



CAMBRIDGE CITY COUNCIL

The Guildhall, Cambridge, CB2 3QJ

TOWN AND COUNTRY PLANNING ACTS 1990

OUTLINE PLANNING PERMISSION

SUBJECT TO CONDITIONS

Ref: 06/0796/OUT

Bidwells
FAO Mike Carpenter
Trumpington Road
Cambridge
CB2 2LD

The Council hereby grant outline planning permission for

Up to 215,000sqm floorspace (excluding plant areas) comprising 60,000sqm of clinical research and treatment (D1 and/or clinical in-patient treatment), 115,000sqm of biomedical and biotech research and development (B1(b)), 15,000sqm of biomedical and biotech research and development (B1(b)) or clinical research and treatment (D1 and/or clinical in-patient treatment), and 25,000sqm of either clinical research and treatment (D1 and/or clinical in-patient treatment) or higher education or sui generis medical research institute uses, and including related support activities within use classes A1, A3, B1, D1 (creches/nurseries) or sui generis uses, with no individual premises used for support activities to exceed 500sqm; new areas of public realm; landscaping; parking areas; highway works; drainage works and all other associated infrastructure.

at

Land To The West And South West Of Addenbrooke's Campus, Robinson Way, Cambridge, Cambridgeshire.

in accordance with your application received 25th October 2006 and the plans, drawings and documents which form part of the application, subject to the conditions set out below:

Start Date

1: Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of twelve years from the date of this permission.

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

Simon Payne, Director of Environment & Planning
Cambridge City Council, The Guildhall, Cambridge, CB2 3QJ
Telephone 01223 457000 Minicom (non-speaking phone) 01223 457605



INVESTOR IN PEOPLE

DATED 15th October 2009

CAMBRIDGE CITY COUNCIL
and
CAMBRIDGESHIRE COUNTY COUNCIL
and
SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL
and
CAMBRIDGE MEDIPARK LTD
and
CAMBRIDGE UNIVERSITY HOSPITALS
NHS FOUNDATION TRUST
and
SIR FRANCIS WINGATE WILLIAM PEMBERTON
and
ANTONY FRANCIS PEMBERTON
and
THE PEMBERTON TRUSTEES

DEED
under Section 106 of the Town and Country
Planning Act 1990
Land to the West and South West of
Addenbrooke's Campus
Robinson Way Cambridge
Known as the Cambridge Biomedical
Campus Extension Site

Simon Pugh LL.B.
Solicitor
Head of Legal Services
Cambridge City Council
The Guildhall
Cambridge
CB2 3QJ

File reference PL/AG/2/889, Document Number 046932

FIFTEENTH SCHEDULE

Selective Management of the Economy

The provisions of this Schedule shall not apply to the Boulevard or to a Clinical Building.

- 1 The Owners covenant with the Council under Section 106 in relation to the Land save for the Boulevard and any Clinical Building:
 - 1.1 not to Occupy or permit the Occupation of a Building (excluding any Ancillary Buildings) except in accordance with paragraphs 2-13 inclusive of this Schedule
 - 1.2 not to Occupy or permit the Occupation of any Ancillary Building except in accordance with paragraph 11 of this Schedule.
- 2 The obligations in paragraphs 3 to 13 inclusive of this Schedule shall apply to each Building save for any Clinical Building. In the case of each such Building:
 - 2.1 the Trigger Point for the said obligations in this Schedule shall be the date of Practical Completion of the Building; and
 - 2.2 thereafter the said obligations shall continue to apply to the Building for a period of seven years from the date of Practical Completion of the Building.
- 3 Not to Occupy or permit Occupation of a Building until the Council has received the information as described in paragraph 12 of this Schedule including clear evidence that the proposed use and prospective Occupier are acceptable.
- 4 Not to Occupy or to permit Occupation of a Building otherwise than in accordance with the use acceptance procedure as described in paragraphs 12 and 13 of this Schedule ("**Use Acceptance Procedure**").
- 5 Not to Occupy or permit Occupation of a Building otherwise than in accordance with the uses and restrictions set out in paragraphs 8 to 11 inclusive of this Schedule ("**Accepted Uses**").
- 6 Not to Occupy or permit Occupation of a Building unless and until the Council has confirmed in accordance with the Use Acceptance Procedure that the intended use and Occupation of the Building is acceptable following receipt of clear evidence to show that this is the case and that the intended use and Occupation accords with paragraphs 8 to 11 inclusive of this Schedule.

University of Cambridge, or (iv) a building occupied by a biomedical or biotechnology research and development occupier or research institute where in the case of (ii) or (iii) or (iv) the building is located in the vicinity of the Addenbrooke's Site; or

9.3.3 the prospective Occupier is an existing biomedical or biotechnology firm or business within Class B1(b) that has been continuously located in the Cambridge Area for at least five (5) years; or

9.3.4 the prospective Occupier is a Biomedical and Biotechnology Research and Development Use that has no special need to be close to the named organisations in paragraph 9.3.2 but there is a Special Need for a location within the Cambridge Area.

10 Higher Education or Sui Generis Medical Research Institute Uses

10.1 Occupation of any Building for higher education uses or Sui Generis Medical Research Institute Uses shall be in accordance with paragraphs 8 and sub-paragraphs 10.2 and 10.3 of this Schedule.

10.2 Each Building Occupied for higher education uses or Sui Generis Medical Research Institute Uses shall have as its primary function a higher education use or Sui Generis Medical Research Institute Use (as the case may be).

10.3 Prospective Occupiers of a Building for higher education uses and/or Sui Generis Medical Research Institute Uses shall satisfy one of the following criteria:

10.3.1 their Occupation of a Building is in the National Interest; or

10.3.2 there is a special need for them to be located in close proximity to any of the following organisations due to a need for regular contact or sharing of materials, staff or equipment: (i) the NHS Trust (or successor NHS trusts) or Papworth Hospital (should it relocate to the Land); or a building occupied by (ii) the MRC or (iii) the University of Cambridge, or (iv) a building occupied by a biomedical or biotechnology research and development occupier or research institute, where in the case of (ii) or (iii) or (iv) the building is located in the vicinity of the Addenbrooke's Site; or

10.3.3 the prospective Occupier is an existing higher education use or Sui Generis Medical Research Institute Use that has been continuously located in the Cambridge Area for at least five (5) years; or

to determine whether the proposed use and prospective Occupier is acceptable.

13 Council's response to notice

13.1 Following receipt of a notice pursuant to paragraph 12.1 of this Schedule the Director of Environment and Planning shall consider the notice and shall respond within ten (10) Business Days either:

13.1.1 confirming that the proposed use and prospective Occupier is acceptable, or

13.1.2 requesting such further information or raising such specific enquiries of the prospective Occupier as it may reasonably require in order to determine whether to permit the prospective Occupier to Occupy a Building, or

13.1.3 refusing permission for the prospective Occupier to Occupy a Building and providing full and detailed reasons for this decision.

13.2 In the event that further information is requested by the Director of Environment and Planning pursuant to paragraph 13.1.2 of this Schedule the said Director shall within ten (10) Business Days after receiving the requested information respond in accordance with paragraph 13.1.1 or paragraph 13.1.3 of this Schedule.

13.3 In the event that a prospective Occupier is refused permission to Occupy a Building or part thereof pursuant to paragraph 13.1.3 of this Schedule or that no response is received from the Director of Environment and Planning within ten (10) Business Days of a notice under paragraph 12.1 of this Schedule or that no response is received from the Director of Environment and Planning within ten (10) Business Days of provision of such further information as required by the Council the Developer and/or the Owners may refer the matter to the Expert for determination under clause 26 of this Deed.