meet the relevant British Standard. The report concludes that the site is suitable for office and laboratory use without mitigation.
- 21.9 The submitted AQA details has been reviewed by the councils Environmental Health officer who finds that subject to the inclusion of **Condition 16 (Standby Emergency Generator Operation Noise and Air Quality)** and the development being constructed in accordance with the approved plans, there are no objections on air quality grounds.
- 21.10 Officers consider the RMA proposal accords with Policy 36 of Cambridge Local Plan (2018), the Greater Cambridge Air Quality Strategy, and the outline planning permission with respect to Air Quality.

Artificial Lighting

- 21.11 The submitted External Lighting Strategy demonstrates the proposal continues to follow the embedded design strategy established throughout earlier reserved matters approvals (Abcam, 1000 Discovery Drive, 2000 Discovery Drive and 3000 Discovery Drive). The strategy aims to ensure safe movement throughout the site, support social gathering during appropriate hours and create a sense of place and identity. In addition to this the lighting strategy aims to minimise light pollution.
- 21.12 An artificial lighting condition was included with the outline consent. Any artificial lighting on site must demonstrate it is acceptable in terms of visual amenity and light pollution. The Council's Environmental Health officer raises no concern with respect to artificial lighting, though notes that any future discharge of Condition 16 should have regard to the updated ILP '*Guidance Notes for the Reduction of Obtrusive Light, 2021 - GN01/21.*'
- 21.13 Officers consider the application proposals accord with Policy 34 of Cambridge Local Plan (2018), and the outline planning permission with respect to Artificial Lighting

Noise Pollution

- 21.14 In regard to noise, the outline application was subject to conditions 17 (Plant Noise Insulation) and 28 (Emergency and Back Up Generator) in order to control noise.
- 21.15 The application is supported by a Noise Impact Assessment which sets out the noise contributors that will form part of the reserved matters parcel, the Environmental Health Officer finds the detail acceptable for the reserved matters application, however recommends **Conditions 14 (Operational Noise mitigation), 15 (Noise Mitigation), and 16 (Standby Emergency Generator Operation Noise and Air Quality)** are added to secure additional detail compliance and post-construction stage verification/ insulation.
- 21.16 Officers consider the RMA proposal accords with Policy 35 of Cambridge Local Plan (2018), and the outline planning permission with respect to noise and vibration.

Environmental Construction Impacts

- 21.17 The environmental construction impacts of the development were considered as part of the outline consent and condition 29 and 30 were added to control noise and potential piling. It is considered that these conditions are sufficient to control impact to surrounding occupiers.

Summary

- 21.18 The proposal adequately respects the amenity of its neighbours and of future occupants. Subject to conditions, the proposal is compliant with policies 33, 34, 35, 36, 55, 56, 57, 58, 59 of the Cambridge Local Plan (2018) and subsequently accords with the outline planning permission.

22. Other Matters

Archaeology

- 22.1 As part of the outline planning permission an Archaeological Assessment was submitted. It was outlined that the site is located in an area of archaeological interest and therefore a condition was recommended by the County Archaeological Team to require a written scheme of

investigation. It is considered that this would be sufficient to safeguard the archaeological interest of the site. The County Archaeology team have been consulted and note that the archaeological works for this development have been completed. Therefore, the proposal would accord with Policy 61 of the Cambridge Local Plan (2018).

Waste

- 22.2 Details of the proposed waste and refuse strategy have been submitted in accordance with outline condition 48 (Waste). Waste provision has been calculated using BREEAM waste provision requirements.
- 22.3 The information submitted confirms that the proposed building will be serviced from the centrally located service access road. A recycling store is to be integrated into the ground floor of the building, whilst a general waste store will be located externally. These facilities are located within close proximity of the service/delivery lay-by.
- 22.4 The Council's shared waste service has confirmed the acceptability of the proposed scheme from a waste and refuse strategy perspective. On this basis, Condition 48 (Waste) of the outline planning permission can be discharged.

23. Recommendation

- (i) Approve subject to the conditions and informatives as set out in Section 24 of this report, with delegated authority to officers to carry through minor amendments to those conditions and informatives.
- (ii) Part discharge the following conditions on the outline planning consent reference 16/0176/OUT in relation to this reserved matters only:

- Condition 8 (Transport spurs)
- Condition 10 (Energy Demand)
- Condition 14 (EV Charging)
- Condition 31 (On Plot Cycle and Pedestrian Facilities)
- Condition 33 (Car Parking Spaces)
- Condition 36 (Disabled Car Parking Spaces)
- Condition 37 (Cycle Parking Spaces)
- Condition 39 (Ecological Conservation Management Plan)
- Condition 41 (Surface Water Drainage)
- Condition 43 (Sustainability)
- Condition 48 (Waste)
- Condition 49 (Landscape)

24. Planning conditions

1- Approved Plans

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.

2- Design Details and Materials

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. The details shall include joints and interfaces of all materials; external features such as masonry cladding, aluminium louvres, glazing, window frames and panels and integrated crown lighting.

The details shall consist of a materials schedule and a design details document, including detailed elevations and sections (scaled 1:5, 1:10, 1:20) and/or samples as appropriate to the scale and nature of the development in question and shall demonstrate consistency with the approved elevations. Any documentation/plans provided must be accompanied with a study on the materials selection setting out the justification for the materials selected. The 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, 56 and 57)

3- Sample Panel

No masonry above ground level shall be laid until a sample panel 1.5 x 1.5m has been prepared on site detailing the choice of masonry, masonry joints and joints between different material elements. The details shall be submitted to and approved in writing by the Local Planning Authority. The approved sample panel is to be retained on site for the duration of the works for comparative purposes, and works will take place only in accordance with approved details.

Reason: To ensure the external appearance of the development does not

detract from the character and appearance of the area.in accordance with (Cambridge Local Plan 2018 policies 55 and 57).

4- Signage

Prior to first use details of building signage shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved material and signage 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).

5- Green roofs

Prior to any development above ground level of any permanent building with a flat roof, details of the biodiverse (green, blue or brown) roof(s) shall be submitted to and approved in writing by the Local Planning Authority. Details of the biodiverse roof(s) shall include the following:

- a) Confirmation of substrate depth, which shall be between 80-150mm (unless otherwise agreed).
- b) A plant /seed mix (with wildflower planting indigenous to the local area and no more than a maximum of 25% sedum (green roofs only)).
- c) A management / maintenance plan including means of access.
- d) Where solar panels are proposed, an array layout will be required incorporating a minimum of 0.75m between rows of panels for access and to ensure establishment of vegetation.

The biodiverse roof(s) shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance, repair or escape in case of emergency. All works shall be carried out and maintained thereafter in accordance with the approved details.

Reason: To ensure the development provides the maximum possible provision towards water management and the creation of habitats and valuable areas for biodiversity. (Cambridge Local Plan 2018 policy 31).

6- Wayfinding

Prior to installation, full details of all external signage elements such as finger posts, totems and general wayfinding within the landscape shall be submitted and

approved in writing by the Local Planning Authority, to include a location plan at

1:200 elevations and signage details at minimum scale of 1:20 .The wayfinding

signage shall be installed prior to first use in accordance with the approved details

and retained as such.

Reason: To support the landscaping strategy and wayfinding across the site (Cambridge Local Plan 2018 policies 55, 56, 57 and 59).

7- External gas storage

Prior to installation, full details of the external gas bottle stores and bulk gas tanks and associated enclosures shall be submitted and approved in writing by the Local Planning Authority. The details shall include means of enclosure, materials and layout. The enclosures shall be installed in accordance with the approved details and retained as such.

Reason: To ensure that the gas stores are coordinated in appearance with the materials and landscape details approved across the site and that the external appearance of the development does not detract from the character and appearance of the area (Cambridge Local Plan 2018 policies 55, 57).

8- BREEAM Design Stage Certification

Within 12 months of commencement of construction of the building hereby approved, a BRE issued Design Stage Certificate shall be submitted to, and approved in writing by, the Local Planning Authority demonstrating that BREEAM 'outstanding' will be met, with maximum credits for Wat 01 (water consumption). Where the Design Stage certificate shows a shortfall in credits for BREEAM 'outstanding', a statement shall also be submitted identifying how the shortfall will be addressed. If such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the development.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

9- BREEAM Post Construction Certification

Within 12 months following first occupation of the building hereby approved, a BRE issued Construction Certificate shall be submitted to, and approved in writing by, the Local Planning Authority within 1 month of issue. The certificate shall demonstrate that the approved BREEAM rating has been met. If such a

rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

10-Greywater Harvesting

No development above ground level shall take place until a detailed scheme for the approved grey water harvesting and recycling strategy has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include relevant drawings showing the location of the necessary infrastructure required to facilitate the water reuse. The development shall be carried out and thereafter maintained strictly in accordance with the approved details.

Reason: To respond to the serious water stress facing the area and ensure that development makes efficient use of water and promotes the principles of sustainable construction (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

11-Rainwater Harvesting

No development above ground level shall take place until a detailed scheme for the approved rainwater harvesting and recycling strategy has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include relevant drawings showing the location of the necessary infrastructure required to facilitate the water reuse. The development shall be carried out and thereafter maintained strictly in accordance with the approved details.

Reason: To respond to the serious water stress facing the area and ensure that development makes efficient use of water and promotes the principles of sustainable construction (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

12-Water Calculator

Prior to the occupation of the building, evidence in the form of the BREEAM Wat01 water efficiency calculator shall be submitted to and approved in writing by the Local Planning Authority. Such evidence shall demonstrate the achievement of no less than 5 Wat01 credits. The development shall be

carried out and thereafter maintained strictly in accordance with the agreed details set out within the BREEAM Wat01 water efficiency calculator.

Reason: To respond to the serious water stress facing the area and ensure that development makes efficient use of water and promotes the principles of sustainable construction (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

13-Commercial Water Monitoring

Prior to first occupation of the building a comprehensive water metering and monitoring system shall be installed and commissioned within the building to quantify at least daily: the total volume of mains water used, the total volume of greywater reclaimed and the total volume of rainwater used. The metering and monitoring system shall be retained in use for the lifetime of the development. Metering and monitoring data shall be provided in accordance with and no later than 21 days of any request from the Local Planning Authority.

Reason: To enable the building user(s) to monitor water usage, to better understand the effectiveness of water saving initiatives and water usage arising from development (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020)

14-Operational Noise Mitigation

The development and operational plant / equipment hereby approved including all mechanical and electrical services and emergency stand-by generator/s shall be constructed, installed (where appropriate), operated and maintained / retained thereafter in accordance with the building envelope / element sound reduction and insulation performances, operational plant cumulative noise emission limits and sound mitigation / insulation measure principles as detailed in the submitted Hoare Lea report titled '4000 Discovery Drive. Cambridge Biomedical Campus. Prologis. ACOUSTICS NOISE IMPACT ASSESSMENT (REVISION 01 – 06 MARCH 2026)'.

Reason: To protect the amenity / quality of life of neighbouring properties from noise in accordance with the requirements of the National Planning Policy Framework and policy 35 of the Cambridge Local Plan 2018.

15-Noise mitigation – Installation Verification and completion report

Within six months of first operation of any operational plant/equipment or occupation, an operational noise mitigation / insulation scheme post construction/installation verification and completion report for the development as approved, demonstrating compliance with the building envelope / element

sound reduction and insulation performances, operational plant noise emission limits and sound mitigation / insulation measure principles as detailed in the submitted Hoare Lea report titled '4000 Discovery Drive. Cambridge Biomedical Campus. Prologis. ACOUSTICS NOISE IMPACT ASSESSMENT (REVISION 01 – 06 MARCH 2026)', shall be submitted to and approved in writing by the Local Planning Authority.

Compliance shall be demonstrated by a combination of noise performance specification and certification, noise monitoring / measurement, cumulative prediction and modelling at all relevant heights around the application site boundary.

Reason: To protect the amenity / quality of life of neighbouring properties from noise in accordance with the requirements of the National Planning Policy Framework and policy 35 of the Cambridge Local Plan 2018.

16-Standby Emergency Generator Operation Noise and Air Quality

The emergency back-up / standby generator as approved shall only operate as follows:

Emergency Use Only

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

Hours of Running for Testing, Maintenance & Repair

Running of the backup generator as part of routine periodic testing, maintenance and repair shall only take place for the length of time specified by the manufacturer between the hours of 8am - 6pm Monday to Friday, 9am -1pm Saturday and at no time on Sundays or Public Holidays. Periodic testing, maintenance and repair shall only occur for a maximum duration of 25 hours in any calendar year. Accurate records of any testing shall be kept on site and shall be available for inspection at the request of the local planning authority.

(iii) In the event that the emergency backup generator is operated for an "unforeseen extended period of time" the local planning authority shall be immediately informed and a review / reassessment of the local air quality impacts of such operation shall be undertaken. The air quality impacts review / reassessment shall be agreed in writing with the local planning authority and

if unacceptable adverse air quality impacts / effects are likely to arise an emergency generator air quality mitigation scheme shall be submitted in writing for approval. The approved scheme shall be implemented within a timescale to be agreed and shall be retained thereafter.

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

Reason: To protect human health and amenity in terms of local air quality impacts in accordance with policy 36: Air quality, odour and dust of the Cambridge Local Plan, 2018.

17-Glint and Glare Assessment

Prior to installation, the details of any rooftop photovoltaic (PV) panel array shall be submitted and approved in writing by the Local Planning Authority, and installed in accordance with the approved details. The submitted details shall include the manufacturer's specifications, spacing and layout, and shall be supported by a Glint and Glare Assessment to assess the impact on aircraft operations.

Reason: To ensure an appropriate arrangement for the solar panels and ensure that glint and glare would not adversely impact aircraft operations, in accordance with Policy 37 of the Cambridge Local Plan (2018).

Informatives

1 – Cranes

Given the nature of the proposed development it is possible that a crane may be required during its construction. We would, therefore, draw the applicant's attention to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the Advice aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Note 4, 'Cranes and Other Construction Issues' (available at <http://www.aoa.org.uk/policy-campaigns/operations-safety/> and CAA CAP1096 Guidance to crane users on aviation lighting and notification (caa.co.uk). Please note that cranes with heights above 55m AOD may require further specialist assessments.

2- Pollution

Control Surface water and groundwater bodies are highly vulnerable to pollution and the impact of construction activities. It is essential that the risk of pollution (particularly during the construction phase) is considered and mitigated appropriately. It is important to remember that flow within the watercourse is likely to vary by season and it could be dry at certain times throughout the year. Dry watercourses should not be overlooked as these watercourses may flow or even flood following heavy rainfall.

3- Construction Surface Water Maintenance

Prior to final handover of the development, the developer must ensure that appropriate remediation of all surface water drainage infrastructure has taken place, particularly where the permanent drainage infrastructure has been installed early in the construction phase. This may include but is not limited to jetting of all pipes, silt removal and reinstating bed levels. Developers should also ensure that watercourses have been appropriately maintained and remediated, with any obstructions to flows (such as debris, litter and fallen trees) removed, ensuring the condition of the watercourse is better than initially found. This is irrespective of the proposed method of surface water disposal, particularly if an ordinary watercourse is riparian owned.

4- Outline Approval Ref. 16/0176/OUT: Relevant Conditions

Reminder that the following approval ref. 16/0176/OUT outline planning conditions remain relevant and will need to be discharged in due course: 16, 17, 18, 20, 21, 24, 25, 26, 27, 28, 29 and 30.

5- Fume / Microbiological Cabinet Systems

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

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

6- Greater Cambridge Sustainable Design and Construction SPD

Any artificial lighting, contaminated land, noise / sound, air quality and odours / fumes related conditions including the consideration of mitigation / remediation shall have regard to the scope, methodologies, submission requirements and local planning policies of relevant sections of the Greater Cambridge Sustainable Design and Construction SPD, (Adopted January 2020) <https://www.cambridge.gov.uk/greater-cambridge-sustainable-design-and-construction-spd> and in particular 'section 3.6 - *Pollution*' and the following associated appendices:

- 6: Requirements for Specific Lighting Schemes
- 7: The Development of Potentially Contaminated Sites in Cambridge and South Cambridgeshire: A Developers Guide
- 8: Further technical guidance related to noise pollution



Cambridgeshire Quality Panel

4000 Discovery Drive, Cambridge Biomedical
Campus

Thursday 18th September 2025

Qube Marketing Suite, Cambridge Biomedical
Campus

Panel: Robin Nicholson (chair), Kirk Archibald, Simon Carne, Luke
Engleback, Phil Jones, Oliver Smith

Local Authority: James Truett (GCSP), Helen Sayers (GCSP), Egle Packauskaite
(GCSP), and Chris Jablonski (GCSP)

The Cambridgeshire Quality Charter for Growth sets out the core principles for the level of quality to be expected in new development across Cambridgeshire. The [Cambridgeshire Quality Panel](#) provides independent, expert advice to developers and local planning authorities against the four core principles of the Charter: connectivity, character, climate, and community.

Development overview

This Phase 2 site lies south of Dame Mary Archer Way, on the Cambridge Biomedical Campus (CBC), between CBC Phase 1 and CBC Phase 3, and is allocated in the 2018 South Cambridgeshire Local Plan. Of the five approved plots, in this phase, Abcam and 1000 Discovery Drive are complete and partially occupied; 2000 and 3000 Discovery Drive and the multi storey car park are under construction.

Outline planning permission 16/0176/OUT (as amended by 16/0176/NMA1) defines the key parameters and conditions and this proposal delivers the final commercial and R&D building of the phase, being 9,610 sqm of flexible space across six storeys, with rooftop plant and a screened bio-solar roof. The proposed height exceeds the established limits and is subject to ongoing pre-application discussions.

The remaining eastern Phase 2 land is reserved for clinical use, with proposals under review to safeguard its future development.

Presenting team

The scheme is promoted by Prologis, supported by Buro Four, Scott Brownrigg, Growth Industry, Hoare Lea and Bidwells. The presenting team was:

Andrew Blevins – Prologis, Emily Bliss-Prologis, Clive Mehew-Buro Four, Jason Lebidineuse-Scott Brownrigg, Ross McWatt-Scott Brownrigg, Jon Akers Cyle-Growth Industry, Sami Kamal-Hoare Lea, Jennie Hainsworth, Bidwells, and Alfie Hood-Bidwells.

Local authority's request

Greater Cambridge Shared Planning (GCSP) asked the Panel to focus on the building height and massing, colonnade design, site-wide amenity, architecture, and landscaping in reviewing the scheme.

Cambridgeshire Quality Panel summary

4000 Discovery Drive is set to meet the high standards established for Phase Two of the Cambridge Biomedical Campus. The design aligns well with the previously agreed parameters, demonstrating thoughtful integration into the broader campus vision. As the project moves toward finalisation, the Panel has raised several

insightful questions to guide further refinement and ensure the development reaches its full potential.

Matters of clarification raised at the outset were: -

What are the walk routes through the site to 4000DD? The applicant talked through the intended routes from the railway station (NW/SE direction), MSCP (E/W direction), 'cycle parc' (steps and ramp) and local bus stops (N/W/E routes).

What is the extent of the Rain Garden? It was shown on the plan how the matrix planting had influenced the design of this feature which also included consideration of the dry and windy nature of the plot.

What is N referring to and do they have to be located as indicated on the drawings? These are nitrogen storage tanks required for the tenant's use.

Connectivity – *“places that are well-connected enable easy access for all to jobs and services using sustainable modes”*

While many of the connection details for 4000 Discovery Drive have already been agreed upon, the building entrance and colonnade design may require further consideration.

Most pedestrian and transport connections approach the site along northwest–southeast and east–west axes. However, the colonnade is oriented north–south, which creates a visual and spatial disconnect—partially obscuring the entrance and potentially disrupting intuitive wayfinding. A more integrated approach to the entrance and colonnade could enhance legibility and better align with the established movement patterns across the campus.

Page 54, drawing 2.36 highlights the key issue with entrance visibility at 4000 Discovery Drive. Approaching from the most popular route (along the service road from the NW), the building entrance is obscured by the raised cycle and park area, making it difficult to locate. Relocating the entrance slightly northward would improve alignment with pedestrian desire lines and enhance clarity for users.

It's also worth noting that colonnades, while architecturally expressive, are not always intuitively read by the public as wayfinding cues. Their effectiveness in guiding

movement may be overestimated, and clearer visual markers or direct sightlines to the entrance would better support intuitive navigation.

The developer responded that the entrance location had been the subject of considerable discussion.

A more northern position for the building entrance had been rejected on the grounds that it would open onto the designated service road. However, the Panel did not view this constraint as problematic and felt that a northern entrance could still be viable—particularly if it improves visibility and aligns better with pedestrian movement across the site.

The Panel reflected after the main session that visitor cycle parking may need better positioning, perhaps nearer to the entrance and therefore provide an opportunity to make better use of the space under the colonnade - whether with landscape or a better 'bump space'.

Climate – “Places that anticipate climate change in ways that enhance the desirability of development and minimise environmental impact”

How will the zero carbon standard be achieved, given, for example, the apparent relatively small scale of photovoltaic provision?

It was questioned whether the UK Net Zero Carbon standard is a formally stated target for this development? As the University of Cambridge is now adopting this benchmark, it will increasingly becoming the local norm.

The applicant indicated that they are working towards many aspects of the Net Zero target to understand how the building will meet the full standard if at all.

What is the embodied carbon of the development? Calculations of the embodied carbon of all the buildings making up the Prologis parcel would be useful to see.

e.g. The use of stone for the cladding was liked, but what is the impact on embodied carbon?

Has the building been designed with future deconstruction in mind? While it may seem premature to consider dismantling a structure that is only now being designed and built, integrating principles of deconstruction at this stage can significantly reduce the building's long-term environmental footprint. Designing for disassembly supports

circular economy goals, facilitates material reuse, and enhances overall sustainability performance. Early consideration of this approach could position the development as forward-thinking and aligned with emerging best practices in low-impact construction.

The different treatment of the facade for different orientations is welcomed and seems fine, with risks of overheating being considered as part of the energy strategy.

What are the waste management targets for the site, and how do they align with BREEAM /best practice standards? It would be helpful to understand the specific waste reduction, segregation, and recycling goals set for 4000 Discovery Drive, particularly in relation to construction and operational phases.

How does this site compare to others within the Cambridge Biomedical Campus? Given that the University and other campus developments are increasingly adopting Net Zero and circular economy principles, it would be useful to benchmark 4000 Discovery Drive against similar projects.

If 4000 Discovery Drive is to meet the evolving campus standards, a transparent waste strategy aligned with BREEAM, and local best practices will be essential.

Did the client consider a centralised plant function, given that the applicant owns the adjacent buildings? The applicant confirmed that a centralised plant is not proposed, citing a lack of resilience as the primary reason. Despite owning neighbouring properties, the decision reflects concerns about wider operational dependency and risk.

Community – “places where people live out of choice and not necessity, creating healthy communities with a good quality of life” and Character – “Places with distinctive neighbourhoods and where people create ‘pride of place’

While some site constraints were acknowledged, it was suggested that the rain gardens could be better planted to enhance their visual and ecological impact.

A denser, more compact planting approach could help give the gardens greater presence and weight within the landscape and make better use of the colonnade space. The core goals of the feature—stormwater management, biodiversity, and amenity—can still be achieved with thoughtful adjustments.

In shaded areas, incorporating ferns or other shade-tolerant species would improve coverage and texture. Introducing a deck by the building, with integrated planters could also add structure and usability, creating a more layered and substantial intervention. Overall, the rain gardens would benefit from more heft—both in planting density and spatial definition.

The flu towers were noted as visually unappealing, and the Panel questioned whether they could be softened through greening strategies—such as the use of lattices and planting.

The developer responded that wind exposure and irrigation challenges made such interventions difficult to implement. However, the Panel referenced successful schemes in Beirut where similar constraints were overcome, suggesting that creative solutions—such as drought-tolerant species, modular green systems, or wind-adapted planting—could be explored to improve the flu's appearance and environmental contribution.

The commitment to ongoing stewardship is noted as both important and welcomed.

The landscaping stands out in comparison to other areas of the Cambridge Biomedical Campus. Its compressed and focused design creates more defined outdoor spaces that feel intentional and inviting—encouraging active use rather than serving merely as transitional access routes. This approach supports placemaking and enhances the potential for social interaction, wellbeing, and engagement with the site.

There were differing views on the necessity of the colonnade, with some questioning its role and relevance. Rather than a covered walkway, elevate the space to provide a genuine 'bump' space for social interaction. The consensus was that it warrants further design consideration rather than outright removal. With more thoughtful integration the colonnade could become a more purposeful and effective architectural element.

The number of bike spaces and the approach to changing facilities prompted some reflection, though overall the provision appears to support active travel to and from the site.

Questions were raised about whether the cyclist entrance is too prominent, or whether it should be seen as a deliberate and positive statement about the site's commitment to high-quality cycling infrastructure and promotion of modal shift.

The Panel agreed that they had no concerns about the building height.

Questions were raised about whether the building offers sufficient flexibility to accommodate a range of user needs. In response, the applicant explained that the design approach is intentionally adaptable to suit the varying requirements of its intended occupants. This was illustrated using a floor plan, which demonstrated how the internal layout could support different configurations and uses, including office space.

The ground floor plan initially appeared generous, but upon further explanation, it seems well-considered and functional. However, a question remained: does it feel distinctive enough? While the layout may serve its purpose effectively, there's an opportunity to elevate its character to ensure it delivers a sense of place and identity befitting of the ambition of the scheme. E.g. is there an opportunity to provide additional amenity on the ground floor?

The elevations were stated as drawing inspiration from Cripps Court, particularly in the use of stone—but questions were made about the execution.

There was discussion around whether larger, thicker pieces of stone might offer greater visual impact and durability compared to thinner panels or consider use of stone for structural elements. The horizontal strip or beam above the ground floor level was also flagged as a design element that may need reconsideration, to showcase the structure itself.

Stone can be a powerful material to convey permanence and significance, but it must be used well and with purpose. The current approach could benefit from refinement to ensure the stone detailing enhances the building's identity rather than diluting it.

Amenity provision within buildings is supported, but greater differentiation across the wider site would enhance the user experience. Rather than replicating the same offer in each building, a more varied approach could help distinguish individual spaces and provide meaningful choice for occupants and visitors. Securing a high-quality coffee shop is great, but people increasingly seek diversity—whether in food, retail, wellness,

or social spaces. A curated mix of amenities tailored to each building's character and user profile would foster a more vibrant and engaging environment.

The view from future phases of the Cambridge Biomedical Campus toward 4000 Discovery Drive suggests a relatively inactive façade, which feels underwhelming.

While it's not yet clear what this frontage is intended to respond to—or what the timeline for adjacent development in Phase 3 might be—the current presentation lacks the visual engagement of a building in such a prominent position. It is important that it contributes positively to the wider public realm and reflects the ambition of the wider masterplan.

Could the neutral elevation be more responsive to the internal fire-escape staircase on the southern facade? The internal stair is a key spatial and social feature—visibly connecting floors and encouraging interaction. There's an opportunity for the external elevations to reflect this internal dynamic, either through subtle articulation, material shifts, or glazing that hints at movement within. It was responded that this is a fire escape staircase, rather than a main staircase, but nevertheless the general point remains.

Could the nitrogen tanks be reimagined as a visual feature—perhaps by painting them red or integrating them into the architectural language of the site? Rather than concealing them, there's an opportunity to embrace their presence and turn a utilitarian element into a bold design statement. The use of colour, such as a striking red, or the addition of sculptural framing, lighting, or signage could help celebrate the infrastructure and contribute to the site's identity.

Specific recommendations

- **No concerns about building height**
- **Align building entrance with pedestrian desire lines**
 - Shift entrance slightly northward to match natural movement patterns
 - Improve clarity and ease of access from popular approach routes
- **Ensure clear visibility of the entrance**
 - Avoid spatial disconnect between architectural elements and user flow
- **Adopt and clarify Net Zero Carbon targets**
 - Confirm whether UK Net Zero Carbon standard is a formal goal

- Outline a clear strategy for achieving full Net Zero compliance
- **Measure and reduce embodied carbon**
 - Publish embodied carbon figures for transparency and benchmarking
- **Design for future deconstruction and circularity**
- **Set and align waste management targets**
- **Benchmark against wider sustainability norms**
- **Enhance rain gardens for ecological and social value**
 - Increase planting density for stronger visual and ecological impact
 - Use shade-tolerant species (e.g. ferns) in low-light areas
 - Add decking and integrated planters to improve usability and structure
- **Support active travel and healthy lifestyles**
 - Maintain generous bike parking and changing facilities
 - Treat the cyclist entrance as a deliberate, positive design feature
- **Diversify amenities across the site**
 - Avoid replicating identical offers in each building
 - Curate a mix of food, retail, wellness, and social spaces
 - Tailor amenities to building character and user needs
- **Activate the building's visual presence**
 - Improve the neutral façade facing future campus phases
- **Transform utilitarian elements into design features**
 - Reimagine nitrogen tanks with bold colour or sculptural framing
- **Reassess and integrate the colonnade**
 - Clarify its spatial and architectural role
 - Improve its coherence with site movement and design language
 - Focus on refinement rather than removal to provide a social space
- **Explore greening strategies for challenging elements**
 - Soften flu towers with drought-tolerant or wind-adapted planting
 - Consider modular green systems or lattices
- **Ensure flexibility and adaptability in design**
 - Maintain internal layouts that support varied user needs
 - Use spatial planning to accommodate future changes
 - Reinforce character through layout and spatial hierarchy

The opportunity for ongoing engagement with the developer and design team is welcomed.

Contact details

For any queries in relation to this report, please contact the panel secretariat via growthdevelopment@cambridgeshire.gov.uk

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Issue date: 26th September 2025

Appendix A – Background information list and plan

- Applicant background papers
- Main presentation
- Local authority background note

Documents may be available on request, subject to restrictions/confidentiality.

Phase 2 Masterplan Within Wider Emerging Context.



Source: Applicant Papers