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South Cambridgeshire District Council
South Cambridgeshire Hall
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Cambourne
Cambridgeshire
CB23 6EA

Mr. Clegg
Gascoyne Holdings Ltd
Estate Office
The Melon Ground
Hatfield Park
AL9 5NB

23 February 2017

Dear Mr Clegg

**Cambridge Local Plan and South Cambridgeshire Local Plan
Proposed Modification P/SC/8/A: Cambridge Biomedical Campus Expansion**

Thank you for the conference call of 10 February with Caroline Hunt and myself where we discussed the issue of access arrangements to land south of the Cambridge Biomedical Campus (CBC), and the letter from Birketts received by South Cambridgeshire District Council on 14 November 2016.

You advised that you act for the Pemberton Trustees who are the landowners of Phase 2 at the Biomedical Campus. In promoting the modification to the Local Plan in 2015 to allocate the land south of CBC, the Council received support from Liberty Property Trust and Countryside Properties as joint developers of Phase 2; from the University of Cambridge, which has teaching and research activity on CBC; and from the County Council as landowner of the land south of CBC. No objections or comments were received from any other landowners with an interest in the site at the time of the consultation. For that reason, and given the support of the CBC phase 2 developers, no direct approach was made to the Pemberton Trust in respect of the proposed modification.

You commented during our conference call that the Pemberton family also own significant land around the southern part of Cambridge. In this regard, I note that members of the Pemberton family are landowners within the Cambridge South site, which is being promoted as an omission site by Pigeon Land and Land Improvement Holdings at the examinations into the Local Plans.

During the conference call, I asked for further information regarding the third party agreement that was referred to in the Birketts letter dated 11 November 2016. I asked what the extent of the agreement is and whether it goes to the heart of the proposed allocation South of CBC as well as who the third parties to the agreement are. You responded that the agreement is confidential and that you could not say who the agreement is with or what it says and that you were not in a position to comment further in respect of it, save to state that the agreement dates from 2014 and that means of access cannot be granted over Phase 2 of the CBC. I referred to the Land Registry search in respect of the land held by the Pemberton Trustees at Phase 2 of CBC which reveals no restrictive covenants that prevent access across it (see attached).

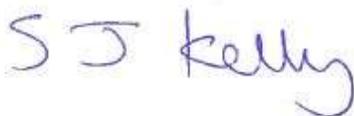
There is an outline planning application for the Phase 2 land that has been considered by Cambridge City Council's Planning Committee, and it resolved to grant planning permission subject to a S106 agreement. That decision has not been formally granted and Cambridge City Council will be writing shortly to the agents who are responsible for this application concerning the issue of access to adjoining land at Phase 3 and the need now to re-consider this matter in the context of that planning application.

The Local Planning Authority considers that there are clear benefits to making provision for the expansion of CBC through phase 3, where an opportunity to so has arisen without giving rise to significant harm to the purposes of the Cambridge Green Belt.

In the event that agreement to secure access to the Phase 3 site over the Pemberton Trustee's land at Phase 2 could not be secured by other means, both Cambridge City Council and South Cambridgeshire District Council have powers of compulsory acquisition available to them. Given the absence of any planning reason as to why access to the site from Phase 2 cannot be secured, delivery of the access between phase 2 and phase 3 over the Pemberton Trustee's land could accordingly be secured by the Local Planning Authority through use of such powers. Given that both Councils have supported the allocation of land at Phase 3, I expect Members to carefully and seriously consider recourse to such compulsory acquisition should the necessity to do so arise.

The letter from Birketts to which I have referred above has been submitted to the Local Plan examination by Mike Carpenter of Code Development Planners Ltd, who acts as agent on behalf of Pigeon Land and Land Improvement Holdings in pursuit of their local plan representations by which they seek allocation of land at Cambridge South. Given that the matter of the entitlement of the landowner to grant access across CBC phase 2 to phase 3 was raised during our telephone conference, I have summarised above the information which, during the call, you were in a position to provide in respect of that matter. Given that Birkett's letter has been submitted to the Local Plan examination, I am also copying this letter to you to the Planning Inspectors, as well as to Mike Carpenter.

Yours sincerely



Stephen Kelly
Joint Director of Planning and Economic Development

cc.

Laura Graham BSc MA MRTPI - Inspector – South Cambridgeshire Local Plan Examination
Alan Wood MSc FRICS – Assistant Inspector – South Cambridgeshire Local Plan Examination

Mike Carpenter BSc(Hons) MRTPI (Code Development Planners Ltd) on behalf of Pigeon Land and
Lands Improvement Holdings

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THIS TITLE IS DEALT WITH BY LAND REGISTRY, PETERBOROUGH OFFICE.

TITLE NUMBER: CB345398

There is/are applications(s) pending against this title.

A: Property Register

This register describes the land and estate comprised in the title.

CAMBRIDGESHIRE : CAMBRIDGE

- 1 (27.05.2009) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land lying to the south of Robinson Way, Cambridge.
- 2 (27.05.2009) The land has the benefit of the following rights granted by a Conveyance of the land in this title and other land dated 5 March 1973 made between (1) Francis Wingate William Pemberton (the Settlor) and (2) Jeremy Pemberton, Timothy James Lawson and John Horwood-Smart (the Trustees):-"Together with the rights of way and other rights more particularly described in the Second Schedule hereto

THE SECOND SCHEDULE

1. Full rights of way at all times and for all purposes with or without vehicles and animals as hitherto enjoyed by the Settlor and his predecessors in title in common with the Settlor and all others entitled thereto over and along the roadway coloured brown on the said Plan Number 1 annexed hereto
2. Full rights of way at all times and for all purposes over any roads or footpaths constructed by the Trustees of the Pemberton Settled estates or their successors in title on the adjoining property edged blue on the said Plan Number 1 annexed hereto (hereinafter called "the land edged blue") within eighty years from the date hereof
3. The right to connect to any such roads and footpaths and to connect to and make use of any sewers drains cables wires and pipes now laid or that may be laid within a period of eighty years after the date hereof by the Trustees of the Pemberton Settled Estates or their successors in title under or over the land edged blue
4. The right to enter upon the land edged blue with or without workmen and to dig up the surface thereof at all reasonable times for the purpose of making such connections altering and reinstating kerbings and laying inspecting maintaining repairing and renewing such sewers drains cables wires and pipes Provided always that in the exercise of all or any of the rights described in Paragraphs 2, 3 and 4 of this part of this Schedule the Trustees and their successors in title and their respective servants agents and licencees shall do as little damage as possible and shall make good at their own expense any damage that may be done to the land edged blue or to any road footpath or other works thereon or to any sewer drain cable wire or pipe under or over the land edged blue
5. The right at any time to erect or suffer to be erected any building or other erections now standing or hereafter to be erected on the land described in the first part of the First Schedule hereto in such manner as to obstruct or interfere with the passage of light or air to any building which may hereafter be erected on the land edged blue

A: Property Register continued

NOTE 1: The roadway coloured brown referred to is edged brown on the title plan.

NOTE 2: The land edged blue referred to is tinted pink on the title plan.

NOTE 3: The land in this title forms part of the land in the first part of the First Schedule referred to.

- 3 (27.05.2009) The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of land lying to the west of the land in this title dated 20 March 2007 made between (1) Antony Francis Pemberton and others and (2) Countryside Cambridge One Limited and Countryside Cambridge Two Limited.

NOTE: Copy filed under CB322213.

- 4 (27.05.2009) The land edged and numbered 2 in blue on the title plan has the benefit of the rights granted by a Deed of Grant dated 29 July 2008 made between 1) The Hobson's Conduit Trustees and 2) Antony Francis Pemberton and others.

NOTE:-Copy filed.

- 5 (14.07.2009) The land has the benefit of the rights granted by a Deed of Agreement dated 20 March 2007 made between 1) Cambridgeshire County Council 2) A F Pemberton and others 3) Countryside Properties (UK) Limited 4) Cambridge Medipark Limited and 5) Cambridge University Hospital Foundation Trust.

NOTE:-Copy filed under title CB345371.

- 6 (04.12.2009) By a Deed of Variation dated 12 November 2009 made between (1) Antony Francis Pemberton and others and (2) Countryside Cambridge One Limited and Cambridge Countryside Two Limited the terms of the Transfer dated 20 March 2007 referred to in the Property Register were varied.

NOTE: Copy filed under CB345371.

- 7 (14.04.2010) The land has the benefit of the rights granted by clause 3.1 and 3.2 of a Deed of Grant dated 9 March 2010 made between (1) The Hobson's Conduit Trustees (2) Antony Francis Pemberton and others.

NOTE 1: The rights expressed to be granted in clause 3.1 and 3.2 are included in the registration only so far as the Hobson's Trustees were entitled to grant them. The evidence produced on registration did not show whether they owned the Hobson's Conduit as referred to in the Deed of Grant.

NOTE 2: Copy Deed of Grant filed.

- 8 (16.09.2010) The southern boundary of the land tinted yellow on the title plan has been amended.

- 9 (03.11.2010) The land has the benefit of the rights granted by a Deed of Easement dated 26 October 2010 made between (1) Countryside Properties (UK) Limited (2) Antony Francis Pemberton and others and (3) Cambridge University Hospitals NES Foundation Trust.

NOTE:-Copy filed under CB13722.

- 10 (30.11.2010) The land has the benefit of (except as mentioned in Note 1 below) the rights granted by a Deed of Grant dated 30 September 2010 made between (1) The Hobson's Conduit Trustees (2) Countryside Cambridge One Limited and Countryside Cambridge Two Limited and (3) Antony Francis Pemberton and others.

NOTE 1: The rights expressed to be granted by the Deed are included in the registration only so far as the Hobson's Trustees were entitled to grant them. The evidence produced on registration did not show whether they owned the Hobson's Conduit as referred to in the Deed of Grant.

NOTE 2: Copy Deed of Grant filed.

A: Property Register continued

11 (23.04.2013) The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.

12 (23.04.2013) The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of the land edged and numbered CB378498 in green on the title plan and other land dated 26 March 2013 made between (1) Antony Francis Pemberton and others and (2) Cambridge University Hospitals NHS Foundation Trust.

NOTE: Copy filed under CB378498.

13 (10.10.2013) By a Deed dated 26 September 2013 made between (1) Countryside Cambridge One Limited and Countryside Cambridge Two Limited and (2) Antony Francis Pemberton and others the easements contained in the Transfer dated 20 March 2007 referred to above were expressed to be released upon the terms therein mentioned.

NOTE: Copy filed under CB345456.

14 (13.12.2013) A new title plan based on the latest revision of the Ordnance Survey Map and showing an amended extent on the western boundary of the land tinted yellow has been prepared.

15 (18.12.2013) By a Deed dated 5 December 2013 made between (1) Elite Homes (North West) Limited and (2) Antony Francis Pemberton and others the rights granted by clauses 11.2.1 and 11.2.4 and the covenants at clause 11.5 of the Transfer dated 20 March 2007 referred to above have been released.

NOTE: Copy filed under CB357714

16 (17.01.2014) The land has the benefit of the rights granted by a Deed of Grant dated 28 November 2013 made between (1) The Hobson's Conduits Trustees and (2) Antony Francis Pemberton and others.

NOTE:-Copy filed.

17 (22.01.2014) The land has the benefit of the rights granted by a Deed of Grant dated 2 December 2013 made between (1) Cambridge University Hospitals NHS Foundation Trust and (2) Antony Francis Pemberton and others.

NOTE: Copy filed under CB241427.

18 (19.01.2015) By a Deed dated 22 December 2014 made between (1) Countryside Cambridge One Limited and Countryside Cambridge Two Limited and (2) Antony Francis Pemberton and others the Deed dated 26 September 2013 referred to above was varied.

NOTE: Copy Deed filed under CB322213

19 (21.01.2015) The land has the benefit of the rights granted by clause 3.1 and 3.2 of a Deed of Grant dated 22 December 2014 made between (1) The Hobson's Conduit Trustees (2) Antony Francis Pemberton and others

NOTE 1: The rights expressed to be granted in clause 3.1 and 3.2 are included in the registration only so far as the Hobson's Trustees were entitled to grant them. The evidence produced on registration did not show whether they owned the Hobson's Conduit as referred to in the Deed of Grant.

NOTE 2: Copy Deed of Grant filed under CB345371.

20 (01.04.2015) By a Deed dated 22 December 2014 made between (1) Elite Homes (North West) Limited and (2) Antony Francis Pemberton and others the terms of the Deed dated 5 December 2013 referred to above were varied as therein mentioned.

NOTE: Copy filed under CB345371.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (27.05.2009) PROPRIETOR: ANTONY FRANCIS PEMBERTON of Trumpington Hall, Grantchester Road, Trumpington, Cambridge CB2 9LE and EDWARD ANTHONY BROMET care of Wrigleys Solicitors LLP, 19 Cockridge Street, Leeds LS2 3AG and PETER RICHARD WINGATE PEMBERTON of Maris House, 20 West Side Common, Wimbledon, London SW19 4UF and WILLIAM ROBERT BARTLE EDWARDS of Hardingham Hall, High Common, Hardingham, Norwich NR9 4AE.
- 2 (27.05.2009) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.
- 3 (02.07.2009) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent or certificate signed by the proprietor for the time being of the estate registered under title number NGL735934 or, if appropriate, signed on such proprietor's behalf by a conveyancer that the provisions of clause 13 of the Agreement dated 31 March 2009 referred to in the Charges Register have been complied with.
- 4 (04.12.2009) RESTRICTION: No disposition of the registered estate except for the part shown edged and numbered 5, 6 and 9 in blue on the title plan by the proprietor of the registered estate, or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a certificate signed by a conveyancer that the provisions of paragraph 11.5.2 of the Transfer dated 20 March 2007 referred to in the Property Register have been complied with or that they do not apply to the disposition.
- 5 (23.04.2013) RESTRICTION: No disposition of the registered estate (other than a charge) by the proprietor of the registered estate is to be registered without a certificate signed by a conveyancer that the provisions of paragraph 12.9.5 of the Transfer dated 26 March 2013 referred to in the Property Register have been complied with or that they do not apply to the disposition.
- 6 (22.01.2014) RESTRICTION: No disposition of the registered estate (other than a charge) by the proprietor of the registered estate is to be registered without a certificate signed by a conveyancer that the provisions of clause 4.2 of a Deed of Grant dated 2 December 2013 made between (1) Cambridge University Hospitals NES Foundation Trust and (2) Antony Francis Pemberton, Antony Francis Pemberton, Edward Anthony Bromet, Peter Richard Wingate Pemberton, William Robert Bartle Edwards, Antony Francis Pemberton and Timothy James Lawson have been complied with or that they do not apply to the disposition.
- 7 (23.12.2014) RESTRICTION: No disposition of the registered estate shown edged and numbered 2, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 18 19, 20 and 21 in blue on the title plan (other than a charge) by the proprietor of the registered estate is to be registered without a certificate signed by a conveyancer that the provisions of clause 5.1.1 and 5.1.2 of a Deed of Grant dated 2 December 2013 made between (1) Antony Francis Pemberton and others (2) Cambridge University Hospitals NHS Foundation Trust (3) Cambridge Medipark Limited and (4) CBC Estate Management Limited have been complied with or that they do not apply to the disposition.
- 8 (10.02.2015) RESTRICTION: No disposition of the registered estate (other than a charge) by the proprietor of the registered estate, or by the proprietor of any registered charge is to be registered without a certificate signed by conveyancer that the provisions of clause 5 of a Deed of Grant dated 22 December 2014 made between (1) The Hobson's Conduit Trustees and (2) Anthony Francis Pemberton and others have been complied with or that they do not apply to disposition.
- 9 (03.06.2015) RESTRICTION: No disposition of the registered estate shown

B: Proprietorship Register continued

edged and numbered 9 and 21 in blue on the title plan (other than a charge) by the proprietor of the registered estate or by the proprietor of any registered charge is to be registered without a certificate signed by a conveyancer that the provisions of clause 5 of Deed of Grant dated 28 November 2013 made between (1) The Hobson's Conduit Trustees and (2) Antony Francis Pemberton and others have been complied with or that they do not apply to the disposition.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (27.05.2009) The land is subject to the rights granted by a Deed dated 31 October 1960 made between (1) Francis Wingate William Pemberton (2) Alan Graeme Agnew and others (3) Reginald John Cornwall and (4) The Cambridge University and Town Waterworks Company.

NOTE: Copy filed under title CB338762.

- 2 (27.05.2009) The land is subject to the rights granted by a Deed of Grant dated 27 February 1981 made between 1) Jeremy Pemberton and others and 2) British Gas Corporation.

The said Deed also contains restrictive covenants by the grantor.

NOTE:-No copy of said document has been retained by Land Registry.

- 3 (27.05.2009) The land is subject to the rights granted by a Deed of Grant dated 11 August 1987 made between 1) Jeremy Pemberton and others and 2) British Gas PLC.

The said Deed also contains restrictive covenants by the grantor.

NOTE:-Copy filed.

- 4 (27.05.2009) The land is subject to the rights granted by a Deed of Grant dated 24 November 1992 made between 1) The Trustees of the Pemberton 1973 Settlement (the First Grantor) 2) Sir Francis Wingate William Pemberton (the Second Grantor) 3) The Trustees of the Pemberton Main Settlement (the Trustee) and 4) The Secretary of State for Health (the Grantee).

The said Deed also contains restrictive covenants by the grantors.

NOTE: Copy filed under title CB345371.

- 5 (27.05.2009) The land is subject to the rights granted by a Deed of Easement dated 20 March 2007 made between 1) Antony Francis Pemberton and others and 2) Cambridge University Hospital Foundation Trust.

NOTE:-Copy filed.

- 6 (27.05.2009) The land is subject to the rights granted by a Deed of Grant dated 25 June 2008 made between 1) The Hobson's Conduit Trustees 2) Antony Francis Pemberton and others and 3) Cambridge University Hospitals NHS Foundation Trust.

NOTE:-Copy filed under title CB345371.

- 7 (27.05.2009) An Agreement dated 31 March 2009 made between 1) Network Rail Infrastructure Limited 2) Cambridgeshire County Council 3) Antony Francis Pemberton and others 4) Antony Francis Pemberton 5) Sir Francis Wingate William Pemberton and 6) Cambridge Medipark Limited relates to the grant of easements over the railway line lying to the west of the land in this title as therein mentioned.

NOTE: Copy filed under title CB345371.

- 8 (27.05.2009) The land is subject, during the terms created by the leases of easements specified in the schedule of leases of easements hereto, to the rights granted by the said leases.

C: Charges Register continued

- 9 (27.05.2009) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.
The leases grant and reserve easements as therein mentioned.
- 10 (16.06.2009) UNILATERAL NOTICE affecting the land tinted yellow on the title plan and other land in respect of an option to purchase contained in an Agreement dated 23 July 2003 made between (1) Messrs A F Pemberton, P R W Pemberton, T J Lawson, N H M Chancellor and Sir Francis Pemberton (2) Addenbrooke's National Health Service Trust as varied by an Agreement dated 28 May 2008 made between (1) Messrs A F Pemberton, P R W Pemberton, E A Bromet, W R B Edwards and Sir F W W Pemberton (2) Cambridge University Hospitals NHS Foundation Trust.
- 11 (16.06.2009) BENEFICIARY: Cambridge University Hospitals NHS Foundation Trust care of Mills & Reeve LLP, Francis House, Cambridge CB2 1PH (ref: CMCC/0060019-0399).
- 12 (24.09.2009) UNILATERAL NOTICE in respect of an Option Agreement dated 23 July 2003 made between 1) Addenbrooke's National Health Service Trust and Antony Francis Pemberton, Peter Richard Wingate Pemberton, Timothy James Lawson, Nigel Hugh Mosman Chancellor and Sir Francis Wingate William Pemberton (2) Cambridge Medipark Limited and (3) Countryside Properties PLC as varied by a Deed of Variation and Second Supplemental Agreement, both dated 28 May 2008 and both made between (1) Cambridge University Hospitals NHS Foundation Trust and Antony Francis Pemberton, Peter Richard Wingate Pemberton, E A Bromet, W B Edwards and Sir Francis Wingate William Pemberton (2) Cambridge Medipark Limited and (3) Countryside Properties (UK) Limited and Liberty Property Limited Partnership, and as varied by a Third Supplemental Agreement dated 31 March 2009 made between (1) Cambridge University Hospitals NHS Foundations Trust and Antony Francis Pemberton, Peter Richard Wingate Pemberton, E A Bromet, W B Edwards and Sir Francis Wingate William Pemberton (2) Cambridge Medipark Limited and (3) Countryside Properties (UK) Limited and Liberty Property Limited Partnership..
- 13 (24.09.2009) BENEFICIARY: Cambridge Medipark Limited of Countryside House, The Drive, Great Warley, Brentwood, Essex CM13 3AT.
- 14 (05.02.2014) UNILATERAL NOTICE affecting the land edged and numbered 8 in blue on the title plan in respect of an Agreement for Leases dated 28 January 2014 made between (1) Messrs AF Pemberton, PRW Pemberton, Edward Anthony Bromet, WRB Edwards and AF Pemberton and TJ Lawson (2) Cambridge Medipark Limited (3) Cambridge University Hospitals NHS Foundation Trust (4) AstraZeneca UK Limited (5) Countryside Properties (UK) Limited and Liberty Property Limited Partnership and (6) CBC Estate Management Limited.
- NOTE: Copy plans filed.*
- 15 (05.02.2014) BENEFICIARY: AstraZeneca UK Limited (Co. Regn. No. 03674842) for the attention of the Company Secretary, 2 Kingdom Street, London W2 6BD and care of RPC, Tower Bridge House, St Katharine's Way, London E1W 1AA (ref: ARP/MRB/AST029.82).
- 16 (23.12.2014) The land is subject to the rights granted by a Deed dated 2 December 2013 made between (1) Antony Francis Pemberton and Others (2) Cambridge University Hospitals NHS Foundation Trust (3) Cambridge Medipark Limited and (4) CBC Estate Management Limited.
- NOTE: Copy filed under CB84405.*
- 17 (19.01.2015) By a Deed dated 5 December 2013 made between (1) Network Rail Infrastructure Limited (2) Antony Francis Pemberton and others (3) Antony Francis Pemberton (4) Antony Francis Pemberton and Timothy James Lawson and (5) Cambridge Medipark Limited the Agreement dated 31 March 2009 referred to above was varied.
- NOTE: Copy filed under CB345371.*
- 18 (21.01.2015) The parts of the land affected thereby are subject to the rights granted by a Lease dated 22 December 2014 referred to in the schedule of leases hereto.

NOTE: Copy lease filed under CB397998 .

C: Charges Register continued

- 19 (01.04.2015) UNILATERAL NOTICE affecting the land edged and numbered 8 in blue on the title plan in respect of a Supplemental and Collateral Agreement dated 30 March 2015 made between (1) Antony Francis Pemberton, Peter Richard Wingate Pemberton, Edward Anthony Bromet, William Bartle Edwards and the Executors of Sir Francis Wingate William Pemberton (deceased) being Antony Francis Pemberton and Timothy James Lawson, (2) Cambridge Medipark Limited, (3) Cambridge University Hospital NHS Foundation Trust, (4) AstraZeneca UK Limited, (5) Countryside Properties (UK) Limited and Liberty Property Limited Partnership, and (6) CBC Estate Management Limited.
- 20 (01.04.2015) BENEFICIARY: AstraZeneca UK Limited (Co. Regn. No. 03674842) of 2 Kingdom Street, London W2 6BD.
- 21 (05.05.2015) The parts of the land affected thereby are subject to the rights granted by a Lease of part of the land edged and numbered 20 in blue on the title plan and other land dated 30 March 2015 referred to in the schedule of leases hereto.

NOTE: Copy lease filed under CB401245 .
- 22 (05.05.2015) The parts of the land affected thereby are subject to the rights granted by a lease dated 30 March 2015 referred to in the schedule of leases hereto.

NOTE: Copy lease filed under CB401311 .
- 23 (05.05.2015) The parts of the land affected thereby are subject to the rights granted by a lease of AZ North, Cambridge Biomedical Campus dated 30 March 2015 made between (1) Antony Francis Pemberton and others, (2) AstraZeneca UK Limited & MedImmune Limited, (3) Cambridge Medipark Limited, (4) CBC Estate Management Limited and (5) Cambridge University Hospital NHS Foundation Trust for a term of 170 years less 10 days from and including 1 January 2008.

NOTE: Copy filed under CB401313.

Schedule of leases of easements

- 1 Benefiting land : Land edged and numbered 3 in blue on title plan
Title Number of benefiting land : CB338760
Date of lease : 29 July 2008
Term of lease : 170 years from 1 January 2008
Registration date: 24.09.2008
- 2 Benefiting land : land edged and numbered 4 in blue on title plan
Title Number of benefiting land : CB338762
Date of lease : 29 July 2008
Term of lease : 170 years from 1 January 2008
Registration date: 24.09.2008

Schedule of notices of leases

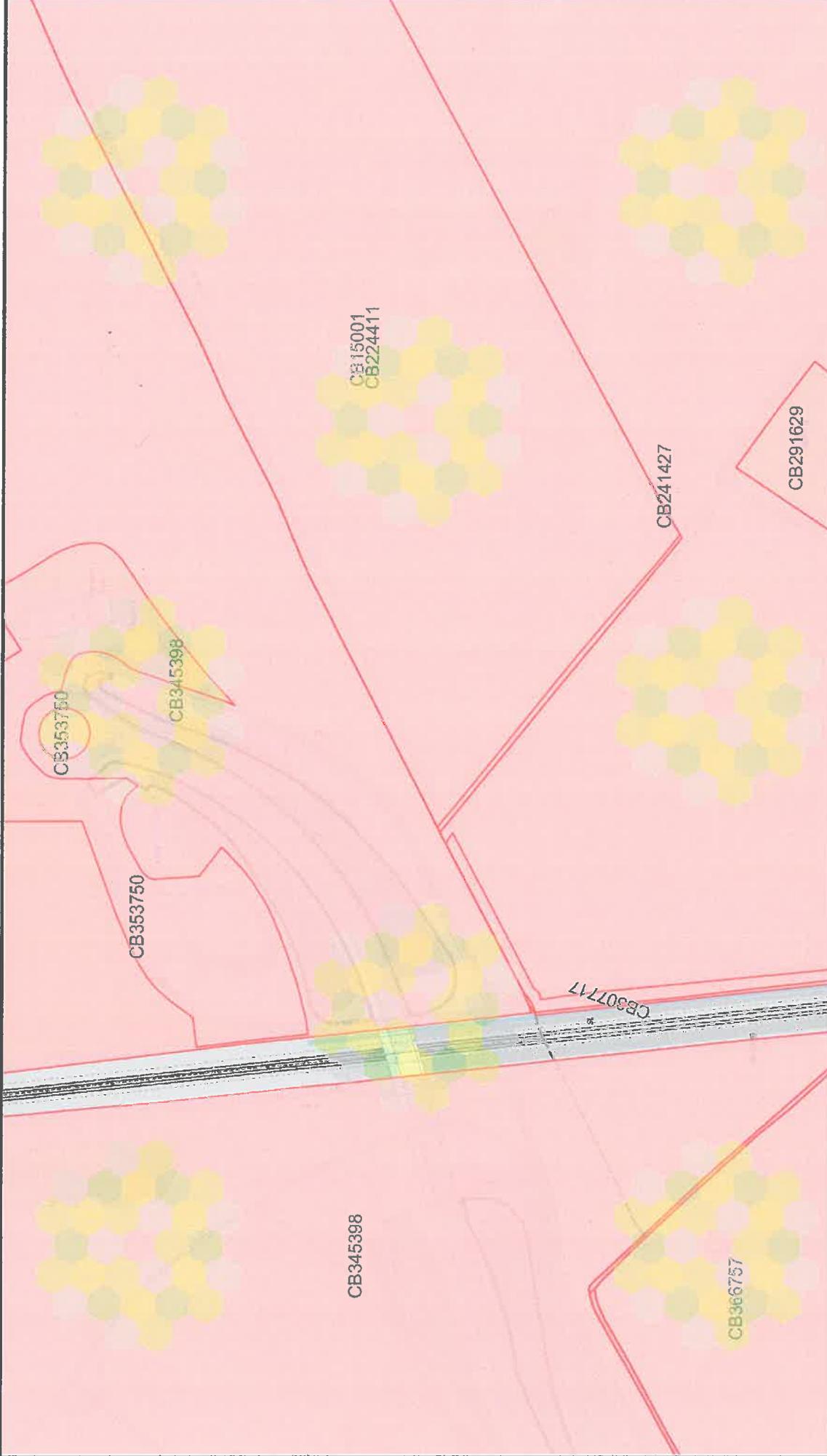
- 1 drainage ditch 11.01.1985
Ditch between 999 years from
points A and B 11 January
1985
- 2 10.05.2010 Land lying to the west of 09.03.2010 CB353750
edged and Robinson Way 170 years from
numbered 5 and 1 January 2008
6 in blue
NOTE: The Lease includes other land
- 3 23.04.2013 Land lying to the south of 20.12.2012 CB378497
edged and Robinson Way 15 years
numbered 7 in beginning on
blue 20.12.2012
- 4 24.02.2014 land at Dame Mary Archer 28.11.2013 CB387420

Title number CB345398

Schedule of notices of leases continued

	edged and numbered 9 in blue	Way	170 years from and including 01.01.2008	
5	21.01.2015 edged and numbered 10 in blue	land lying to the west of Robinson Way	22.12.2014 170 years less 10 days from and including 01/01/2008	CB397998
	NOTE: The lease comprises also other land.			
6	30.01.2015 edged and numbered 18 in blue	land adjoining Dame Mary Archer Way	22.12.2014 170 years from and including 01/01/2008	CB397797
	NOTE: The lease comprises also other land.			
7	05.05.2015 edged and numbered 20 in blue (part of)	land on the south-west side of Robinson Way	30.03.2015 170 years from and including 01/01/2008	CB401245
	NOTE: The lease comprises also other land.			
8	05.05.2016 edged and numbered 8 in blue	10 & 20 Francis Crick Avenue	30.03.2015 170 years less 10 days from and including 1 January 2008	CB401311

End of register



Map scale 1:2500

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Website: www.cambridge.gov.uk



City
Development
Management

Guy Kaddish
Bidwells LLP
Bidwell House
Trumpington Road
Cambridge
CB2 9LD

Our Ref: 16/0176/OUT

23 February 2017

Dear Guy

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.

Land South Of Dame Mary Archer Way, Cambridge Biomedical Campus

I refer to our on-going discussions regarding Addenbrookes phase 2 (2040) and our joint efforts to agree the final drafting of the associated conditions and S106 agreement.

A significant amount of time has elapsed since Planning Committee considered the application on 3 August 2016. As you will be aware, on 17 November 2016, South Cambridgeshire District Council (SCDC) Full Council met and resolved to agree as a main modification, new policy allocation E/1B, which seeks a phase 3 CBC employment extension to land to the south of phase 2. The proposed allocation is supported by Cambridge City Council as part of the joint strategic approach to planning reflected in the submitted plans for the EIP for development within the two local authority areas.

This represents a material change in circumstances and, as a consequence, the proposed allocation of phase 3 needs to be reflected more formally within the terms of the outline planning permission. As such, I am recommending minor

modifications to conditions 1 and 6, together with a new condition, presently numbered 7A (see attached). The conditions seek to clarify more precisely the need for a link to the internal primary route as presently shown as part of parameter plan 3 (which needs revision) to the proposed phase 3 allocation. The conditions also formalise the link to phase 3 as envisaged as part of the Design and Access Statement (see pages 20, 34, 39) submitted with the outline application and seek to ensure a coordinated approach to the internal road infrastructure and its delivery.

The need for the revised conditions and revised parameter plan also arises in response to a letter from Birketts (on behalf of the Pembertons) to SCDC in relation to the proposed consideration of the modification prior to the SCDC Full Council meeting. The letter, dated 11 November 2016 (see attached), references a written agreement – not seen by the Councils - between third parties that the Pemberton Trustees are not able to grant access rights through phase 2 to the proposed modification site. The letter is referenced in Code Development Planners Ltd letter of 9 February 2017 to the EIP Programme Officer (see attached) in relation to the forthcoming hearing session of 28 February 2017.

This directly conflicts with the contents of the Design and Access Statement for the outline planning application which explicitly references the proposed modification on page 20 and the position regarding comprehensive development subsequently referenced in the Committee Report of 3 August 2016:

'Prejudicing comprehensive development

8.15 The South Cambridgeshire District Council Proposed Modification Joint Consultation Report December 2015 sets out proposed modifications to the South Cambridgeshire Local Plan. A new Policy E/1B for Cambridge Biomedical Campus Extension is proposed that relates to Main Modification PM/SC/8/A which allocates land to the south of CBC Phase 2. This is a provisional modification and additional technical evidence on surface water flood risk, groundwater hydrology, biodiversity and scope for mitigation and enhancement and transport impact is being sought before the provisional allocation is confirmed.

8.16 In the interests of comprehensive planning the outline proposals for Phase 2 should not prejudice the future development of the site currently under consideration. The parameter plans and illustrative masterplans within the application include access from Dame Mary Archer Way that allows for a spine road of a design that could extend south to provide vehicular access to the expansion land should the site allocation come forward.'

Clearly, the proposed modification now ratified by SCDC together with the letter from Birketts require the phase 2 planning permission conditions to be revised to expressly frame the need for a primary access route to phase 3 and to secure

its delivery.

If you have any comments in respect of the above, I would be grateful to received them. I will then take a view as to whether the matter should be referred back to the Planning Committee.

I look forward to hearing from you in due course.

Yours sincerely

Toby Williams
Principal Planning Officer

Draft 23 February 2017

SUBJECT TO CONDITIONS

Ref: **16/0176/OUT**

The Council hereby grant outline planning permission for

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.

at

**Land South Of Dame Mary Archer Way Cambridge Biomedical Campus
Cambridge Cambridgeshire**

in accordance with your application received 2nd February 2016 and the plans, drawings and documents which form part of the application, subject to the conditions set out below:

1. Approved Plans

The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan MP-A(10)110 P3

Site Plan MP-A(10)111 P1

Parameter Plan 1 - Land Use MP-A(10)101 P11

Parameter Plan 2 - Maximum building heights MP-A(10)102 P9

Parameter Plan 3 - ~~Access MP-A(10)106 P8~~^[TW1]

Parameter Plan 4 - Open Space and Landscape Framework MP-A(10)103 P8

Parameter Plan 5 - Development Principles MP-A(10)108 P6

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. Reserved Matters

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

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

3. The first application for approval of reserved matters shall be made to the local planning authority no later than five years from the date of this permission.

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

4. The development of each phase pursuant to this outline consent shall begin before the expiration of two years from the date of the last reserved matter of that phase to be approved.

Reason: To prevent the accumulation of unimplemented planning permissions and in accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.

5. Application(s) for approval of all the reserved matters shall be made to the local authority before the expiration of nine years from the date of this permission.

Reason: To prevent the accumulation of unimplemented planning permissions and in accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.

6. Phasing

Prior to or concurrently with the submission of the first reserved matters application for any development on the site, an Initial Site Wide Phasing Plan which accords with the S106 triggers shall be submitted to the local planning authority for approval. From the date of approval of the Initial Site-Wide Phasing Plan an annual Update Site Wide Phasing Plan shall thereafter be submitted to the local planning authority for information each year of the nine year period hereby approved (condition 5) for submission of reserved matters, unless all reserved matters have already been submitted prior to this date.

The Initial Site Wide Phasing Plan shall include the sequence of providing the following elements:

- a) the reserved matters parcels
- b) major distributor roads/routes within the site including the timing of provision of a primary access spur to the southern edge of the site to facilitate the future expansion of the biomedical campus.
- c) strategic foul surface water features and SUDS
- d) car parking
- e) diversion of high pressure gas main
- f) cycle and pedestrian links
- g) strategic electricity and telecommunications networks

h) environmental mitigation measures and landscaped areas

In addition, an Update Position Statement shall be submitted prior to or concurrently with the first reserved matters including:

- i) estimated timing of outstanding clinical and research and development plots delivery within Phase 1 (that development subject to 06/0796/OUT or as subsequently amended by any S73 application(s)) that have not received planning approval upon the granting of outline permission for Phase 2
- j) energy innovation centre delivery Phase 1
- k) any other developments within Phase 1 that have received planning approval but not yet been constructed upon the granting of outline permission for Phase 2.

No development approved under the first reserved matters application shall commence until such time as the Initial Site-Wide Phasing Plan has been approved. The annual Update Site Wide Phasing Plans, submitted to the LPA for information, shall provide a position statement on progress and delivery of all of the above elements a) - h). The development shall be carried out in accordance with the approved details.

Reason: To clarify how the site is to be phased to assist with the determination of subsequent reserved matters applications and in order to ensure that major infrastructure provision and environmental mitigation is provided in time to cater for the needs and impacts arising out of the development and given that there are a number of unimplemented clinical and research and development plots remaining within Phase 1, to ensure satisfactory coordination of the overall Cambridge Biomedical Campus as a whole.

7. Environmental Information

The development shall be carried out in accordance with the mitigation measures as set out in the CBC Phase 2 Environmental Statement, dated February 2016, and take account of assumptions and information contained within the following Technical Notes:

- a) CBC Phase 2 AECOM Response to EHO Comments Prepared 18th April 2016/ Approved 22 April 2016;
- b) CBC Phase 2 AECOM Response to CCC Comments Prepared 22 March 2016 / Approved 13 April 2016; and

Reason: To ensure that the development takes place in accordance with the principles and parameters contained within the Environmental Statement (Cambridge Local Plan policies 9/3, 9/8 and 10/1).

7a Provision of Access Spur for Campus Expansion

The proposed primary access spur to the southern edge of the site - in accordance with approved parameter plan 3 - shall be provided and completed simultaneously with the part of the primary internal transport route to which it adjoins. Any reserved matters application for the primary transport route, or relevant part thereof which adjoins the spur, shall include the detailed design of the spur to the southern edge of the site together with a timetable for its delivery, which shall be approved by the local planning authority. The development shall be carried out in accordance with the approved reserved matters and timetable and once completed, free and unrestricted access for vehicles, cyclists and pedestrians shall be permitted at all times through the primary internal transport route and primary access spur for the purposes of access to and from the land beyond the southern edge of the site.

Reason: To ensure the detailed design of the primary route includes the spur to land to the south to safeguard and facilitate the future expansion of the biomedical campus as part of a co-ordinated development (Cambridge Local Plan policies 3/6, 3/7, 9/2, 9/3, 10/1).

8. Non-Road Mobile Machinery Plant

All Non-Road Mobile Machinery (NRMM) of net power between 37kW and 560 kW used during demolition or construction works or similar, shall meet the emissions standards in Stage IIIA of EU Directive 97/68/ EC (as amended) for both Nitrogen Oxides (NOx) and Particulate matter (PM). If Stage IIIA equipment is not available the requirement may be met using the following techniques:

- a) Reorganisation of NRMM fleet
- b) Replacing equipment
- c) Retrofit abatement technologies
- d) Re-engining

All eligible NRMM shall meet the requirement above unless it can be demonstrated that the machinery is not available or that a comprehensive retrofit for both PM and NOx is not feasible. In this situation every effort should be made to use the least polluting equipment available including retrofitting technologies to reduce particulate emissions. Developers will be required to provide a written statement of their commitment and ability to meet the requirement within their Construction and Demolition Management plans. An inventory of all NRMM must be kept on site and all machinery should be regularly serviced and service logs kept on site for inspection. Records should be kept on site which details proof of emission limits for all equipment. This documentation should be made available to local authority officers as required.

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

9. Energy Demand

The total energy demand to be supplied by locally polluting combustion sources (such as but not limited to natural gas, biogas, biodiesel, diesel and biomass) for buildings coming forward under each individual Reserved Matters application as part of the CBC Phase 2 development shall not exceed 350 W/m² (energy demand includes heating, ventilation, air conditioning, process energy requirements, including the normal regular operation of back-up plant).

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

10. Low NO_x boilers

The development hereby approved shall utilise low NO_x boilers, i.e., boilers that meet a dry NO_x emission rating of 40mg/kWh, to minimise emissions from the development that may impact on air quality. Details of the boilers for each building shall be submitted to the local planning authority for approval prior to installation within any building approved under a Reserved Matters Application. All boilers shall be installed in accordance with the approved details prior to first occupation of that building and retained thereafter. A manufacturer's NO_x emission test certificate or other evidence to demonstrate that every installed boiler meets the approved emissions standard shall be submitted to and approved by the local planning authority. The details shall demonstrate compliance with the agreed emissions limits. The scheme as approved shall be fully carried out in accordance with the approved details before first occupation and shall be thereafter retained.

Reason: To protect local air quality and human health by ensuring that the production of air pollutants such as nitrogen dioxide and particulate matter are kept to a minimum during the lifetime of the development, to contribute toward National Air quality Objectives and accords with the requirements of the National Planning Policy Framework (NPPF) and policies 4/13 & 4/14 of the Cambridge Local Plan 2006.

11. Combined Heat and Power

Any gas-fired CHP must meet an emissions standard of:

- a) Spark ignition engine: less than 150 mgNO_x/Nm³
- b) Compression ignition engine: less than 400 mgNO_x/Nm³
- c) Gas turbine: less than 50 mgNO_x/Nm³

A manufacturer's NO_x emission test certificate or other evidence to demonstrate that every installed boiler meets the approved emissions standard shall be submitted to and approved by the local planning authority. The details shall demonstrate compliance with the agreed emissions limits. The scheme as approved shall be fully carried out in accordance with the approved details before first occupation and shall be thereafter retained.

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

12. Combustion Plant

Details of any combustion appliance / plant shall be submitted to and approved in writing by the local planning authority prior to installation. These details shall include the selected plant (including size / rating, abatement equipment, technologies, location/ height of exhaust stack / flue and discharge velocity, NO_x emissions standards, as appropriate), their emissions and maintenance schedule.

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

13. EV Charge Points

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

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

14. Link to Energy Centre

Within each reserved matters application for a clinical building for Cambridge University Hospitals NHS Foundation Trust a strategy for energy for that building shall be submitted to the local planning authority. The strategy shall set out how the building will connect to, or allow for future connection to, any existing or future hospital energy centre unless otherwise demonstrated that it is technically and viably impractical or does not represent the most sustainable approach. The strategy shall include a plan showing the pipe route and connection point to the wider network, high level technical specification and date of implementation and connection. The development shall be carried out in accordance with the approved strategy.

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

15. Lighting - Individual Development Plots

Prior to the commencement of use of an individual building plot an artificial lighting scheme shall be submitted to and approved in writing by the local planning authority. The scheme shall include details of any artificial lighting of the site and an artificial lighting impact assessment with what the predicted lighting levels at the nearest light sensitive receptor shall be. Artificial lighting on and off site must meet the Obtrusive Light Limitations for Exterior Lighting Installations contained within the Institute of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Light - GN01:2011 for Environmental Zone E2 (or as superseded). The approved lighting scheme shall be installed, retained and operated in accordance with the approved details and measures.

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

16. Plant Noise Insulation

Before the development/use hereby permitted is occupied for any approved reserved matters application, a scheme for the insulation of any plant in order to minimise the level of noise emanating from the plant shall be submitted to and approved in writing by the local planning authority and the scheme as approved shall be fully implemented before the use hereby permitted is commenced and shall be retained thereafter.

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

17. Extraction Equipment

Prior to the occupation/use of a building, details of equipment for the purpose of extraction and filtration of fumes, odours and/or hazardous material such as airborne bacterial and viral organisms shall be submitted to and approved in writing by the local planning authority. The approved extraction/filtration scheme shall be installed before the use hereby permitted is commenced and shall thereafter be retained as such.

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

18. Site Wide Demolition and Construction Environmental Management Plan

Prior to the commencement of development, a site wide Demolition and Construction Environmental Management Plan (DCEMP) shall be submitted to and approved in writing by the local planning authority. The DCEMP shall include the consideration of the following aspects of demolition and construction:

- a) Demolition, construction and phasing programme.
- b) Contractors' access arrangements for vehicles, plant and personnel including the location of construction traffic routes to, from and within the site, details of their signing, monitoring and enforcement measures.
- c) Construction/Demolition hours which shall be carried out between 0800 hours to 1800 hours Monday to Friday, and 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless in accordance with agreed emergency procedures for deviation. Prior notice and agreement procedures for works outside agreed limits and hours.
- d) Delivery times for construction/demolition purposes shall be carried out between 0800 to 1800 hours Monday to Friday, 0800 to 1300 hours on Saturdays and at no time on Sundays, bank or public holidays, unless otherwise agreed in writing by the local planning authority in advance.
- e) Soil Management Strategy.
- f) Noise method, monitoring and recording statements in accordance with the provisions of BS 5228-1: 2009.
- g) Maximum noise mitigation levels for construction equipment, plant and vehicles.
- h) Vibration method, monitoring and recording statements in accordance with the provisions of BS 5228-2: 2009.
- i) Maximum vibration levels.
- j) Dust management and wheel washing measures in accordance with the provisions of Control of dust and emissions during construction and demolition - supplementary planning guidance 2014
- k) Prohibition of the burning of waste on site during demolition/construction.
- l) Site lighting.
- m) Drainage control measures including the use of settling tanks, oil interceptors and bunds.
- n) Screening and hoarding details.
- o) Access and protection arrangements around the site for pedestrians, cyclists and other road users.

- p) Procedures for interference with public highways, including permanent and temporary realignment, diversions and road closures.
- q) External safety and information signing and notices.
- r) Consideration of sensitive receptors.
- s) Prior notice and agreement procedures for works outside agreed limits.
- t) Complaints procedures, including complaints response procedures.
- u) Membership of the Considerate Contractors Scheme.

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

19. Construction Method Statement

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

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

20. Contaminated Land - Gas Risk

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

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

21. Submission of Preliminary Contamination Assessment

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

(a) Desk study to include:

- Detailed history of the site uses and surrounding area (including any use of radioactive materials)
- General environmental setting.
- Site investigation strategy based on the information identified in the desk study.

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

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

22. Submission of Site Investigation Report and Remediation Strategy:

Prior to the commencement of the development (or phase of) with the exception of works agreed under condition 21 and in accordance with the approved investigation strategy agreed under clause (b) of condition 21, the following shall be submitted to and approved in writing by the local planning authority:

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

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

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

23. Implementation of Remediation

Prior to the first occupation of the development, or each phase of the development where phased, the remediation strategy approved under clause (b) to condition 22 shall be fully implemented on site following the agreed schedule of works.

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

24. Completion Report

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

(a) A completion report demonstrating that the approved remediation scheme as required by condition 22(b) and implemented under condition 23 has been undertaken and that the land has been remediated to a standard appropriate for the end use.

(b) Details of any post-remedial sampling and analysis (as defined in the approved Material Management Plan pursuant to condition 25) shall be included in the completion report along with all information concerning materials brought onto, used, and removed from the development. The information provided must demonstrate that the site has met the required clean-up criteria.

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

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

25. Material Management Plan

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

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

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

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

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

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

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

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

26. Unexpected Contamination

If unexpected contamination is encountered whilst undertaking the development which has not previously been identified, works shall immediately cease on site until the Local Planning Authority has been notified and/or the additional contamination has been fully assessed and remediation approved following steps (a) and (b) of condition 22 above. The approved remediation shall then be fully implemented under condition 23.

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

27. Emergency or Back-Up Generator

Before any approved reserved matters parcel is occupied, if an emergency generator is to be installed, a scheme for its insulation in order to minimise the level of noise emanating from the said generator shall be submitted to and approved in writing by the local planning authority. The scheme as approved shall be fully implemented before the use hereby permitted is commenced and shall thereafter be retained as such. The scheme shall include the following:

(i) Generator - Use

The generator shall only be used in the event of mains power failure or in accordance with (ii) below. It shall not be used as an alternative supply in the event of disconnection from the mains supply following for example non-payment.

(ii) Generator - Hours of Running for Maintenance

Running of the generator as part of routine 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 no time Sunday or Public Holidays.

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

28. Construction/Demolition Noise

Prior to the commencement of any approved reserved matters parcel (including any pre-construction, demolition, enabling works or piling), the applicant shall submit a report in writing, regarding the demolition / construction noise and vibration impact associated with the reserved matters parcel, for approval by the local authority. The report shall be in accordance with the provisions of BS 5228:2009 Code of Practice for noise and vibration control on construction and open sites and include full details of any piling and mitigation measures to be taken to protect local residents, employees and patients from noise and/or vibration. Development shall be carried out in accordance with the approved details. Due to the proximity of this site to existing residential/clinical premises and other noise sensitive premises, impact pile driving is not recommended.

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

29. Piling

In the event of the foundations for any approved reserved matters parcel requiring piling, prior to the development of the reserved matters parcel taking place, the applicant shall provide the local planning authority with a report/method statement for approval detailing the type of piling and mitigation measures to be taken to protect local residents, employees and patients from noise and/or vibration. Potential noise and vibration levels at the nearest noise sensitive locations shall be predicted in accordance with the provisions of BS 5228-1&2:2009 Code of Practice for noise and vibration control on construction and open sites. Development shall be carried out in accordance with the approved details. Due to the proximity of this site to existing residential premises and other noise sensitive premises, impact pile driving is not recommended.

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

30. On-Plot Cycle and Pedestrian Facilities

Within each reserved matters application details of the cycle and pedestrian facilities along the northern site boundary relevant to that phase, to provide necessary pedestrian and cycle connectivity on Dame Archer Way, will be provided. The work/scheme shall be constructed and completed in accordance with the approved plans prior to occupation of each phase of development.

Reason: To ensure appropriate priority to sustainable transport modes (Cambridge Local Plan Policies 8/4 and 8/5).

31. Off-Plot Cycle and Pedestrian Facilities

No occupation of a building shall take place until a programme of works and details (including phasing) for the following cycle and pedestrian connections has been submitted to and approved in writing by the Local Planning Authority and those works have been completed:

a) Crossing facilities at the Dame Mary Archer Way / Addenbrooke's Road / Francis Crick Avenue roundabout outside of adopted public highway as illustrated by drawing 60323976-SKE-C-0008-C and in accordance with any approved works to the adjacent Public Highway;

b) Crossing facilities at the Dame Mary Archer Way / Papworth Access junction as illustrated by drawing 60323976-SKE-C-0001-C, for the provision of signalised facilities;

No occupation of the reserved matters parcel for the closest proposed building to the following links shall take place until the following cycle and pedestrian connections, including a programme of works and details, have been submitted to and approved in writing by the Local Planning Authority and those works have been completed:

c) Cycle link to National Cycle Network route number 11 to the west boundary of the site as illustrated by drawing 60323976-SKE-C-0011-A;

d) Cycle link(s) to National Cycle Network route number 11 to the east boundary of the site as illustrated by drawing 60323976-SKE-C-0011-A.

The pedestrian and cycle connections shall be carried out in accordance with the approved details and phasing.

Reason: To ensure that the transport improvements are delivered (Cambridge Local Plan 2006 policies 8/1, 8/2, 8/3, 8/4 and 8/5).

32. Car Parking: On-Plot Research and Development

On-plot car parking provision for any biotech or biomedical research and development use shall be provided at a ratio of 1 space for every 80 square metres of gross floor area measured externally or any such ratio agreed in writing with the Local Planning Authority that provides a lesser amount of on-plot car parking provision.

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

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

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

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

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

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

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

35. Car Parking: Disabled Spaces

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

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

36. Cycle Parking: Calculation of Spaces Required

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

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

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

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

37. Site Wide Ecological Conservation Management Plan

Prior to or concurrently with the submission of the first of the reserved matters application for the site, a Site Wide Ecological Conservation Management Plan (SWECMP) shall be submitted to the local planning authority for approval. The plan shall set out how the development will improve the net biodiversity of the site and shall accord with and give effect to the principles for such a Plan proposed in the Environmental Statement submitted with the application and include:

- a) Contractor responsibilities, procedures and requirements.
- b) Full details of appropriate habitat and species surveys (pre and post-construction), and reviews where necessary, to identify areas of importance to biodiversity.
- c) Full details of measures to ensure protection and suitable mitigation to all legally protected species and those habitats and species identified as being of importance to biodiversity both during construction and post-development, including consideration and avoidance of sensitive stages of species life cycles, such as the bird breeding season, protective fencing and phasing of works to ensure the provision of advanced habitat areas and minimise disturbance of existing features.
- d) Identification of habitats and species worthy of management and enhancement together with the setting of appropriate conservation objectives for the site. Prescriptions shall be provided to detail how habitat and species management and enhancement shall be provided alongside measures to provide habitat restoration and creation to deliver targets in the Cambridgeshire and UK Biodiversity Action Plans such as: the provision of bat and bird boxes on buildings and on trees around the site; the provision of other nesting features for bird species such as bird ledges; reptile hibernacula including small log and rubble piles; the creation of new aquatic habitats where possible within permanent areas of open water of minimum depth 0.5m; the provision of wetland margins and habitat islands; the management of grassland
- e) A summary work schedule table, confirming the relevant dates and/or periods that the prescriptions and protection measures shall be implemented or undertaken within.
- f) Monitoring/Environmental Audits carried out four times annually during the construction phase.

- g) Confirmation of suitably qualified personnel responsible for overseeing implementation of the SWECMP commitments, such as an Ecological Clerk of Works, including a specification of role.
- h) Long-term maintenance, management and monitoring responsibilities for a period of 12 years to ensure an effective implementation of the SWECMP ensuring periodic review of the objectives and prescriptions.

No development shall commence until such time as the SWECMP has been approved in writing by the Local Planning Authority. All species and habitat protection, enhancement, restoration and creation measures shall be carried out in accordance with the approved SWECMP.

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

38. ECMP Reserved Matters

Any reserved matters application shall include an ECMP Statement that demonstrates how it accords with the aims and objectives of the approved SWECMP. It shall detail which specific ecological measures are proposed and the timing for their delivery. No development shall commence within the site for which reserved matters approval is being sought until such time as the ECMP Statement has been approved in writing by the Local Planning Authority. The ecological measures shall be carried out in accordance with the approved details and timing of delivery.

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

39. Archaeology

No development of an approved reserved matters parcel shall take place until the applicant, their agent, or successors in title, has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority in respect of the approved reserved matters parcel. Development within areas identified for archaeological investigation in the approved written scheme shall not commence until the archaeological fieldwork in those areas has been completed in accordance with the approved written scheme of investigation. The written scheme of investigation will include a timetable for recording, publication and archiving and the final report will be submitted to the Local Planning Authority in accordance with these details.

Reason: To ensure the implementation of an appropriate archaeological investigation, recording, reporting and publication (Cambridge Local Plan 2006 policy 4/9).

40. Drainage Reserved Matters

Any reserved matters application shall include a detailed surface water drainage strategy, which must be in accordance with the Cambridge Biomedical Campus Phase 2 Flood Risk Assessment, pursuant to the reserved matters site for which approval is sought. The strategy shall include details of the design, location and capacity of such SuDS features and shall include ownership, long-term management/maintenance and monitoring arrangements/responsibilities, including detailed calculations to demonstrate the capacity receiving surface water management features without the risk of flooding to land or buildings. The strategy should also demonstrate that the exceedance of the designed system has been considered through the provision of overland flow routes. The development shall be carried out in accordance with the approved details and no building pursuant to the particular reserved matters for which approval is being sought shall be occupied or used until such time as the approved detailed surface water measures have been fully completed in accordance with the approved details.

Reason: To ensure a satisfactory method of surface water drainage in accordance with the National Planning Policy Framework (NPPF).

41. Drainage Maintenance

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

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

42. Bespoke Sustainability Strategy

All future reserved matters applications shall be carried out in accordance with the approved Turley Associates Bespoke Sustainability Strategy (January 2016 or any agreed revision thereof subject to condition 42). Each application will be accompanied by a Sustainability Statement demonstrating how the targets set out in the Bespoke Sustainability Strategy have been met, unless otherwise agreed in writing by the local planning authority.

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

43. Review of the Bespoke Sustainability Strategy

The Bespoke Sustainability Strategy and the targets therein, shall be reviewed every three years, where there have been updates to national policy or building regulations, for a period of nine years from the date of approval of the outline application. The revised strategy, or letter confirming there have been no updates to national policy or building regulations, shall be submitted to and approved in writing by the Local Planning Authority. Any reserved matters application shall be assessed against the approved Bespoke Sustainability Strategy at that time.

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

44. Fire Hydrants

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

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

45. Foul Water Strategy

No development of an approved reserved matters parcel shall commence until a foul water strategy, which must be in accordance with the Cambridge Biomedical Campus Phase 2 Flood Risk Assessment, for that parcel has been submitted to and approved in writing by the local planning authority. No approved reserved matters building shall be occupied until the works have been carried out for that building in accordance with the approved foul water strategy.

Reason: To prevent environmental and amenity problems arising from flooding in accordance with the requirements of the National Planning Policy Framework and Cambridge Local Plan 2006 Policy 8/18.

46. Detailed Waste Management and Minimisation Plan

Prior to the commencement of development of any reserved matters phase a Detailed Waste Management and Minimisation Plan (DWMMP) shall be submitted to and approved in writing by the local planning authority for that phase. The DWMMP shall include details of:

- a) Construction waste infrastructure including a construction material recycling facility to be in place during all phases of construction
- b) anticipated nature and volumes of waste and measures to ensure the maximisation of the reuse of waste.
- c) measures and protocols to ensure effective segregation of waste at source including waste sorting, storage, recovery and recycling facilities to ensure the maximisation of waste materials both for use within and outside the site.
- d) any other steps to ensure the minimisation of waste during construction
- e) the location and timing of provision of facilities pursuant to criteria a/b/c/d.
- f) proposed monitoring and timing of submission of monitoring reports.
- g) the proposed timing of submission of a Waste Management Closure Report to demonstrate the effective implementation, management and monitoring of construction waste during the construction lifetime of the development.

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

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

47. Waste

Within any reserved matters application full details of the on-site storage facilities for trade waste, including waste for recycling and the arrangements for the disposal of waste shall be provided. The approved arrangements shall be retained thereafter unless alternative arrangements are agreed in writing by the local planning authority.

Reason: To protect the amenities of nearby residents/occupiers and in the interests of visual amenity in accordance with policies 4/13 and 6/10 of the Cambridge Local Plan 2006.

48. Landscape

Within any reserved matters application pursuant to this approval, the landscaping details required by condition 2 shall include detailed landscape designs and specifications for the associated reserved matters site. The landscape designs and specifications shall include the following:

Soft Landscaping

- a) Full details of planting plans and written specifications, including cultivation proposals for maintenance and management associated with plant and grass establishment, details of the mix, size, distribution, density and levels of all trees/hedges/shrubs to be planted and the proposed time of planting. The planting plan shall use botanic names to avoid misinterpretation. The plans should include a full schedule of plants.
- b) 1:200 plans (or at a scale otherwise agreed) with cross-sections of mounding, ponds, ditches and swales and proposed treatment of the edges and perimeters of the site.
- c) The landscape treatment of roads (primary, secondary, tertiary and green) through the development.
- d) A specification for the establishment of trees within hard landscaped areas including details of space standards (distances from buildings etc.) and tree pit details.
- e) The planting and establishment of structural landscaping to be provided in advance of all or specified parts of the site as appropriate.
- f) Full details of any proposed alterations to existing watercourses/drainage channels.
- g) Details and specification of proposed earth modelling, mounding, re-grading and/or embankment areas or changes of level across the site to be carried out including soil quantities, topsoil storage to BS 3882 : 2007, haul routes, proposed levels and contours to be formed, sections through construction to show make-up, and timing of works.
- h) Ecological mitigation and bio-diversity enhancement proposals.

Hard Landscaping

- i) Full details of all proposed methods of boundary treatment including details of all gates, fences, walls and other means of enclosure both within and around the edge of the site.
- j) Full details, including cross-sections, of all bridges and culverts.
- k) Utility routes, type and specification.
- l) The location and specification of minor artefacts and structures, including furniture, refuse or other storage units, signs and lighting columns/brackets.
- m) 1:200 plans (or at a scale otherwise agreed) including cross sections, of roads, paths and cycleways.
- n) Details of all hard surfacing materials (size, type and colour)

All hard landscaping shall be completed prior to the occupation/use of any part of the building(s) approved through the relevant reserved matters, unless otherwise agreed in writing by the local planning authority. All planting, seeding or turfing comprised in the approved details of soft landscaping, shall be carried out in the first planting and seeding seasons following the occupation of the buildings or completion of the development, whichever is the sooner, unless an alternative landscaping phasing plan is submitted to and approved in writing by the local planning authority.

Reason: In the interests of the amenity of future occupants and to ensure that a detailed approach to the development of the built-up area (or parcels thereof) is agreed to safeguard the setting and special character of Cambridge, the retained Green belt, surrounding open countryside and to ensure a suitable relationship and integration of the built development with its surroundings. (Cambridge Local Plan 2006 policies 3/2, 3/4, 3/7, 3/11, 3/12, 4/3, 9/3 and 9/5).

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

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

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

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

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

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

50. **INFORMATIVE:** Dust condition informative

To satisfy the condition requiring the submission of a program of measures to control airborne dust above, the applicant should have regard to:

-Council's Supplementary Planning Document - "Sustainable Design and Construction 2007":

<http://www.cambridge.gov.uk/public/docs/sustainable-design-and-construction-spd.pdf>

-Guidance on the assessment of dust from demolition and construction

http://iaqm.co.uk/wp-content/uploads/guidance/iaqm_guidance_report_draft1.4.pdf

- Air Quality Monitoring in the Vicinity of Demolition and Construction Sites 2012

http://www.iaqm.co.uk/wp-content/uploads/guidance/monitoring_construction_sites_2012.pdf

-Control of dust and emissions during construction and demolition - supplementary planning guidance

https://www.london.gov.uk/sites/default/files/Dust%20and%20Emissions%20SPG%208%20July%202014_0.pdf

51. **INFORMATIVE:** To satisfy the backup generator condition the noise level from the generator associated with this application should not raise the existing background level (L90) by more than 5 dB(A) at the boundary of the premises subject to this application and having regard to noise sensitive premises.

Note: Only in exceptional circumstances where the applicant has shown that the above cannot be achieved and the need is for real emergencies (e.g. hospital operating theatre or emergency services) the following standard may be used

To satisfy the emergency generator condition the noise level from the emergency generator associated with this application should not raise the existing background level (L90) by more than 10 dB(A) at the boundary of the premises subject to this application and having regard to noise sensitive premises.

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

53. **INFORMATIVE:** The site investigation, including relevant soil, soil gas, surface and groundwater sampling should be carried out by a suitably qualified and accredited consultant/contractor in accordance with a quality assured sampling, analysis methodology and relevant guidance. The Council has produced a guidance document to provide information to developers on how to deal with contaminated land. The document, 'Contaminated Land in Cambridge- Developers Guide' can be downloaded from the City Council website on <https://www.cambridge.gov.uk/land-pollution>.
Hard copies can also be provided upon request
54. **INFORMATIVE:** Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance.
55. **INFORMATIVE:** Any material imported into the site shall be tested for a full suite of contaminants including metals and petroleum hydrocarbons prior to importation. Material imported for landscaping should be tested at a frequency of 1 sample every 20m³ or one per lorry load, whichever is greater. Material imported for other purposes can be tested at a lower frequency (justification and prior approval for the adopted rate is required by the Local Authority). If the material originates from a clean source the developer should contact the Environmental Quality Growth Team for further advice.
56. **INFORMATIVE:** Electricity substations are known to emit electromagnetic fields. The Public Health England (PHE) Radiation Protection Service has set standards for the release of such fields in relation to the nearest premises. The applicant should contact The National Grid EMF unit on 0845 702 3270 for advice regarding the electric/magnetic fields that are associated with electric substations.
57. **INFORMATIVE:** A premises licence may be required for this development in addition to any planning permission. A premises licence under the Licensing Act 2003 may be required to authorise:
- The supply of alcohol
 - Regulated entertainment e.g.
 - Music (Including bands, DJ's and juke boxes)
 - Dancing
 - The performing of plays
 - Boxing or wrestling
 - The showing of films
 - Late Night Refreshment (The supply of hot food or drink between 23:00-05:00)
- A separate licence may be required for activities involving gambling including poker and gaming machines.

The applicant is advised to contact The Licensing Team of Environmental Health at Cambridge City Council on telephone number (01223) 457899 or email Licensing@cambridge.gov.uk for further information.

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

59. **INFORMATIVE:** Demolition/Construction noise/vibration report

The noise and vibration report should include:

a) An assessment of the significance of the noise impact due to the demolition/construction works and suitable methods for this are to be found in BS 5228:2009 Part 1 Annex E - Significance of noise effects. It is recommended that the ABC method detailed in E.3.2 be used unless works are likely to continue longer than a month then the 2-5 dB (A) change method should be used.

b) An assessment of the significance of the vibration impact due to the demolition/construction works and suitable methods for this are to be found in BS 5228:2009 Part 2 Annex B - Significance of vibration effects.

If piling is to be undertaken then full details of the proposed method to be used is required and this should be included in the noise and vibration reports detailed above.

Following the production of the above reports a monitoring protocol should be proposed for agreement with the Local Planning Authority. It will be expected that as a minimum spot checks to be undertaken on a regular basis at site boundaries nearest noise sensitive premises and longer term monitoring to be undertaken when:-

- Agreed target levels are likely to be exceeded
- Upon the receipt of substantiated complaints
- At the request of the Local Planning Authority / Environmental Health following any justified complaints.

Guidance on noise monitoring is given in BS 5228:2009 Part 1 Section 8.4 - Noise Control Targets and in Annex G - noise monitoring.

A procedure for seeking approval from the Local Planning Authority (LPA) in circumstances when demolition/construction works need to be carried out at time outside the permitted hours. This should incorporate a minimum notice period of 10 working days to the Local Planning Authority and 5 working days to neighbours to allow the Local Planning Authority to consider the application as necessary. For emergencies the Local Planning Authority should be notified but where this is not possible the Council's Out of Hours Noise service should be notified on 0300 303 3839.

Contact details for monitoring personnel, site manager including out of hours emergency telephone number should be provided.

60. **INFORMATIVE:** It is a requirement of the Clean Air Act 1993 that no relevant furnace shall be installed in a building or in any fixed boiler or industrial plant unless notice of the proposal to install it has been given to the local authority. Details of any furnaces, boilers or plant to be installed should be provided using the Chimney Height Calculation form (available here: <https://www.cambridge.gov.uk/chimney-height-approval>).
61. **INFORMATIVE:** Where chimney height calculations are required to be submitted, the relevant form is available on-line at: <https://www.cambridge.gov.uk/chimney-height-approval>.
62. **INFORMATIVE:** In drawing up the written scheme of archaeological investigation the timetable for the investigation should be included within the details of the agreed scheme. A brief for the archaeological works can be obtained from the County Archaeology office.
63. **INFORMATIVE:** As this is an ordinary watercourse, any proposals to alter the flow regime may require a prior written consent under the Land Drainage Act 1991 and must be discussed with the Flood and Water Team at Cambridgeshire County Council. The County also has a culverting policy and culverting of large sections of watercourse is prohibited. The watercourse must be made a feature of the development. Please contact the team on floodandwater@cambridgeshire.gov.uk or tel: 01223 706140.
64. **INFORMATIVE:** An application to discharge trade effluent must be made to Anglian Water and must have been obtained before any discharge of trade effluent can be made to the public sewer. Anglian Water recommends that petrol/oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of such facilities could result in pollution of the local watercourse and may constitute an offence.

007_001
9 February 2017

RP?



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Dear madam

Matter SC7 Issues C7A.1 and SC7A.3 – presentations by Pigeon Land Ltd and Land Improvements Holdings

We write on behalf of our clients Pigeon Land Limited and Land Improvement Holdings Ltd ahead of the hearing session on 28 February 2017 into issues SC7A.1 and SC7A.3.

We confirmed in our statement submitted on 25 November 2016 (paragraph 1.4) that given the time between the deadline of submitting statements and the relevant hearing session, the objector would wish to reserve the right to add any further relevant updates in the identification of need and provision of sufficient suitable land.

The inspectors may find the following of assistance:

Attendance at hearing session

The case on behalf of Pigeon and LIH at the hearing session on 28 February 2017 will be presented by Martin Kingston QC and supported by myself.

Deliverability of proposed modification site

We attach a letter which we referred to at paragraph 3.12 of our statement submitted on 25 November 2016. We have since received a copy of the letter which we had assumed would be provided to you by the council. The letter is written by the owners of the CBC through which the council's evidence states access will be gained. The council rely for this on evidence contained in their support documents RM/MC/160 and RM/MC/161. Particular reference is made to access through the existing CBC site in the council's SA Addendum report at objective 22 and in table 10.3 (RS/MC/021) and in paragraph 5.1.2 of the Preliminary Site Access Study (RD/MC/160 Part 4A).

Reduced availability of land

Since the drafting of our statement on 25 November 2016 we can confirm that of the remaining 3.2ha of land at the CBC to accommodate requirements a further 1.6ha has now been committed. This now leaves only 1.6ha of land available rather than the 3.2ha referred to in paragraph 2.10 of our statement dated 25 November 2016.

If you require any further information then do please contact us.

Yours faithfully

CODE Development Planners Ltd

Enc(s):

Copy to: Viktoria Oakley / James Buxton

Our Ref: KJH/TS/140045.0067
Your Ref:
Date: 11 November 2016

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Dear Sirs

Cambridge Biomedical Campus

We are writing to you on behalf of the owners of land at the Cambridge Bio-Medical Campus (CBC), the Pemberton Trustees.

We understand that the Portfolio Holder for South Cambridgeshire District Council is proposing to recommend to Full Council on 17 November 2016 that land south of the CBC is submitted as a proposed modification to the emerging Local Plan, allocated for employment uses and accessed through Phase 2 of the existing CBC.

To date, no member of the trustees has been approached by either local authority on this matter. We must inform you that because of a written agreement with third parties made in 2014, the Pemberton Trustees are not able to grant access rights through Phase 2 of the existing CBC to the County Council or any other party involved with this proposed modification site.

Yours faithfully



Birketts LLP

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