



## Joint Development Management Committee

**Date:** Wednesday, 18 June 2025

**Time:** 10.30 am

**Venue:** Council Chamber, The Guildhall, Market Square, Cambridge, CB2 3QJ  
[access the building via Peashill entrance]

**Contact:** democratic.services@cambridge.gov.uk, tel 01223 457000

### Agenda

- 1 Election of Chair and Vice-Chair for Municipal Year 2025/26
- 2 Apologies
- 3 Declarations of interest

### Application

- 4 Address: 191 Cambridge Science Park, Milton Road, Cambridge (PAGES 5 - 56)  
Erection of two-storey 2,145.2 sqm (GIA) extension to the north-west of the existing building to provide a new filling and packaging hall (B2 and B8 uses) with first-floor specialist building services plant, enclosed link to the existing warehouse at ground level and roof-mounted solar photovoltaics, along with installation of external plant, relocation of external recycling compound, new groundsman store, alterations to existing car park, new landscaping scheme and associated external works.

### Drawing Pack

- 4a Drawing Pack for Agenda Item 4: 191 Cambridge Science Park, Milton Road, Cambridge

(PAGES 57 -  
66)

## **Pre-application Developer Briefings**

- 5a Address: Cambridge Business Park, Milton Road, Cambridge  
Description: Comprehensive phased low carbon development for mixed "clean-tech" innovation employment uses, residential and associated uses in accordance with a site wide masterplan.
- 5b Address: Darwin Green Phases Two and Three Development Site, Cambridge Road, Impington  
Description: Site Wide Design Code (condition 9) for outline planning permission 22/02528/OUT for up to 1,000 residential dwellings, secondary school, primary school, community facilities, retail uses, open space, and other works.
- 5c Address: Cambridge Biomedical Campus, 1 Francis Crick Avenue, Cambridge  
Description: Full Planning Application for the erection of a mixed use office and conference centre building with associated plant, landscaping and public open space.

**Joint Development Management Committee Members:**

**Cambridge City Council:** Cllrs S. Smith, Baigent, Flaubert, Porrer, Smart and Thornburrow, Alternates: Gawthroe Wood, Illingworth, Lokhmotova and Nestor

**South Cambridgeshire District Council:** Cllrs Bradnam, Cahn, Fane, Hawkins, Stobart and R.Williams, Alternates: Bygott, Cone, Garvie and J.Williams

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## 25/00113/FUL – 191 Cambridge Science Park, Cambridge

### Application details

**Report to:** Joint Development Management Committee

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

**Ward/parish:** Milton Parish

**Proposal:** Erection of two-storey 2,145.2 sqm (GIA) extension to the north-west of the existing building to provide a new filling and packaging hall (B2 and B8 uses) with first-floor specialist building services plant, enclosed link to the existing warehouse at ground level and roof-mounted solar photovoltaics, along with installation of external plant, relocation of external recycling compound, new groundsman store, alterations to existing car park, new landscaping scheme and associated external works.

**Applicant:** Bard Pharmaceuticals Ltd.

**Presenting officer:** Rebecca Ward

**Reason presented to committee:** The provision of a non-residential building where the GIA floor space to be created is 1,000 m<sup>2</sup> or more and the site is more than 1 hectare.

**Member site visit date:** n/a

**Key issues:** 1. Principle of development

**Recommendation:** Approve subject to conditions

## Report contents

Document section	Document heading
1	Executive summary
2	Site description and context
3	The proposal
4	Relevant site history
5	Policy
6	Consultations
7	Third party representations
8	Member representations
9	Local groups / petition
10	Planning background
11	Assessment
12	Principle of development
14	Design, layout and scale
15	Landscaping and trees
17	Carbon reduction and sustainable design
18	Biodiversity
20	Water management and flood risk
21	Highway safety and transport
27	Other matters
28	Planning balance
29	Recommendation
30	Planning conditions

Table 1 Contents of report

### 1. Executive summary

- 1.1 The application seeks full planning permission for the construction of a two-storey extension building totalling 2,145 square metres (GIA) to the north-west of the existing NAPP Pharmaceuticals building along with associated infrastructure.
- 1.2 The proposed uses within the new extension are Use Classes B2 (General Industrial) and B8 (Storage and Distribution) comprising a new medical filling and packaging hall at ground level and specialist building services plant at first floor.
- 1.3 The applicant has engaged in extensive pre-application discussions with the Local Planning Authority and County Council Officers under a Planning Performance Agreement. The proposal was also presented to the Joint Development Control Committee at a pre-application briefing on 16 October 2024. The applicant has addressed comments through the pre-application process and further amendments have been made to the scheme through the formal application process. All the objections to the

application have been overcome and there is no identified harm from this proposed development.

- 1.4 In terms of benefits, the development will help achieve Bard Pharmaceuticals Ltd. long-term operational requirements in continuing to package and send out medical supplies worldwide. The proposal would support the continued development of the Cambridge Cluster of high-technology research and development companies. The proposal will also help contribute towards the identified demand of mid-tech floorspace and secure jobs in the Greater Cambridge area. This would be a significant economic benefit of the application given the scale of the extension.
- 1.5 The proposal would also bring social benefits by allowing the company to keep up with the growing demand of supplying medication to the NHS and other healthcare institutions. The proposal has demonstrated a net gain of biodiversity on site through the delivery of new hedgerows and trees. This will bring some environmental benefit to the area.
- 1.6 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval.
- 1.7 Officers recommend that the Joint Development Management Committee approve this application with the recommended conditions.

<b>Consultee</b>	<b>Object / No objection / No comment</b>	<b>Section Reference</b>
Milton Parish Council	No recommendation	9
Access Officer	Awaiting response to amend	9
Anglian Water	No objection	9
Archaeology	No objection	9-10
Cambridge Airport	No objection	10
County Highways Development Management	No objection	10
County Transport Team	No objection	10
Ecology Officer	No objection	10
Environmental Health	No objection	10-11

Environment Agency	No response	
Fire Authority	No objection	11
Landscape Officer	No objection	11
Minerals and Waste	No objection	12
Lead Local Flood Authority	No objection	12
Sustainability Officer	No objection	12
Tree Officer	No objection	13
Police Liaison Officer	No objection	13
Urban Design Officer	No objection	13
Waste Officer	No objection	13
Third Party Representations (1)	Objection	14
Member Representations (0)		
Local Interest Groups and Organisations / Petition (0)		

Table 2 Consultee summary

## 2. Site description and context

- 2.1 The application site is located at 191 Cambridge Science Park, within the northern sector of the Science Park Estate. It is occupied by the NAPP Pharmaceuticals Research Centre, a landmark facility noted for its buttressed form and colloquially referred to as “the Toast Rack.” The main building was completed in 1983 and designed by Arthur Erickson of Yakely Associates forming the first major development on the Science Park.
- 2.2 The wider site includes several extensions and ancillary structures, surface car parking, access roads, a recycling compound and landscaped areas comprising of grassland and scattered trees. The architectural form of the original building and its 1991 extension are visually prominent.



- 2.3 The site lies at the transition between the urban edge of Cambridge and the rural landscape to the north, forming part of a key gateway into the city. It is bounded by commercial uses within the Science Park to the south and west and more open land beyond the Science Park boundary to the North.
- 2.4 There are no listed buildings on or adjacent to the site and it is not located within a conservation area or the Green Belt.

### **3. The proposal**

- 3.1 The application seeks full planning permission for the construction of a two-storey extension building totalling 2,145 square meters (GIA) to the north-west of the existing NAPP Pharmaceuticals building. The proposed uses within the new extension are Use Classes B2 (General Industrial) and B8 (Storage and Distribution) comprising a new filling and packaging hall at ground level and specialist building services plant at first floor. The proposal includes an enclosed ground-floor link to the existing building.
- 3.2 The application also includes the following associated works:
- Installation of Roof Mounted Photovoltaic (PV) Panels
  - Installation of external plant
  - Relocation of the existing recycling compound
  - Construction of a new groundsman's store
  - Reconfiguration of existing car parking
  - A revised hard and soft landscaping scheme
  - Associated external works including new surface treatments and site infrastructure.
- 3.3 The submitted plans indicate the extension would connect to the existing building and align with the 1991 extension. Elevation treatment consists of vertically ribbed cladding and angled façade elements.
- 3.4 The applicant states the development is intended to support increased operational demand associated with existing on-site activities. It is not intended to generate a net increase in on-site staffing. The existing use of the site as a pharmaceutical production facility would be retained.
- 3.5 The application has been amended following officer and consultee feedback. Re-consultation has been undertaken as required.

### **4. Relevant site history**

<b>Reference</b>	<b>Description</b>	<b>Outcome</b>
24/02737/SCRE	Request for an EIA Screening Opinion under Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 for 191 Cambridge Science Park.	EIA not required
S/1136/18/FL	Erection of building totalling 5120sqm gross internal floorspace (including plant at ground and first floors) for a mix of class B1 (business) and class B2 (general industrial) and class B8 (storage and distribution) uses demolition of existing ancillary outbuildings and erection of replacement outbuildings for a mix of class B1 (business) class B8 (storage and distribution) totalling 293sqm gross internal area and open storage alterations to existing car park service road and vehicular access to the public highway introduction of new landscaping and associated engineering works including bund and external lighting.	Approved July 2018

Table 2 Relevant site history

## **5. Policy**

### **5.1 National policy**

National Planning Policy Framework 2024

National Planning Practice Guidance

National Design Guide 2021

Circular 11/95 (Conditions, Annex A)

Town and Country Planning (Environmental Impact Assessment) Regulations 2017

Conservation of Habitats and Species Regulations 2017

Environment Act 2021

ODPM Circular 06/2005 – Protected Species

Equalities Act 2010

## **5.2 South Cambridgeshire Local Plan (2018)**

S/1 – Vision  
S/2 – Objectives of the Local Plan  
S/3 – Presumption in Favour of Sustainable Development  
S/5 – Provision of New Jobs and Homes  
S/7 – Development Frameworks  
CC/1 – Mitigation and Adaption to Climate Change  
CC/3 – Renewable and Low Carbon Energy in New Developments  
CC/4 – Water Efficiency  
CC/6 – Construction Methods  
CC/7 – Water Quality  
CC/8 – Sustainable Drainage Systems  
CC/9 – Managing Flood Risk  
HQ/1 – Design Principles  
HQ/2 – Public Art and New Development  
NH/2 – Protecting and Enhancing Landscape Character  
NH/4 – Biodiversity  
SC/9 – Lighting Proposals  
SC/10 – Noise Pollution  
SC/11 – Contaminated Land  
SC/12 – Air Quality  
TI/2 – Planning for Sustainable Travel  
TI/3 – Parking Provision  
TI/8 – Infrastructure and New Developments  
TI/10 – Broadband

## **5.3 Neighbourhood plan**

N/A

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

Biodiversity SPD – Adopted February 2022

Sustainable Design and Construction SPD – Adopted January 2020

Cambridgeshire Flood and Water SPD – Adopted November 2016

Health Impact Assessment SPD – Adopted March 2011

Landscape in New Developments SPD – Adopted March 2010

Trees and Development Sites SPD – Adopted January 2009

## **5.5 Other guidance**

Biodiversity Checklist for Land Use Planners in Cambridgeshire and Peterborough (2001).

Cambridge and South Cambridgeshire Level 1 Strategic Flood Risk Assessment (2010)

Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste

Cambridgeshire Design Guide for Streets and Public Realm (2007)

## **6. Consultations**

### **Publicity**

Neighbour letters – Y

Site Notice – Y

Press Notice – Y – Major development

**Milton Parish Council - No Objection**

### **Access Officer - Object / No Objection**

- 6.1 Concern is raised that the application does not demonstrate how full accessibility will be achieved on the “clean side” of the facility.

### **Anglian Water - No Objection**

- 6.2 Due to the proven reductions in domestic water usage, through water efficiency measures, and with this only being an additional sink to the building - Anglian Water would be happy for the condition for the water treatment to be removed. There are no further objections to the water pipe easement and location of the landscaping.

### **County Archaeology- No Objection**

- 6.3 The Officer has reviewed the Phase II ground investigation data submitted with the application, which demonstrates that river terrace gravels have been significantly truncated—up to 1 metre beneath made ground—across much of the site. In view of this, it is concluded that the potential for the survival of archaeological remains of pre-20th century date is low.

- 6.4 Accordingly, the Archaeological Officer raises no objection to the proposed development and does not recommend the imposition of any archaeological conditions.

#### **Cambridge Airport - No Objection**

- 6.5 Following the submission of a 'Glint and Glare Assessment' no conditions are recommended.

#### **County Highways Development Management - No Objection**

- 6.6 The Highway Authority requests that a standalone Traffic Management Plan (TMP) be submitted and approved prior to commencement of demolition or construction.

#### **County Transport Assessment Team- No Objection**

- 6.7 This extension will allow the existing facility to work better and does not represent an increase in employment numbers at this location. The application will result in the loss of 12 parking spaces which is appropriate.

#### **Ecology Officer- No Objection**

- 6.8 The submitted Preliminary Ecological Appraisal, Ecological Impact Assessment and Biodiversity Net Gain (BNG) assessment provides sufficient information to determine the application. The submitted BNG Assessment demonstrates that the scheme will deliver adequate area-based and linear habitat gains, and the proposed habitat types are achievable.
- 6.9 The officer recommends applying the Statutory BNG Condition and associated informative, as well as conditions securing a Construction Ecological Management Plan and a Biodiversity Enhancement Scheme.

#### **Environmental Health - No Objection**

##### Noise and Lighting

- 6.10 No objection to the principal of the proposed development following the review of the Plant Noise Assessment, Bard Pharmaceuticals, Cambridge Science Park (Technical Report: R9952-2 Rev 2 and dated 26th November 2024) prepared by 24 Acoustics Ltd.

Conditions recommended for a DCEMP and compliance condition with the above report. There is not likely to be any adverse impacts from lighting on receptors and therefore a lighting condition is not suggested.

#### Contamination

- 6.11 No Objection in principle. The site has a potentially contaminative history including use as part of a former MOD site and more recent pharmaceutical manufacturing. While a Phase II Ground Investigation report has been submitted and no contaminants were found above screening threshold's, the report identifies as potential risk from ground gas due to proximity to a landfill. No ground gas monitoring has been undertaken, and a ground risk assessment is therefore absent.

The Contaminated Land Officer advises that standard land contamination conditions (excluding part 1a which has been satisfied) should be attached to ensure the development can proceed safely.

#### **Fire Authority - No Objection**

- 6.12 The Fire Authority requests that if planning permission is granted, a condition be imposed requiring a water scheme for the provision of fire hydrants.

#### **Landscape Officer- No Objection**

- 6.13 Based on the amendments the officer supports the re-location of the ground's maintenance shed and notes the water easement area and changes to planting locations.
- 6.14 Recommends that full hard and soft landscape proposals be secured by condition including a detailed planting schedule. A condition is also recommended requiring a Landscape Management and Maintenance Plan.

#### **Minerals and Waste (County Council) - No Objection**

- 6.15 The MWPA concludes that the proposed development which entails an intensification of existing B2 and B8 uses within Cambridge Science Park is sufficiently distant from March Landfill that it is unlikely to be affected by its operations. The development is therefore not considered to conflict with the safeguarding objectives of the Minerals and Waste Local Plan.

## **MOD - No Objection**

### **Lead Local Flood Authority- No Objection**

- 6.16 The LLFA raises no objections following the submission of the amended Flood Risk Drainage Assessment and Drainage Strategy. The documents now demonstrate that the surface water from the proposed development can be managed by pumping the water to an existing water basin on the site. A condition is requested for a detailed surface water drainage scheme and details of drainage during construction.

### **Natural England- No Objection**

### **Police Architectural Liaison Officer- No Objection**

### **Sustainability Officer- Object / No Objection**

- 6.17 The applicant has submitted a Sustainability Report and Energy Strategy which sets out a fabric-first approach to design the integration of a rooftop PV array and solar shading on the northwest elevation. BRUKL outputs confirm a projected carbon emissions reduction of 14.98% above current Building Regulations (Part L). The applicant also proposes a 55% reduction in water consumption relative to Part G standards. The officer supports the scheme from a sustainable construction perspective and recommends conditions to secure delivery of the proposed renewable energy measures and enhanced water efficiency.

### **Tree Officer- No Objection**

- 6.18 The submitted 'Tree Protection Plan' is considered sufficient and confirms that only one tree will be removed to facilitate the development, with its loss to be mitigated through a replacement planting scheme. A condition is recommended requiring the approved tree protection measures to be installed prior to the commencement of works and retained throughout the construction period.

### **Urban Design Officer - No Objection**

- 6.19 The proposals respond positively to pre-application advice and successfully draw on to the architectural language of the original building and its 1991 extension rather than the boxier 2004 addition. The scale, height and massing are considered acceptable with the extension reading as subservient to the host building.

- 6.20 The proposed material palette closely matches existing cladding and detailing. Recommends a condition requiring submission of a sample board to ensure high-quality finishes.

### **Waste Officer – No Objection**

- 6.21 Based on the amended details there are no objections to the waste strategy and no further suggestions of a condition to be imposed.

The Shared Waste Service has reviewed the proposals and raised a number of operational requirements that must be addressed through a comprehensive Waste Management Plan (WMP).

### **Design Review Panel Meeting**

- 6.22 N/A

### **Joint Development Control Committee pre-application/developer briefing 16 October 2024**

- 6.23 In summary members queried noise levels of the plant/machinery, whether there would be additional deliveries and whether there would be a travel management plan, water consumption, details on the design, provision of solar panels, whether there was increased parking provision and re-use of water.

## **7. Third party representations**

- 7.1 1 representation of objection has been received on the application.
- 7.2 The comments expressed concern about the closure of a third party owned footway/cycleway adjacent to the red line of the proposed extension and how this would affect pedestrian/cycle journeys to unit 194 CSP to the north. The applicant has since amended the plans for the path to remain open. Re-consultation was carried out and no further objections have been received.
- 7.3 The above representations are a summary of the comments that have been received. Full details of the representations are available on the Council's website.

## **8. Member Representations**

- 8.1 None



## **9. Local Groups / Petition**

- 9.1 None

## **10. Planning background**

- 10.1 Planning permission was approved for an extension to the building in July 2018. This consent was not implemented, and the applicant has come forward with an alternative proposal under this new application.
- 10.2 Prior to the submission of this application a screening opinion was submitted by the applicant. The development was not considered to have any significant environmental impacts that could not be mitigated by planning conditions. An Environmental Impact Assessment was therefore not required with the application.

## **11. Assessment**

- 11.1 From the consultation responses and representations received and from an inspection of the site and the surroundings, the key issues are:
- Principle of development
  - Design, layout, scale
  - Landscaping and trees
  - Carbon reduction and sustainable design
  - Biodiversity
  - Water management and flood risk
  - Highway safety and transport impacts
  - Other matters
  - Planning balance
  - Recommendation
  - Planning conditions

## **12. Principle of Development**

- 12.1 Paragraph 11 of the NPPF states that decisions should apply a presumption in favour of sustainable development. For decision taking this means approving development proposals that accord with an up-to-date development plan without delay subject to assessing whether any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.
- 12.2 The Local Plan sets out the spatial strategy for the provision of new jobs and homes in the district. Policy S/5 specific requires 22,000 additional

jobs to support the Cambridge Cluster and provide a diverse range of local jobs. More recently the Council has also published the Greater Cambridge Industrial and Warehousing Sector Study (March 2025) which concludes that more land is required to fulfil mid-technology and other sector needs.

- 12.3 The site is located within the Cambridge Science Park. Local Plan Policy E/1 (New employment provision near Cambridge - Cambridge Science Park) and Policy E/9 (Promotion of Clusters) supports appropriate development of the Science Park where it enables the continued development of the Cambridge Cluster of high technology research and development companies.
- 12.4 The applicants, Bard Pharmaceuticals Ltd, are the production and supply chain business of Napp Pharmaceutical Holdings Ltd who have had a presence on the Cambridge Science Park since 1983. Napp Pharmaceuticals Ltd are a UK - based commercial pharmaceutical company who make medicines available to health professionals and their patients. Bard Pharmaceuticals Ltd. manufactures and exports these medicines to countries worldwide. Together they are recognised as making an important contribution to the biomedical/healthcare sector along with being a major employer in the Greater Cambridge area.
- 12.5 The proposal seeks to provide a further 2,145 sqm extension to the existing building to accommodate a new medical filling and packing hall (B2 and B8 uses). This additional floor space will meet the company's long-term operational requirements onsite and in turn will also help meet the identified demand of mid-tech floorspace and retain jobs in the sector.
- 12.6 For these reasons the proposal would support the continued development of the Cambridge Cluster of high-technology research and development companies and therefore the principle of the development is acceptable in accordance with Local Plan policy E/1 and E/9.

### **13. Design, layout and scale**

- 13.1 Policies HQ/1 and NH/2 seek to ensure that development responds appropriately to its context, is of a high quality, reflects or successfully contrasts with existing building forms and materials and includes appropriate landscaping and boundary treatment.
- 13.2 The submitted proposals respond well to the urban design and landscape comments raised at pre-application stage which related to the need for the

extension to have an appropriate response to the architecture of the original building. Members of the Joint Development Control Committee also wanted to see more information about the detailed design of the building, which has been provided as part of the submission.

- 13.3 In terms of design, the proposed extension now features distinctive angled wall completed with ribs of identical rhythm and projection to those found on the existing building and the other later extension. The link will be painted in a silver metallic finish matching the existing warehouse cladding and the ribs will be painted in a similar colour to the 1991 extension. The design and materials proposed will be of a high quality and respond to the local context.
- 13.4 In terms of layout and scale, the tallest element of the extension would match the parapet height of the 2004 extension. Given its siting, set back from the original building, it would also read as a subservient element. Various visuals have been submitted with the application to demonstrate this. The layout and scale of the extension is also considered acceptable and contrasts well with the existing building. A condition for a sample panel of materials would be reasonable to ensure the approved development keeps its high quality **(COND 8 - Materials)**.
- 13.5 In terms of access, following comments from the Access Officer the applicant has amended the DAS and has included an accessibility plan to demonstrate how the extension can be made accessible to disabled users. This includes the provision of a 'PAL' lift which allows for both gowning and changeover into wheelchairs. Furthermore, the applicant has provided details on how it has invested into other areas of the existing building to improve DDA access. Officers consider these amendments demonstrate the development is inclusive and accessible to all as required in policy HQ/1 and the NPPF. Notwithstanding this the final internal specification/detail would need to pass Building Regulations and have regard to the Equality Act 2010.
- 13.6 Overall, the proposed development is a high-quality design that would contribute positively to its surroundings and be appropriately landscaped. The proposal is compliant with South Cambridgeshire Local Plan (2018) policies HQ/1, NE/2 and the NPPF.

## 14. Landscaping and Trees

- 14.1 In terms of landscaping, over time the setting of the building has changed from the original intended parkland character, as more parking, ancillary buildings and extensions that have been added on the site.
- 14.2 From the wider context, a Landscape Visual Impact Assessment has been submitted to assess the effects of change on the landscape. The Landscape Officer is in broad agreement with the recommendations of the report, and the landscape harm is minimal. The Landscape Officer has suggested a condition is imposed to ensure further tree/hedgerow mitigation is designed into the northern boundary of the site (**COND 15 - Hard and Soft Landscape Details**).
- 14.3 In the local context, the application includes a landscape concept plan. The application would see the removal of a single tree within the red-line boundary. The Landscape and Tree Officer concludes that this tree has limited amenity value and overall, there will be a vast increase on canopy cover on the site. The concept plan demonstrates there is suitable space within the red-line boundary for new tree planting, hedgerow features and hardstanding areas for the service yard.
- 14.4 Whilst the landscape concept plan is considered acceptable in principle by the Landscape Officer, specific detail on soft and hard features including planting schedules (**COND 15 - Hard and Soft Landscape Details**), tree pit details (**COND 16 - Tree Pit**) and a landscape management plan (**COND 12 - LMP**) have been recommended by condition.
- 14.5 Overall, the proposed development is a high-quality design that would contribute positively to its surroundings and be appropriately landscaped. Subject to the recommended conditions as detailed above. The proposal is compliant with South Cambridgeshire Local Plan (2018) policies HQ/1, NE/2 and the NPPF.

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

- 15.1 The Council's Sustainable Design and Construction SPD (2020) sets out a framework for proposals to demonstrate they have been designed to minimise their carbon footprint, energy and water consumption and to ensure they can respond to climate change.
- 15.2 Policy CC/1 states that development should embed the principles of climate change mitigation and adaption into the development. Policy CC/3 states that new non-residential buildings of 1,000 sqm or more, such as this proposal, will be required to reduce carbon emissions by a minimum

of 10% using onsite renewable energy and low carbon technologies. Policy CC/4 also requires that non-residential buildings must demonstrate a minimum water efficiency standard equivalent to BREEAM standard of 2 credits for water use levels.

- 15.3 The application is supported by a Sustainability Report (by Tetra Tech Limited). The general design of the building has considered climate change and adaption using limiting windows, providing shading at windows to mitigate overheating. The proposal also includes the provision of 456 sqm of solar PV panels equating to a carbon saving of 14% and energy saving of 16% meeting the requirements of policy CC/3.
- 15.4 In terms of water efficiency, the proposals seek to achieve an overall score of 5 credits which signifies a 55% improvement in water efficiency when compared to the original building. This is done through the types of white goods and reducing the flow of water to hand wash and mop sink. The Sustainability Officer comments that the performance of the proposed extension would meet twice the requirement in water efficiency as required by policy CC/4.
- 15.5 The application has been subject to formal consultation with the Council's Sustainability Officer who raises no objection to the proposal subject to conditions relating to carbon reduction technologies (**COND 9 – Sustainability**) and water efficiency (**COND 10 – Water efficiency**).
- 15.6 The applicants have suitably addressed the issue of sustainability and renewable energy, and the proposal is in accordance is compliant with South Cambridgeshire Local Plan policies CC/1 and CC/4 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

## **16. Biodiversity**

- 16.1 The Environment Act 2021 and the Councils' Biodiversity SPD (2022) requires development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach is embedded within the strategic objectives of the Local Plan and policy NH/14.
- 16.2 Policy NH/14 states that new development must aim to maintain, enhance, restore or add to biodiversity. Opportunities should be taken to achieve positive gain through the form and design of development along with the need to provide suitable evidence and survey work of the site.

- 16.3 In accordance with policy and circular 06/2005 'Biodiversity and Geological Conservation', the application is accompanied by a Preliminary Ecological Appraisal (by RPS), Biodiversity Net Gain Assessment (by RPS) and Metric Calculator.
- 16.4 The assessment indicates the development proposals would result in a +24% net gain in biodiversity for habitats and +569% net gain for hedgerows. The habitats proposed for creation and retention as part of the development are proposed to be managed for a minimum of 30 years. The application has been subject to formal consultation with the Council's Ecology Officer, who raises no objection to the proposal and recommends several conditions to ensure the protection of species, the delivery of biodiversity net gain **(COND 13 - Bio Enhancement), (COND 17 - Construction Ecological Management Plan)** and the Statutory Net Gain condition **(COND 18 - BNG)**.
- 16.5 Subject to these recommended conditions, officers are satisfied that the proposed development would not result in adverse harm to protected habitats, protected species or priority species and achieve a biodiversity net gain. Taking the above into account, the proposal is compliant with NH/14 of the South Cambridgeshire Local Plan (2018).

## 17. Water management and flood risk

- 17.1 Policies CC/8 and CC/9 of the Local Plan require developments to have appropriate sustainable foul and surface water drainage systems and minimise flood risk.
- 17.2 The site is in Flood Zone 1 and is therefore considered at low risk of flooding. The applicants have submitted a Flood Risk Assessment and Drainage Strategy (by RPS) with the application. This was updated during the application process to respond to consultee comments.
- 17.3 In terms of surface water, as amended the proposed development would manage this by pumping the water into an existing basin on the site. Water then discharges from the basin into the wider drainage network within the Science Park area. Permeable attenuation crates have also been included in the courtyard area.
- 17.4 The Lead Local Flood and Water authority support this approach and the requested details to support this have been submitted and agreed. Based

on this additional information there are no objections subject to standard drainage condition and details of drainage during construction (**COND 6 - Surface Water**) and (**COND 7 - Surface Water during construction**).

- 17.5 In terms of foul water, the proposal will include one sink basin that will connect to the network. All other facilities will be found in the existing building (kitchens, toilets etc). The foul water from this single basin will discharge into the existing foul water pumping stations on the site. This will eventually reach the adopted foul water sewer located on the ring road of the Cambridge Science Park.
- 17.6 There is also an existing Anglian Water rising main running through the site on the northern periphery. This rising main whilst not directly connected to the development requires an easement of 3.5m to ensure it can be accessed.
- 17.7 Anglian Water initially objected to the scheme on the grounds that some of the proposed trees appeared to sit within this easement area. The landscape plans were amended to show the easement line and re-locate the trees that were of concern. This objection has therefore been overcome.
- 17.8 In terms of capacity of the foul water network, the Cambridge Wastewater Recycling Centre has no capacity to take flows from new developments. Initially Anglian Water recommended a condition is imposed to prevent occupation of the extension until new infrastructure is delivered to accommodate flows.
- 17.9 The applicant contested this condition on the basis that there will only be a single sink basin in the extension, that they have 40% spare capacity under the existing trade waste licence and that Bard is currently investing over £1m in undertaking 'Ultra Low Flow' projects throughout the facility to reduce water usage.
- 17.10 In response, Anglian Water agreed that given the proposed water saving projects on the wider site and that the proposed extension only provides a single sink basin, a pre-occupation condition for off-site infrastructure delivery would not be reasonable.
- 17.11 Based on the above, the applicants have suitably addressed the issues of water management and flood risk, and subject to conditions the proposal is in accordance with Local Plan policies CC/8 and CC/9 and NPPF advice.

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

- 18.1 Policy TI/2 states that development must be located and designed to reduce the need to travel, particularly by car, and promote sustainable travel appropriate to its location. Policy HQ/1 adds that development proposal should ensure that car parking is integrated into the development.
- 18.2 The proposal would result in the loss of 12 car parking spaces from the site. However, no additional employees are required to staff the new packaging hall. The proposed development will therefore be able to accommodate the expected vehicle trips without having a material impact to the existing car park or wider road network.
- 18.3 On this basis a transport statement and travel plan were not considered necessary. The County Council Local Highway Authority and Transport Assessment team have raised no objections to the proposals. A Traffic Management Plan condition has been requested to ensure that the highway continues to function during construction works (**COND 11 - TMP**).
- 18.4 The proposal accords with the objectives of policy TI/2 of the Local Plan and is compliant with NPPF advice. [OBJ]

## **19. Other matters**

- 19.1 Waste
- 19.2 Policy HQ/1 requires developments to provide safe, secure, convenient and accessible provision for facilities for waste management. The applicant has submitted a Waste Management Strategy with the amended plans to mitigate the need for a condition to be imposed. This document has been reviewed by the Councils Waste Officer and considered to be acceptable. A condition is therefore not required.
- 19.3 Airport Safeguarding
- 19.4 Policy TI/6 requires developments siting in the 'Cambridge Airport Public Safety Zone' to consider airport safeguarding. The application includes the provision of an array of PV panels on the roof.
- 19.5 The applicant has submitted a 'Glint and Glare' assessment with the application to mitigate the need for a standard condition to be imposed.



The document has been reviewed by Cambridge Airport and considered to be acceptable in that there will be no significant impacts from the PV panels. A condition is therefore not required.

19.6 Environmental Health

19.7 Policy SC/10 and SC/9 states that planning permission will not be granted for new development which would have an unacceptable adverse impact on indoor and outdoor environments. There are no residential dwellings or other noise sensitive receptors in the immediate surrounding area.

19.8 A Noise Assessment was submitted with the application and considered by the Councils Environmental Health Officer. There are no objections to the development subject to conditions for a DCEMP (**COND 4 - DCEMP**) and compliance condition (**COND 5 – ENV Compliance**).

19.9 Contamination

19.10 Policy SC/11 requires the submission of an assessment of the extent of contamination and any possible risks on land suspected of contamination.

19.11 A Phase 1 Pre-liminary Contamination Risk Assessment and Phase II Ground Investigation Report have been submitted with the application. This concludes there is risk of landfill gas generation given landfill being located within 59m of the site.

19.12 The Councils Contaminated Land Officer has reviewed the documents and considers it necessary to impose the standard condition for a detailed scheme of investigation and recording based on the Phase 1 Desk Study and remediation method statement (**COND 3 - Contamination**).

19.13 Fire

19.14 Condition for Fire Hydrants will be imposed to ensure there is suitable water supply in the event of a fire (**COND 19 – Fire Hydrants**).

## 20. Planning balance

20.1 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).

- 20.2 The application has no outstanding objections from technical consultees, and no harm has been identified by the proposal.
- 20.3 In terms of benefits, the development will help achieve Bard Pharmaceuticals Ltd long-term operational requirements in continuing to package and send out medical supplies around the UK and internationally. The proposal would support the continued development of the Cambridge Cluster of high-technology research and development companies. The proposal will also help contribute towards the identified demand of mid-tech floorspace and secure jobs in the Greater Cambridge area. This would be a significant economic benefit to the application given the scale of the extension.
- 20.4 The proposal would also bring social benefits by allowing the company to keep up with the growing demand of supplying medication to the NHS and other healthcare institutions.
- 20.5 The proposal has demonstrated a net gain of biodiversity on site through the delivery of new hedgerows and trees. This will bring some environmental benefit to the area.
- 20.6 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval.

## **21. Recommendation**

- 21.1 **Approve** subject to:

-The planning conditions as set out below with minor amendments to the conditions as drafted delegated to officers.

## **22. Planning conditions**

1. Time limit

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

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

## 2. Plans

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

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

## 3. Contamination

No development (or phase of) shall take place, unless otherwise agreed, until:

a) The application site has been subject to a detailed scheme for the investigation and recording of contamination, based on the agreed Phase 1 Desk Study, and remediation objectives have been determined through risk assessment. The resulting Phase 2 Intrusive Site Investigation Report is to be submitted to and approved in writing by the Local Planning Authority.

b) A Remediation Method Statement containing proposals for the removal, containment or otherwise rendering harmless any contamination, based upon the Phase 2 Intrusive Site Investigation, has been submitted to and approved in writing by the Local Planning Authority.

Reason - To ensure that risks from land contamination to the future users of the land and neighbouring land are identified and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors as well as to controlled waters, property and ecological systems in accordance with Policy SC/11 of the adopted South Cambridgeshire Local Plan 2018.

## 4. Construction Environmental Management

No development, including demolition, shall commence until a site wide Demolition and Construction Environmental Management Plan (DCEMP) has been 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.
- d) Delivery times and collections / dispatches 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
- e) Soil Management Strategy having particular regard to potential contaminated land and the reuse and recycling of soil on site, the importation and storage of soil and materials including audit trails.
- f) Noise impact assessment methodology, mitigation measures, noise monitoring and recording statements in accordance with the provisions of BS 5228-1:2009+A1:2014 Code of Practice for noise and vibration control on construction and open sites.
- g) Vibration impact assessment methodology, mitigation measures, monitoring and recording statements in accordance with the provisions of BS 5228-2:2009+A1:2014 Code of Practice for noise and vibration control on construction and open sites. Details of any piling construction methods / options, as appropriate.
- h) Dust mitigation, management / monitoring and wheel washing measures in accordance with the provisions of Control of dust and emissions during construction and demolition - Greater Cambridge supplementary planning guidance 2020.
- i) Use of concrete crushers.
- j) Prohibition of the burning of waste on site during demolition/construction.
- k) Site artificial lighting including hours of operation, position and impact on neighbouring properties.
- l) Drainage control measures including the use of settling tanks, oil interceptors and bunds.
- m) Screening and hoarding details.
- n) Access and protection arrangements around the site for pedestrians, cyclists and other road users.
- o) Procedures for interference with public highways, including permanent and temporary realignment, diversions and road closures.
- p) External safety and information signing and notices.
- q) Implementation of a Stakeholder Engagement/Residents Communication Plan, Complaints procedures, including complaints

response procedures.

r) Membership of the Considerate Contractors Scheme.

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

Reason: To protect the amenity of the adjoining properties in accordance with Policy CC/6 of the South Cambridgeshire Local Plan 2018.

#### 5. Noise compliance

The development shall be operated in strict accordance with the noise levels listed in the Plant Noise Assessment, Bard Pharmaceuticals, Cambridge Science Park (Technical Report: R9952-2 Rev 2 and dated 26th November 2024) prepared by 24 Acoustics Ltd and submitted with this application. The noise levels shall be maintained as such thereafter.

Reason: To protect the amenity of the adjoining properties in accordance with Policy CC/6 of the South Cambridgeshire Local Plan 2018.

#### 6. Surface water drainage strategy

No development, other than demolition, shall commence until a scheme for the provision and implementation of surface water drainage has been submitted to and approved in writing by the Local Planning Authority. This scheme should be based on the agreed Flood Risk Assessment and Drainage Strategy prepared by RPS (ref: HLEF 04012) dated 16 December 2024 and the Response to LLFA Comments Technical Note prepared by RPS (ref: HELP 04012) dated 8 May 2025. The scheme shall be implemented in accordance with the approved details prior to the occupation of any part of the development or in accordance with an implementation program agreed in writing with the Local Planning Authority.

Reason: To ensure a satisfactory method of surface water drainage and to prevent the increased risk of (South Cambridgeshire Local Plan 2018, policies CC/8 and CC/9).

#### 7. Surface water during construction

No development, including preparatory works, shall commence until details of measures indicating how additional surface water run-off from the site will be avoided during the construction works have been submitted

to and approved in writing by the Local Planning Authority. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved measures and systems shall be brought into operation before any works to create buildings or hard surfaces commence.

Reason: To ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding during construction (South Cambridgeshire Local Plan 2018, policies CC/8 and CC/9).

## 8. Materials

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

The details shall include a sample panel to be built on site. Development shall be carried out in accordance with the approved details.

Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

## 9. Renewable technology

The approved renewable/low carbon energy technologies (as set out in the Energy Statement and as shown on the approved plans) shall be fully installed and operational prior to the occupation of the development and thereafter maintained in accordance with a maintenance programme, details of which have previously been submitted to and approved in writing by the Local Planning Authority.

Where grid capacity issues subsequently arise, written evidence from the District Network Operator confirming the detail of grid capacity and a revised Energy Statement to take account of this, shall be submitted to and approved in writing by the Local Planning Authority. The revised Energy Statement shall be implemented and thereafter maintained in accordance with the approved details.

Reason: In the interests of reducing carbon dioxide emissions. (South Cambridgeshire Local Plan 2018 policy CC/3 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

## 10. BREEAM - Water

The development hereby approved shall not be used or occupied until a water efficiency specification, based on the BREEAM Wat01 Water Calculator Methodology, has been submitted to and approved in writing by the Local Planning Authority. The specification shall demonstrate the achievement of 2 credits for water efficiency (Wat01).

The development shall be implemented in accordance with the agreed details.

Reason: To ensure that the development makes efficient use of water and promotes the principles of sustainable construction. (South Cambridgeshire Local Plan 2018 policy CC/4 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

## 11. Traffic Management Plan

No demolition or construction works shall commence on site until a traffic management plan has been submitted to and agreed in writing by the Local Planning Authority.

The principal areas of concern that should be addressed are:

- a) Movement and control of muck away vehicles (all loading and unloading should be undertaken where possible off the adopted public highway)
- b) Contractor parking, with all such parking to be within the curtilage of the site where possible
- c) Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway where possible.)
- d) Control of dust, mud and debris, and the means to prevent mud or debris being deposited onto the adopted public highway.

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

Reason: To ensure that before development commences, highway safety will be maintained during the course of development.

## 12. Landscape and Ecological Management Plan

Prior to the occupation of the development hereby permitted a Landscape and Ecological Management Plan (LEMP) shall be submitted to, and approved in writing by, the local planning authority. The LEMP shall include the following:

- a) Long-term design objectives
- b) Aims and objectives of management.
- c) Description and evaluation of features to be managed.
- d) Ecological trends and constraints on site that might influence management.
- e) Prescriptions for management actions.
- f) Prescription of a maintenance schedule and phasing plan for a 30-year period for all hard and soft landscaping areas including ecological mitigation, including an annual work plan capable of being reviewed every 5 years.
- g) Details of the body or organisation responsible for its implementation and its funding.
- h) Ongoing monitoring and remedial measures including identification of contingencies and/or remedial action.

The approved LEMP shall be implemented in full in accordance with the approved details.

Reason: To ensure that before any development commences an appropriate landscape and ecological management plan has been agreed (South Cambridgeshire Local Plan 2018 policies HQ/1 and NH/4).

### 13. Biodiversity Enhancement

Prior to the commencement of development above slab level, a scheme for biodiversity enhancement shall be submitted to and approved in writing by the local planning authority. The scheme shall include details of bat and bird box installation, hedgehog connectivity, habitat provision and other biodiversity enhancements, including how a measurable net gain in biodiversity will be accomplished, when it will be delivered and how it will be managed. The approved scheme shall be fully implemented within the agreed timescale following the substantial completion of the development unless, for reasons including viability or deliverability, it is otherwise agreed in writing by the local planning authority.

Reason: To conserve and enhance ecological interests in accordance with South Cambridgeshire Local Plan 2018 policies HQ/1 and NH/4, the



Greater Cambridge Shared Planning Biodiversity SPD 2022 and the NPPF paragraphs 8, 180, 185 and 186.

#### 14. Tree Protection

The tree protection measures shall be installed in accordance with the approved tree protection strategy before any works commence on site. The tree protection measures shall remain in place throughout the construction period and may only be removed following completion of all construction works.

Reason: To protect trees which are to be retained in order to enhance the development, biodiversity and the visual amenities of the area in accordance with Policy NH/4 and HQ/1 of the South Cambridgeshire Local Plan 2018.

#### 15. Hard and Soft Landscaping

No development above ground level, other than demolition, shall commence until a hard and soft landscaping scheme in accordance with the drawing Landscape Proposals ref: 351-1.01 Rev D has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following:

- a) proposed finished levels or contours; car parking layouts, other vehicle and pedestrian access and circulation areas;
- b) hard surfacing materials;
- c) Street furniture and artifacts (including refuse and cycle storage);
- d) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, species, plant sizes and proposed numbers/densities where appropriate;
- e) boundary treatments indicating the type, positions, design, and materials of boundary treatments to be erected (including gaps for hedgehogs);
- f) an implementation programme.

The development shall be fully carried out in accordance with the approved details. If within a period of 5 years from the date of planting of any trees or shrubs, or 5 years from the commencement of development in respect of any retained trees and shrubs, they are removed, uprooted, destroyed, die or become seriously damaged or diseased, replacement trees and shrubs of the same size and species as originally planted shall

be planted at the same place in the next available planting season, or in accordance with any variation agreed in writing by the Local Planning Authority.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity (South Cambridgeshire Local Plan 2018 Policies HQ/1 and NH/4).

#### 16. Tree Pits

No development above ground level, other than demolition, shall take place until full details of all tree pits, including those in planters, hard paving and soft landscaped areas have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. All proposed underground services will be coordinated with the proposed tree planting and the tree planting shall take location priority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (South Cambridgeshire Local Plan 2018; Policies HQ/1 and NH/4).

#### 17. Construction Ecological Management Plan

No development shall commence (including demolition, ground works) and no vegetation clearance shall occur, until a Construction Ecological Management Plan (CEcMP) has been submitted to and approved in writing by the local planning authority. The CEcMP shall include the following:

- a. Risk assessment of potentially damaging construction activities.
- b. Identification of biodiversity protection zones.
- c. Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d. The location and timings of sensitive works to avoid harm to biodiversity features.
- e. The times during construction when specialist ecologists need to be present on site to oversee works.
- f. Responsible persons and lines of communication.
- g. The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.

h. Use of protective fences, exclusion barriers and warning signs if applicable.

The approved CEcMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

Reason: To ensure that before any development commences appropriate construction ecological management plan has been agreed to fully conserve and enhance ecological interests. (South Cambridgeshire Local Plan 2018, policies HQ/1 and NH/4).

## 18. Biodiversity Net Gain

No development shall commence, apart from below ground works and demolition, until a Biodiversity Net Gain (BNG) Scheme, which shall include details of purchase and monitoring of the offsite biodiversity units, a biodiversity metric for the site, costings and appropriate legal agreements to guarantee third party delivery of ongoing habitat management requirements has been submitted to and approved in writing by the Local Planning Authority. The BNG Scheme shall include:

- i. Identification of receptor site or sites with associated plans;
- ii. Details of the offsetting requirements of the development in accordance with current DEFRA biodiversity metric, which has been calculated at biodiversity units;
- iii. The provision of evidence of arrangements to secure the delivery of offsetting measures, including a timetable of delivery; and
- iv. A Management and Monitoring Plan, to include for the provision and maintenance of the offsetting measures for a period of not less than 30 years from the commencement of the scheme and itself to include:
  - a. Description of all habitats(s) to be created / restored / enhanced within the scheme including expected management condition and total area;
  - b. Review of Ecological constraints;

c. Current soil conditions of any areas designated for habitat creation and detailing of what conditioning must occur to the soil prior to the commencement of habitat creation works;

d. Detailed design and working methods (management prescriptions) to achieve proposed habitats and management conditions, including extent and location of proposed works;

e. Type and source of materials to be used, including species list for all proposed planting and abundance of species within any proposed seed mix;

f. Identification of persons responsible for implementing the works;

g. A timetable of ecological monitoring to assess the success of all habitats creation / enhancement. Ecological monitoring reports should be submitted to the Local Planning Authority every 5 years.

h. The inclusion of a feedback mechanism to the Local Planning Authority, allowing for the alteration of working methods / management prescriptions, should the monitoring deem it necessary.

i. The agreed fee and timetable for payment of the agreed fee which shall be paid to the Council in respect of monitoring the biodiversity habitat over a period of 30 years.

The BNG Scheme shall be implemented in full and subsequently managed and monitored in accordance with the approved details. Monitoring data shall be submitted to the LPA in accordance with DEFRA guidance and the approved monitoring period / intervals.

Reason: To provide ecological enhancements in accordance with the NPPF 2023 para 174, South Cambridgeshire Local Plan 2018 policy NH/4 and the Greater Cambridge Shared Planning Biodiversity SPD 2022.

## 19. Fire Hydrants

No development above ground level shall commence until a scheme for the provision and location of fire hydrants to serve the development to a standard recommended by the Cambridgeshire Fire and Rescue Service has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved scheme has been

implemented.

Reason: To ensure an adequate water supply is available for emergency use.

**Background papers:**

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- South Cambridgeshire Local Plan 2018
- South Cambridgeshire Local Development Framework SPDs

# Appendix 1 Policy Glossary

## Cambridge Local Plan

Policy 1: The presumption in favour of sustainable development

### **Policy 2: Spatial strategy for the location of employment development**

The provision of employment development is supported in the Cambridge Local Plan (2018). Policy 2 states that employment development will be focuses on the urban area, Areas of Major Change, Opportunity Areas and the city centre.

### **Policy 3: Spatial strategy for the location of residential development**

The provision of extra housing within the city is supported in the Cambridge Local Plan (2018). Policy 3 states that the majority of development should be focused in and around the existing urban area of Cambridge, creating sustainable inclusive communities and enable the maximum number of people to access services locally.

Policy 3 of the Cambridge Local Plan 2018 states that the overall development strategy is to focus the majority of new residential development in and around the urban area of Cambridge, creating strong, sustainable, cohesive and inclusive mixed-use communities. The policy is supportive in principle of new housing development that will contribute towards an identified housing need. The proposal would contribute to housing supply and thus would be compliant with policy 3.

Policy 4: The Cambridge Green Belt

Policy 5: Strategic transport infrastructure

Policy 6: Hierarchy of centres and retail capacity

Policy 7: The River Cam

Policy 8: Setting of the city

Policy 9: Review of the Local Plan

Policy 10: The City Centre

Policy 11: Development in the City Centre Primary Shopping Area

Policy 12: Fitzroy/Burleigh Street/Grafton Area of Major Change

Policy 13: Cambridge East

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

Policy 15: Cambridge Northern Fringe East and new railway Station Area of Major Change

Policy 16: South of Coldham's Lane Area of Major Change

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

Policy 18: Southern Fringe Areas of Major Change

Policy 19: West Cambridge Area of Major Change

Policy 20: Land between Huntingdon Road and Histon Road Area of

Policy 21: Station Areas West and Clifton Road Area of Major Change

Policy 22: Mitcham's Corner Opportunity Area  
Policy 23: Eastern Gate Opportunity Area  
Policy 24: Mill Road Opportunity Area  
Policy 25: Cambridge Railway Station, Hills Road Corridor to the City Centre Opportunity Area  
Policy 26: Old Press/Mill Lane Opportunity Area  
Policy 27: Site specific development opportunities

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

Policy 28 of the Cambridge Local Plan (Sustainable design and construction, and water use) states that all development should take the available opportunities to integrate the principles of sustainable design and construction into the design of proposals. This should include climate change adaptation, carbon reduction and water management. The policy also requires non-residential buildings to include full credits for Wat 01 of BREEAM. The same policy requires new residential developments to achieve as a minimum water efficiency to 110 litres pp per day and a 44% on site reduction of regulated carbon emissions and for non-residential buildings to achieve full credits for Wat 01 of the BREEAM standard for water efficiency and the minimum requirement associated with BREEAM excellent for carbon emissions.

### **Policy 29: Renewable and low carbon energy generation**

Policy 29 supports proposals which involve the provision of renewable and / or low carbon generation provided adverse impacts on the environment have been minimised as far as possible.

Policy 30: Energy-efficiency improvements in existing dwellings

### **Policy 31: Integrated water management and the water cycle Policy 32: Flood risk**

Policies 31 and 32 of the Local Plan require developments to have appropriate sustainable foul and surface water drainage systems and minimise flood risk.

Policy 31(f) of the Local Plan requires that all flat roof is a green or brown roof, providing that it is acceptable in terms of context.

### **Policy 33: Contaminated land**

Policy 33 permits development only where it has been demonstrated that there will be no adverse health impact to future occupiers, surrounding occupiers and the environment from ground contamination and gas migration.

### **Policy 34: Light pollution control**

Policy 34 requires that all development proposal include details of external lighting which demonstrates it will minimise impact on residential amenity, wildlife and landscape character, prevent light spillage and be the minimum level required for public safety/crime prevention.

### **Policy 35: Protection of human health from noise and vibration**

Policy 35 guards against developments leading to significant adverse impacts on health and quality of life from noise and disturbance. Developments must demonstrate that any adverse noise impacts can be appropriately reduced and/or mitigated.

Noise and disturbance during construction must be minimized through conditions restricting construction hours and collection hours to protect the amenity of future occupiers. These conditions are considered reasonable and necessary to impose.

### **Policy 36: Air quality, odour and dust**

Policy 36 requires development to demonstrate that it would not adversely impact on health, amenity of the environment through polluting or malodorous emissions, or dust or smoke emissions. Where a development is a sensitive end-use, that there will not be any significant adverse effects on health, the environment or amenity arising from existing poor air quality, sources of odour or other emissions to air.

### **Policy 37: Cambridge Airport Public Safety Zone and Air Safeguarding Zones**

Applications for development within Cambridge Airport's Air Safeguarding Zones will be the subject of consultation with the operator of the airport and the Ministry of Defence.

Policy 38: Hazardous installations

Policy 39: Mullard Radio Astronomy Observatory, Lord's Bridge

### **Policy 40: Development and expansion of business space**

Policy 40 encourages new office, and research and development facilities in a number of identified areas in the city. Proposals elsewhere are considered on their



merits. In larger employment sites, consideration should be given to shared social spaces and facilities to enhance the vitality of the site.

#### **Policy 41: Protection of business space**

Policy 41 protects the loss of employment floorspace unless the loss is needed to redevelop and modernise the use while retaining employment use or the site has been realistically marketed for 12 months for employment use and no future occupier has been found.

Policy 42: Connecting new developments to digital infrastructure

Policy 43: University development

Policy 44: Specialist colleges and language Schools

#### **Policy 45: Affordable housing and dwelling mix**

Policy 45 requires residential development of 15 units or more to provide a minimum of 40% of affordable housing. The Local Plan states that further details on the practical implementation of this policy will be set out in an up-to-date Affordable Housing Supplementary Planning Document (SPD).

Policy 45 states developments should include a balanced mix of dwelling sizes, types, and tenures to meet projected future household needs within Cambridge. Whilst not being prescriptive, Policy 45 requires dwelling mix and tenure types to have regard to the different needs for different unit sizes of affordable and market housing, which is further detailed on Cambridge's draft Affordable Housing SPD (June 2014)

Policy 46: Development of student housing

Policy 47: Specialist housing

#### **Policy 48: Housing in multiple occupation**

Policy 48 supports proposals for large houses in multiple occupation where there would not be an over-concentration of the use in an area, where the building and site are suitable and where they would have access to sustainable transport modes, shops and other local services.

Policy 49: Provision for Gypsies and Travellers

#### **Policy 50: Residential space standards**

Policy 50 requires new residential units to meet or exceed the residential space standards set out in the Government's Technical Housing Standards – nationally described space standard (2015). Policy 50 also states that all new residential units will be expected to have direct access to an area of private amenity space which

should be of a shape, size and location to allow effective and practical use of the intended occupiers.

### **Policy 51: Accessible Homes**

Policy 51 requires all new residential units to be of a size, configuration and internal layout to enable Building Regulations requirement part M4(2) accessible and adaptable dwellings to be met with 5% of affordable housing in developments of 20 or more self-contained affordable homes meeting Building Regulations requirement part M4(3) wheelchair user dwellings.

### **Policy 52: Protecting garden land and the subdivision of existing dwelling plots**

Policy 52 requires proposals for the subdivision of existing residential curtilages to be of a form, height and layout appropriate to the surrounding pattern of development and character of the area whilst retaining sufficient garden space and balancing protecting the amenity and privacy of neighbours with creating high quality functional environments for future occupiers

Policy 52 of the Local Plan states that proposals for development on sites that form part of a garden or that subdivide an existing residential plot will only be permitted where:

- a) the form height and layout of the proposed development is appropriate to the surrounding pattern of development and the character of the area
- b) sufficient garden space and space around the existing dwellings is retained, especially where these spaces and any trees are worthy of retention due to their contribution to the character of the area and their importance for biodiversity;
- c) the amenity and privacy of neighbouring, existing and new properties is protected;
- d) provision is made for adequate amenity space, vehicular access arrangements and parking spaces for the proposed and existing properties and;
- e) there is no detrimental effect on the potential comprehensive development of the wider area.

Policy 53: Flat conversions

Policy 54: Residential moorings

### **Policy 55: Responding to context**

Policy 55 requires that development responds positively to its context, is well connected and integrated with its surroundings and is of an appropriate mass, scale, form, materials and landscape design.

### **Policy 56: Creating successful places**

Policy 56 requires development to be of a high quality, inclusive and accessible design. The policy states 11 criteria that development should comply with in order to create successful places.

### **Policy 57: Designing new buildings**

Policy 57 supports new buildings which are of a height, scale, mass, form, material and detailing that has a positive impact on their setting.

### **Policy 58: Altering and extending existing buildings**

Policy 58 permits extensions and / or alterations to existing buildings provided they do not unacceptably overlook, overshadow or visually dominate neighbouring properties.

### **Policy 59: Designing landscape and the public realm**

Policy 59 requires that external spaces, landscape, public realm, and boundary treatments must be designed as an integral part of new development proposals and coordinated with adjacent sites and phases.

### **Policy 60: Tall buildings and the skyline in Cambridge**

Policy 60 requires that any structure which breaks the existing skyline or is significantly taller than the surrounding built form is considered against a number of criteria. Further guidance is set out in Appendix F of the plan.

### **Policy 61: Conservation and enhancement of Cambridge's historic environment**

Policy 61 of the Cambridge Local Plan (2018) aligns with the statutory provisions and NPPF advice. It seeks to ensure the conservation and enhancement of Cambridge's historic environment preserve or enhance the significance of the heritage assets in terms of scale, form and sighting. Proposals must demonstrate a clear understanding of the significance of heritage assets and their context. Clear justification must be provided for works causing harm to a heritage asset.

### **Policy 62: Local heritage assets**

Policy 62 seeks the protection of local heritage assets and proposals would be permitted where they retain the significance, appearance, character or setting of a local heritage asset.

Policy 63: Works to a heritage asset to address climate change

Policy 64: Shopfronts, signage and shop security measures

Policy 65: Visual pollution

Policy 66: Paving over front gardens

Policy 67: Protection of open space

Policy 68: Open space and recreation provision through new development

### **Policy 69: Protection of sites of biodiversity and geodiversity importance**

Policy 69 requires that development does not lead to an adverse impact of loss of a site of biodiversity or geodiversity importance as identified on the Policies Map.

### **Policy 70: Protection of priority species and habitats**

Policy 70 outlines a primary objective for biodiversity to be conserved or enhanced and provides for the protection of Protected Species, Priority Species and Priority Habitat and states that proposals that harm or disturb populations and habitats should secure achievable mitigation and / or compensatory measures resulting in no net loss.

### **Policy 71: Trees**

Policy 71 seeks to preserve, protect and enhance existing trees and hedges that have amenity value and contribute to the quality and character of the area and provide sufficient space for trees and other vegetation to mature.

### **Policy 72: Development and change of use in district, local and neighbourhood centres**

Policy 72 outlines the uses acceptable in Local, District and Neighbourhood Centres and permits the change of use to centre uses provided the vitality, viability and diversity of the centre is maintained or enhanced. Policy 72 continues to state inappropriate uses in designated centres at ground floor, which comprise former B1 (office), B2 (light industrial), B8 (storage and distribution), C2 (residential institutions), C3 (dwellinghouses), C4 (houses of multiple occupation) and other 'sui generis' uses

Policy 73: Community, sports and leisure facilities

Policy 74: Education facilities

Policy 75: Healthcare facilities

Policy 76: Protection of public houses

Policy 77: Development and expansion of visitor accommodation

Policy 78: Redevelopment or loss of visitor accommodation

Policy 79: Visitor attractions

### **Policy 80: Supporting sustainable access to development**

Policy 80 seeks to prioritise sustainable transport.

### **Policy 81: Mitigating the transport impact of development**

Policy 81 states that developments will only be permitted where they do not have an unacceptable transport impact.

### **Policy 82: Parking management**

Policy 82 of the Cambridge Local Plan (2018) requires development to comply with the car and cycle parking standards set out within appendix L.

In relation to cycle parking, the standards state for residential development states that one cycle space should be provided per bedroom for dwellings of up to 3 bedrooms. These spaces should be located in a purpose-built area at the front of each dwelling and be at least as convenient as car parking provision. To support the encourage sustainable transport, the provision for cargo and electric bikes should be provided on a proportionate basis.

In terms of car parking, appendix L states maximum car parking standards. Outside of the Controlled Parking Zone the maximum standard is no more than 1.5 spaces per dwelling for up to 2 bedrooms and no less than a mean of 0.5 spaces per dwelling up to a maximum of 2 spaces per dwelling for 3 or more bedrooms. Inside the Controlled Parking Zone the maximum standard is no more than one space per dwelling for any dwelling size. Car-free and car-capped development is supported provided the site is within an easily walkable and cyclable distance to a District Centre or the City Centre, has high public transport accessibility and the car-free status can be realistically enforced by planning obligations and/or on-street controls. The Council strongly supports contributions to and provision for car clubs at new developments to help reduce the need for private car parking.

Policy 83: Aviation development

Policy 84: Telecommunications

### **Policy 85: Infrastructure delivery, planning obligations and the Community Infrastructure Levy**

Policy 85 states that planning permission for new developments will only be supported/permited where there are suitable arrangements for the improvement or

provision and phasing of infrastructure, services and facilities necessary to make the scheme acceptable in planning terms.

## **South Cambridgeshire Local Plan (2018)**

### **S/1 – Vision**

### **S/2 – Objectives of the Local Plan**

Policy S/2 of the Local Plan sets out how the vision for the Local Plan will be secured through the achievement of six key objectives including to ensure that all new development provides or has access to a range of services and facilities that support healthy lifestyles and well-being for everyone, including shops, schools, doctors, community buildings, cultural facilities, local open space, and green infrastructure (criterion e).

### **S/6 The Development Strategy to 2031**

Policy S/6 of the Local Plan sets out the Council's development strategy and a hierarchical approach to new housing in the district, with a descending order of preference given to on the edge of Cambridge, at new settlements and only limited development at Rural Centres and Minor Rural Centres.

Policy S/6(4) sets out that development in the rural area will be limited, with allocations for jobs and housing focused on Rural Centres and Minor Rural Centres, and rural settlement policies providing for windfall development for different categories of village consistent with the level of local service provision and quality of public transport access to Cambridge or a market town.

### **S/7 – Development Frameworks**

Policy S/7 of the Local Plan states that outside development frameworks, only allocations within Neighbourhood Plans that have come into force and development for agriculture, horticulture, forestry, outdoor recreation and other uses which need to be located in the countryside or where supported by other policies in this plan will be permitted

The supporting text to policy S/7 sets out the development frameworks define where policies for the built-up areas of settlements give way to policies for the countryside. This is necessary to ensure that the countryside is protected from gradual encroachment on the edges of villages and to help guard against incremental growth in unsustainable locations.

### **S/8 – Rural Centres**

S/9 – Minor Rural Centres  
S/10 – Group Villages  
S/11 – Infill Villages  
CC/1 – Mitigation and Adaption to Climate Change

### **CC/3 – Renewable and Low Carbon Energy in New Developments**

Policy CC/3 'Renewable and Low Carbon Energy', requires that Proposals for new dwellings and new non-residential buildings of 1,000m<sup>2</sup> or more will be required to reduce carbon emissions by a minimum of 10% through the use of on-site renewable energy and low carbon technologies.

### **CC/4 – Water Efficiency**

Policy CC/4 'Water Efficiency' requires that all new residential developments must achieve as a minimum water efficiency to 110 litres pp per day and for non-residential buildings to achieve a BREEAM efficiency standard equivalence of 2 credits. Paras 152 – 158 of the NPPF are relevant.

CC/6 – Construction Methods

### **CC/7 – Water Quality CC/8 – Sustainable Drainage Systems CC/9 – Managing Flood Risk**

Policies CC/7, CC/8 and CC/9 of the Local Plan require developments to have appropriate sustainable foul and surface water drainage systems and minimise flood risk.

### **HQ/1 – Design Principles**

Policy HQ/1 'Design Principles' provides a comprehensive list of criteria by which development proposals must adhere to, requiring that all new development must be of high-quality design, with a clear vision as to the positive contribution the development will make to its local and wider context

Policy HQ/1 states that proposals must provide safe and convenient access for all users and abilities to public buildings and spaces, including those with limited mobility or those with impairment such as sight or hearing.

Policy HQ/1 (n), sets out that proposals must protect the health and amenity of occupiers and surrounding uses from development that is overlooking, overbearing or results in a loss of daylight or development which would create unacceptable impacts such as noise, vibration, odour, emissions and dust.

## **HQ/2 – Public Art and New Development**

Policy HQ/2 encourages the provision of public art as part of major developments.

## **NH/2 – Protecting and Enhancing Landscape Character**

Local Plan policy NH/2 requires that development respects and retains, or enhances the local character and distinctiveness of the local landscape and of the individual National Character Area in which it is located.

## **NH/3 – Protecting Agricultural Land**

Local plan policy NH/3 'Protecting Agricultural Land' states that permission will not be granted for development which would lead to the irreversible loss of Grades 1, 2 or 3a agricultural land unless:

- a) Land is allocated for development in the Local Plan;
- b) Sustainability considerations and the need for the development are sufficient to override the need to protect the agricultural value of the land...

## **NH/4 – Biodiversity**

Policy NH/4 outlines a primary objective for biodiversity to be conserved or enhanced and provides for the protection of Protected Species, Priority Species and Priority Habitat and states that proposals that harm or disturb populations and habitats should secure achievable mitigation and / or compensatory measures resulting in no net loss.

## **NH/6 – Green Infrastructure**

Policy NH/6 requires that all new developments contribute towards the enhancement of the green infrastructure network within the district.

NH/8 – Mitigating the Impact of Development in & adjoining the Green Belt

## **NH/14 – Heritage Assets**

Policy NH/14 of the South Cambridgeshire Local Plan (2018) requires development affecting heritage assets to sustain or enhance the character and distinctiveness of those assets. Policy HQ/1 states that all new development must be compatible with



its location in terms of scale, density, mass, form, siting, design, proportion, material, texture and colour in relation to the surrounding area.

### **H/8 – Housing Density**

Policy H/8 requires housing density in new settlements and urban extensions to achieve a housing density of 40 dwellings per hectare (dph) and in Rural Centres, Minor Rural Centre villages and Group Villages to achieve a density of 30dph. The policy states that density may vary where justified by the character of the locality, the scale of the development, or other local circumstances.

### **H/9 – Housing Mix**

Policy H/9 'Housing Mix' requires a wide choice, type and mix of housing to be provided to meet the needs of different groups in the community. For market housing development of 10 or more homes, H/9 provides targets as set out in the table below. H/9 states the mix of affordable homes is to be set by local housing needs evidence. Policy H/9 requires that the mix of market homes to be provided on sites of 9 or fewer homes will take account of local circumstances

Policy H/9(4) requires 5% of homes in a development to be built to the accessible and adaptable dwellings M4(2) standard, rounding down to the nearest whole property with the provision split evenly between the affordable and market homes rounding to the nearest whole number.

In terms of self and custom build plots, policy H/9 does not set criteria for how many self or custom build units are to be provided within a development. Officers have typically secured provision equivalent to 5%. The custom build plots proposed as part of the application will be secured in the Section 106 agreement and the appropriate marketing of the plots will be undertaken in accordance with the agreed details. The proposal would therefore accord with Policy H/9(2).

### **H/10 – Affordable Housing**

Local Plan Policy H/10 requires 40% affordable homes on development sites of 11 dwellings or more except where it can be demonstrated unviable in light of changing market conditions, individual site circumstances and development costs, in which case a revised mix of affordable house types and tenures and then a lower level of affordable housing provision may be negotiated. The NPPF paras 60 – 67 and Annex 2 Glossary are relevant.

## **H/12 – Residential Space Standards**

Policy H/12 states that new residential units will be permitted where their gross internal floor areas meet or exceed the Government's Technical Housing Standards – Nationally Described Space Standard (2015) or successor document.

SC/2 – Health Impact Assessment

SC/4 – Meeting Community Needs

SC/6 – Indoor Community Facilities

## **SC/7 – Outdoor Play Space, Informal Open Space & New Developments**

Policy SC/7 requires all housing developments to contribute towards outdoor play space (including children's play space, formal outdoor sports facilities) and informal open space in accordance with the following minimum standards.

- Outdoor sports – 1.6 ha per 1,000 people;
- Formal children's play space – 0.4 ha per 1,000 people;
- Informal children's play space – 0.4 ha per 1,000 people; and
- Informal open space – 0.4 ha per 1,000 people.
- Allotments and community orchards – 0.4 ha per 1,000 people.

## **SC/9 – Lighting Proposals**

Policy SC/9 requires external lighting proposal to be at the minimum level required for public safety/crime prevention. Lighting should be designed to minimise glare and spill and to ensure there is no adverse impact on amenity of surrounding occupiers or the countryside. Road and footway lighting must meet the County Councils adopted standards.

## **SC/10 – Noise Pollution**

Policy SC/9 seeks to protect against adverse impacts associated with noise. Development must not result in an adverse impact to surrounding occupiers, future users and for wildlife and countryside recreation.

## **SC/11 – Contaminated Land**

Policy SC/11 requires where contaminated land is suspected that assessment of the extent of contamination and any possible risks is provided. Proposals will only be permitted where it has been demonstrated that land is or can be made suitable for the proposed use. Conditions may be attached to any planning permission to ensure adequate attenuation of noise emissions or to control the noise at

source.

### **SC/12 – Air Quality**

Policy SC/12 requires that proposals demonstrate they would not result in significant adverse impacts on health, the environment or amenity from emission to air. Where a development is a sensitive end use, that there will not be any significant adverse effects on health, the environment or amenity arising from existing poor air quality.

### **TI/2 – Planning for Sustainable Travel**

Policy TI/2 requires developers to demonstrate adequate provision will be made to mitigate the likely impacts of the proposed development and, for larger developments, to demonstrate they have maximised opportunities for sustainable travel, and provided a Transport Assessment and Travel Plan.

### **TI/3 – Parking Provision**

TI/3 requires 1 cycle space per bedroom. The supporting text advises that for residential purposes cycle parking should be within a covered, lockable enclosure and that for houses this could be in the form of a shed or garage, for flats either individual lockers or cycle stands within a lockable, covered enclosure are required. All cycle parking should be designed and located to minimise conflict between cycles, pedestrians and vehicles.

TI/3 requires 2 car parking spaces per dwelling – 1 space to be allocated within the curtilage. The supporting text to the policy advises that the Council will encourage innovative solutions such as shared parking areas, for example where there are a mix of day and night uses, car clubs and provision of electric charging points and that a developer must provide clear justification for the level and type of parking proposed and will need to demonstrate they have addressed highway safety issues

### **TI/8 – Infrastructure and New Developments**

Policy TI/8 states that Planning permission will only be granted for proposals that have made suitable arrangements for the improvement or provision of infrastructure necessary to make the scheme acceptable in planning terms. The nature, scale and phasing of any planning obligations and/or Community Infrastructure Levy (CIL) contributions sought will be related to the form of the development and its potential impact upon the surrounding area.

TI/9 - Education facilities

## **TI/10 – Broadband**

Policy TI/10 'Broadband' requires new development to contribute towards the provision of infrastructure suitable to enable the delivery of high-speed broadband services across the District.

## **NPPF (2024)**

### **Paragraph 11 the presumption in favour of sustainable development**

Paragraph 11 of the NPPF (2024) states that decisions should apply a presumption in favour of sustainable development. For decision taking this means approving development proposals that accord with an up-to-date development plan without delay subject to assessing whether any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, when assessed against the policies in the NPPF (2024) taken as a whole.

### **Paragraph 116 Highway safety**

Para. 116 of the NPPF advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

### **Paragraphs 131, 135 and 137 well-designed, sustainable places**

Paragraphs 131, 135 and 137 of the NPPF (2023) advise that developments should aim to achieve well-designed, sustainable places that function well, are visually attractive, create a strong sense of place and optimise the potential of the site.

### **Paragraph 136 Trees**

Para. 136 of the NPPF seeks for existing trees to be retained wherever possible.

### **Paragraph 161 climate change**

Paragraph 161 of the NPPF (2023) advises that the planning system should support to transition to net zero by 2050 and take full account of all climate impacts including overheating, water scarcity, storm and flood risks and coastal change.

### **Paragraphs 170-181 flood risk**

Paras. 170 – 181 of the NPPF relate to flood risk. These advise that Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. A sequential risk-based approach should also be taken to individual applications in areas known to be at risk now or in future from any form of flooding. The sequential test should be used in areas known to be at risk now or in the future.

### **Paragraph 187 protecting the natural environment**

The NPPF para. 187 states that planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
- c) maintaining the character of the undeveloped coast
- d) minimising impacts on and providing net gains for biodiversity
- e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability
- f) remediating and mitigating contaminated and unstable land where appropriate.

### **Paragraph 198 Noise**

Paragraph 198 of the NPPF advises that planning decisions should aim to avoid noise giving rise to significant adverse impacts on health and quality of life resulting from new development, as well as limiting the impact of light pollution on local amenity.

### **Paragraph 199 Air Quality**

Paragraph 199 of the NPPF advises that opportunities to improve air quality should be identified, such as through traffic and travel management.

### **Paragraph 207 the impact of a proposed development on the significance of a designated heritage asset**

Para. 207 of the NPPF set out that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, and the more important the asset, the greater the weight should be. Any harm to, or loss of, the significance of a heritage asset should require clear and convincing justification.

### **Paragraph 212 great weight should be given to the conservation of a heritage asset**

Para. 212 of the NPPF set out that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, and the more important the asset, the greater the weight should be. Any harm to, or loss of, the significance of a heritage asset should require clear and convincing justification.

## **Other**

### **Build To Rent**

The proposed housing is proposed as a 'Build to Rent' (BTR) development, whereby the whole development is retained in single ownership by commercial investors and professionally managed and maintained in this manner for the longer term of at least 15 years to provide rental income for the developer. BTR is increasing in popularity as a form of development in Cambridge. As such additional annexes to the Greater Cambridgeshire Housing Strategy were adopted in July 2021 which provide further guidance on this form of development. Paragraph 5 of Annex 9 states that "The Greater Cambridge Housing Strategy supports the development of purpose built private rented housing to help provide additional housing choice and to help accelerate the delivery of new homes". However, paragraph 15 of the annex requires that a robust market report will be needed to clearly demonstrate how any scheme would meet local housing need and demand.

### **The Planning (Listed Buildings and Conservation Areas) Act 1990**

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that a local authority shall have regard to the desirability of preserving features of special architectural or historic interest, and in particular, Listed Buildings. Section 72 provides that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area

### **The Greater Cambridge Sustainable Design and Construction SPD (2020)**

The Councils' Sustainable Design and Construction SPD (2020) sets out a framework for proposals to demonstrate they have been designed to minimise their carbon footprint, energy and water consumption and to ensure they are capable of responding to climate change as required by policy CC/1 of the South Cambridgeshire Local Plan / Policy 28 of the Cambridge Local Plan.

The Greater Cambridge Sustainable Design and Construction SPD outlines the standards for EV charging at one slow charge point for each dwelling with allocated parking, one slow charge point for every two dwellings with communal parking (at least half of all non-allocated parking spaces) and passive provision for all the remaining car parking spaces to provide capability for increasing provision in the future. **OR# 1** per 1,000m<sup>2</sup> of floor space for fast charging points; 1 per 2 spaces for slow charging points and passive provision for the remaining spaces to provide capability for increasing provision in the future

### **The Greater Cambridge Biodiversity SPD (2022)**

The Councils' Biodiversity SPD (2022) is in line with the Environment Act 2021 and requires that development proposals deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting.

### **The District Design Guide (2010)**

The District Design Guide 2010 advises that to prevent the overlooking of habitable rooms to the rear of residential properties and rear private gardens, it is preferable that a minimum distance of 15m is provided between the windows and the property boundary. For two storey residential properties, a minimum distance of 25m should be provided between rear or side building faces containing habitable rooms, which should be increased to 30m for 3 storey residential properties. It advises that a 12 metre separation is allowed where blank walls are proposed opposite the windows to habitable rooms.

The District Design Guide 2010 advises that each one or two-bedroom house should have private garden space of 40m<sup>2</sup> in urban settings and 50m<sup>2</sup> in rural settings; whilst each house with 3 bedrooms or more should have private garden space of 50m<sup>2</sup> in urban settings and 80m<sup>2</sup> in rural settings. Ground floor apartments should have a minimum of 10m<sup>2</sup> private amenity space immediately outside their living accommodation, or use of a communal garden, where 25m<sup>2</sup> is allowed for each apartment. Upper floor apartments should have use of a private balcony, of a

minimum of 3m<sup>2</sup>, plus use of a communal garden, where 25m<sup>2</sup> is allowed for each apartment.

### **The Community Infrastructure Levy Regulations (2010)**

The Community Infrastructure Levy Regulations (2010) have introduced the requirement for all local authorities to make an assessment of any planning obligation in relation to three tests. If the planning obligation does not pass the tests then it is unlawful. The tests are that the planning obligation must be:

- a) necessary to make the development acceptable in planning terms;
- b) directly related to the development; and
- c) fairly and reasonably related in scale and kind to the development.



JDMC  
18 June  
2025

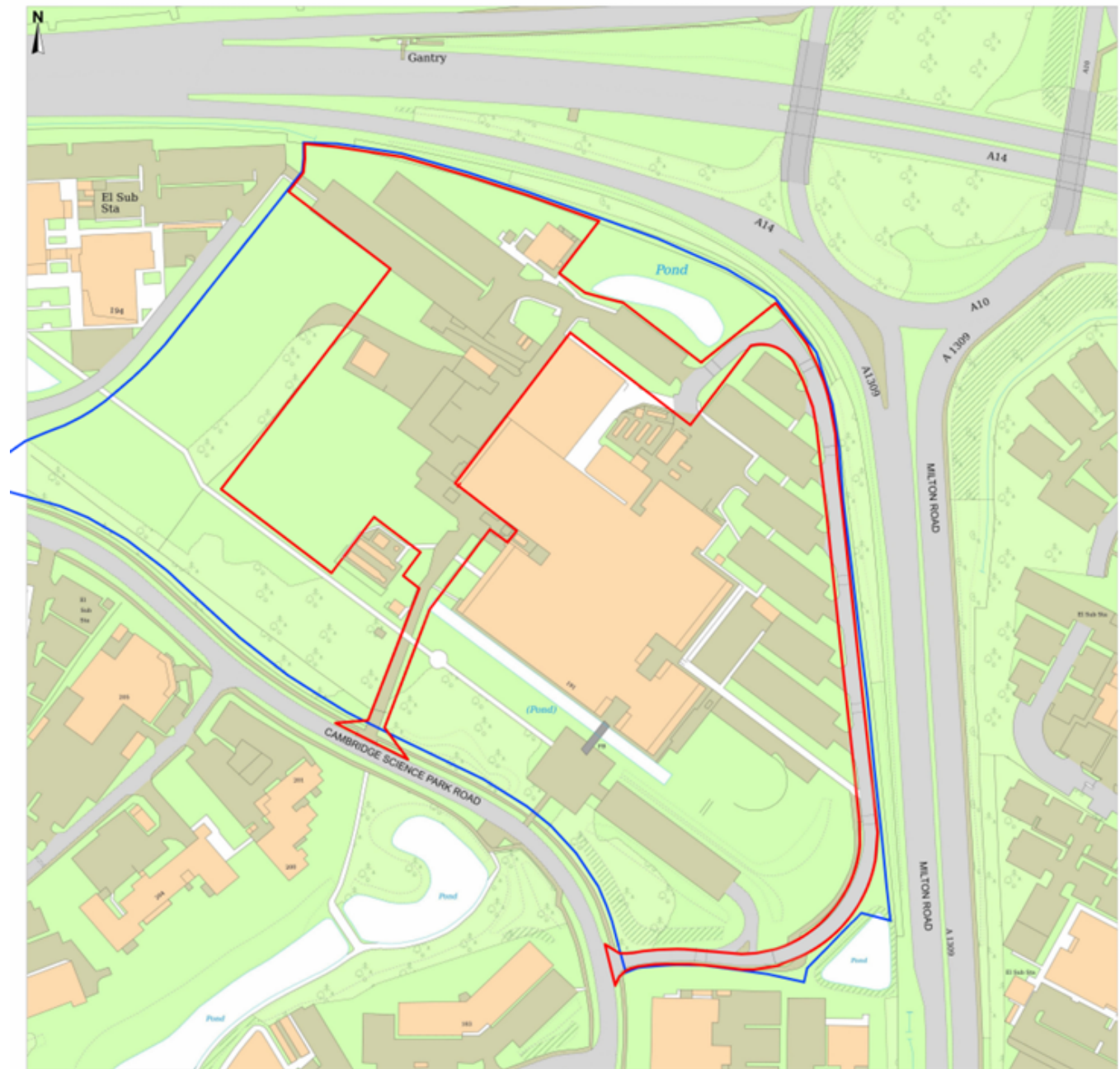


**GREATER CAMBRIDGE**  
SHARED PLANNING

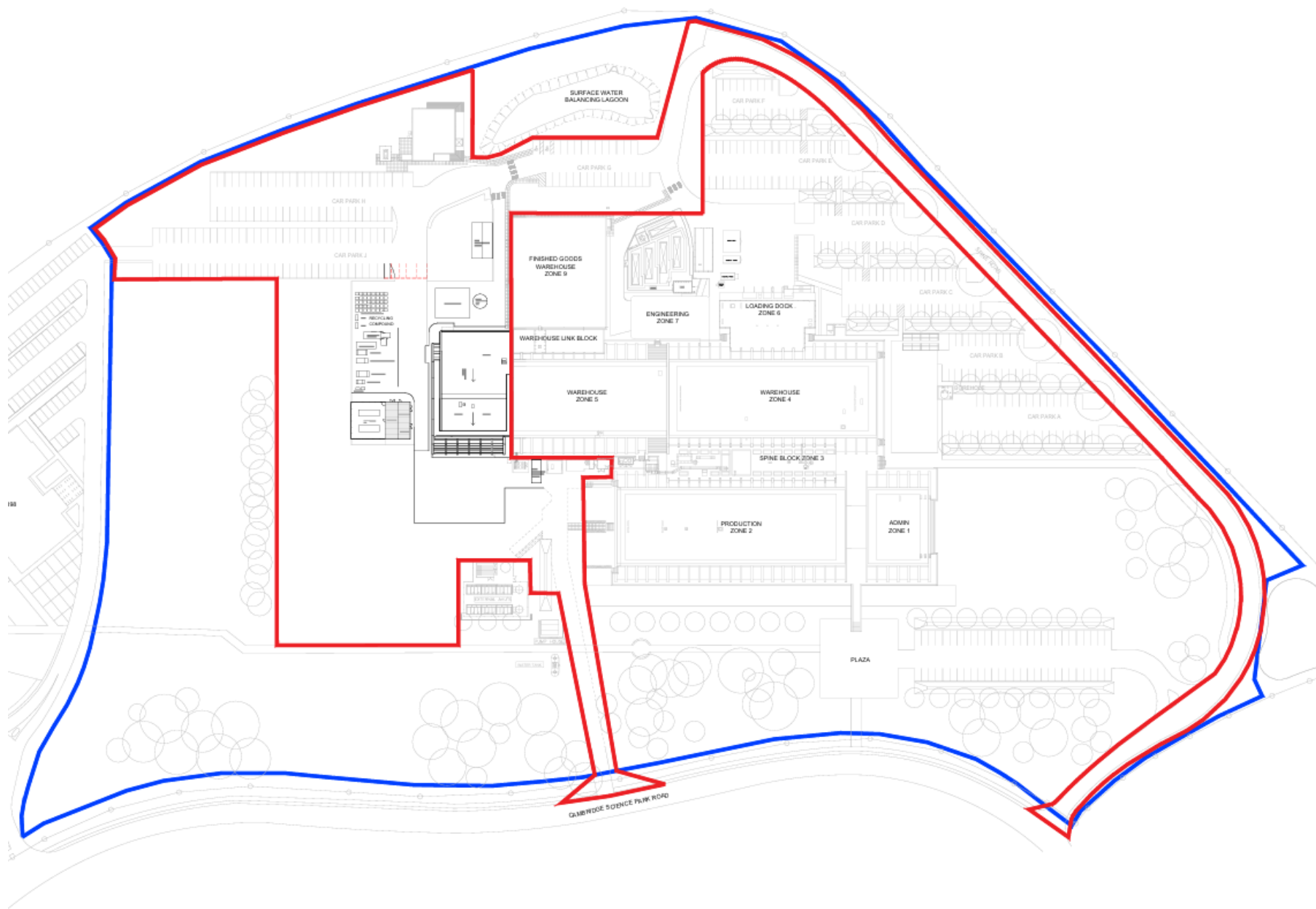
# 25/00113/FUL - 191 Cambridge Science Park Milton Cambridgeshire

**Proposal:** Erection of two-storey 2,145.2 sqm (GIA) extension to the north-west of the existing building to provide a new filling and packaging hall (B2 and B8 uses) with first-floor specialist building services plant, enclosed link to the existing warehouse at ground level and roof-mounted solar photovoltaics, along with installation of external plant, relocation of external recycling compound, new groundsman store, alterations to existing car park, new landscaping scheme and associated external works.

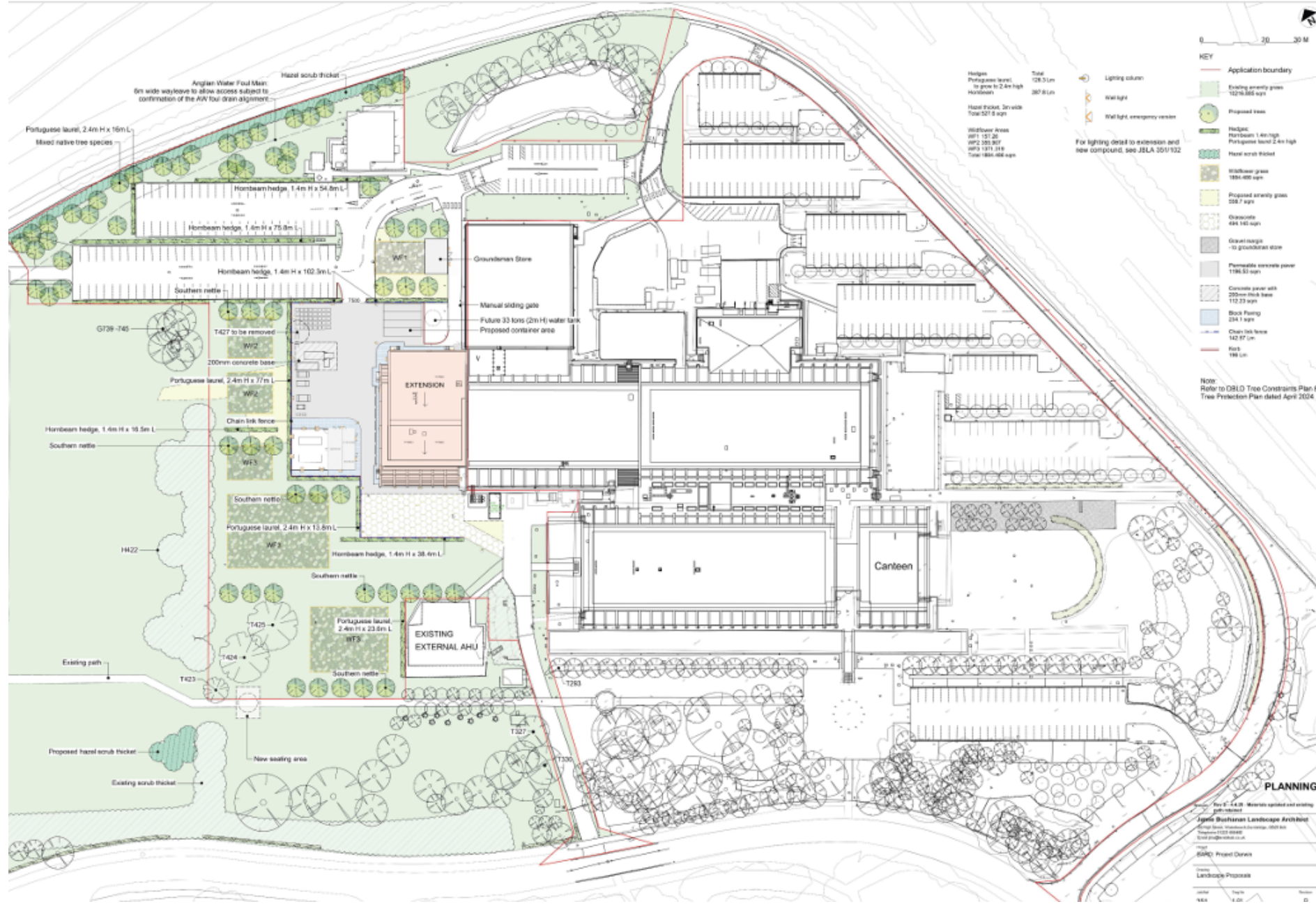
# Site Location Plan



# Proposed Site Plan

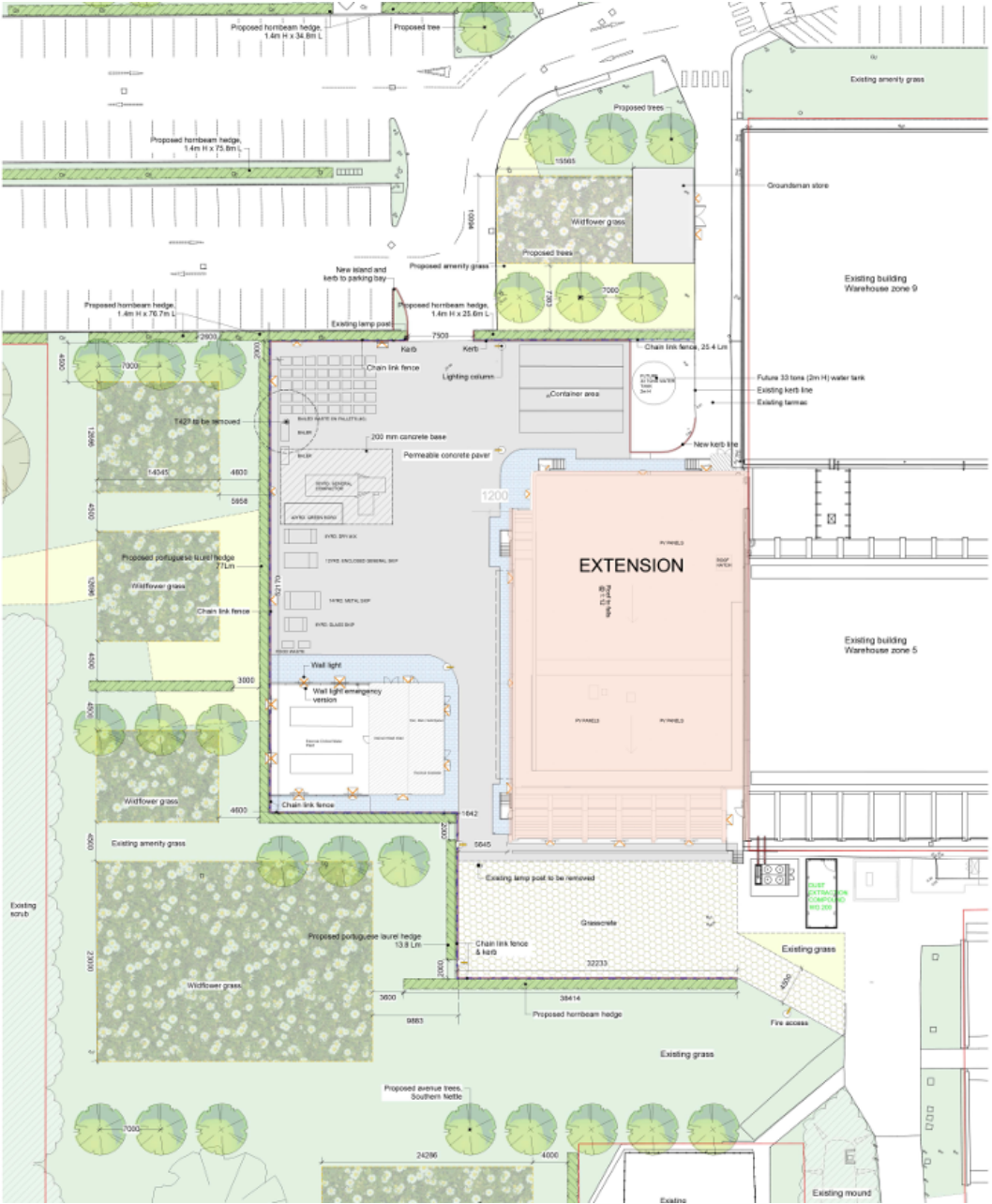


# Landscape Concept Plan



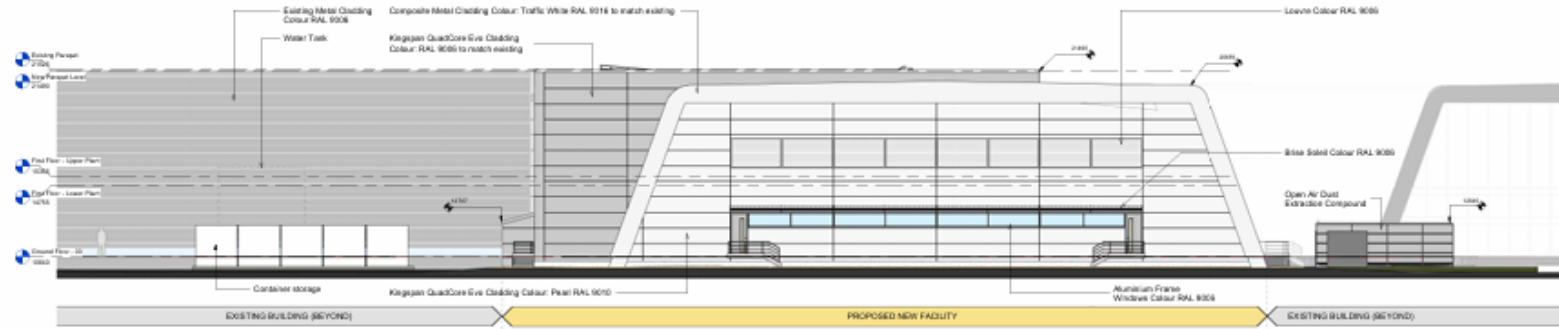


# Landscape Concept Plan (2)

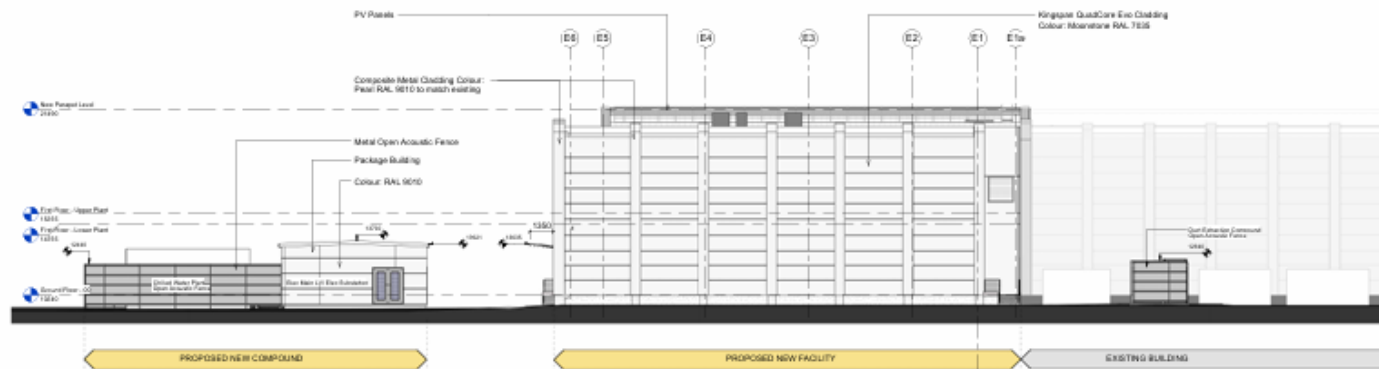


# Elevations

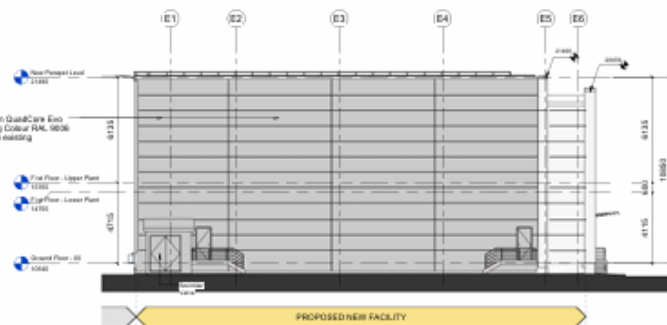
INTRODUCTION



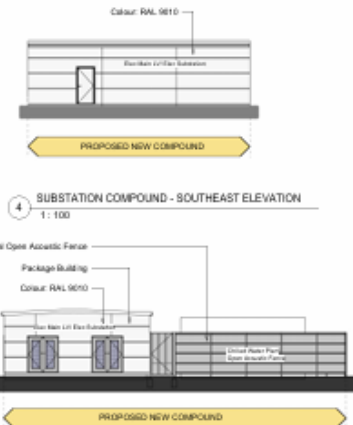
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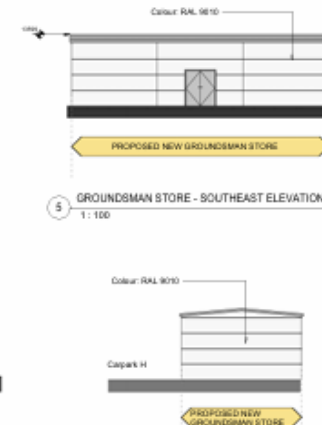
2 SOUTH WEST ELEVATION  
1 : 100



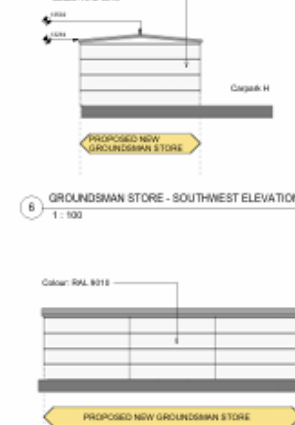
3 NORTH EAST ELEVATION



4 SUBSTATION COMPOUND - SOUTHEAST ELEVATION  
1 : 100

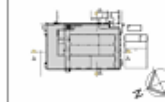


5 GROUNDSMAN STORE - SOUTHEAST ELEVATION  
1 : 100



6 GROUNDSMAN STORE - SOUTHWEST ELEVATION  
1 : 100

GENERAL INFORMATION

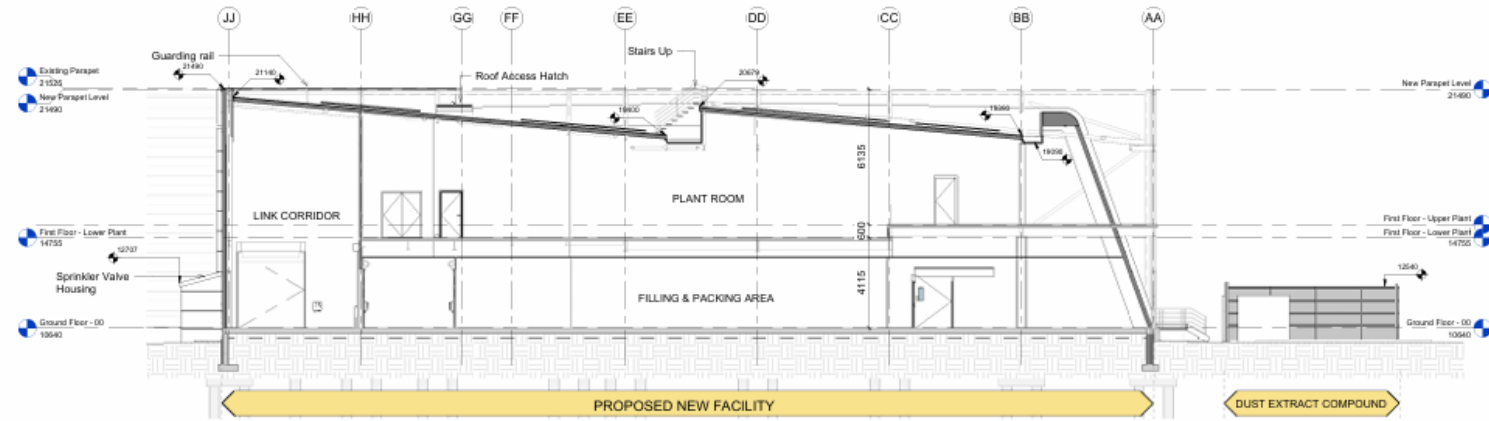


- Notes:
- For EIA location notes, please refer to the EIA location notes.
  - Existing dimensions are between 0.000 and 0.000 as indicated.

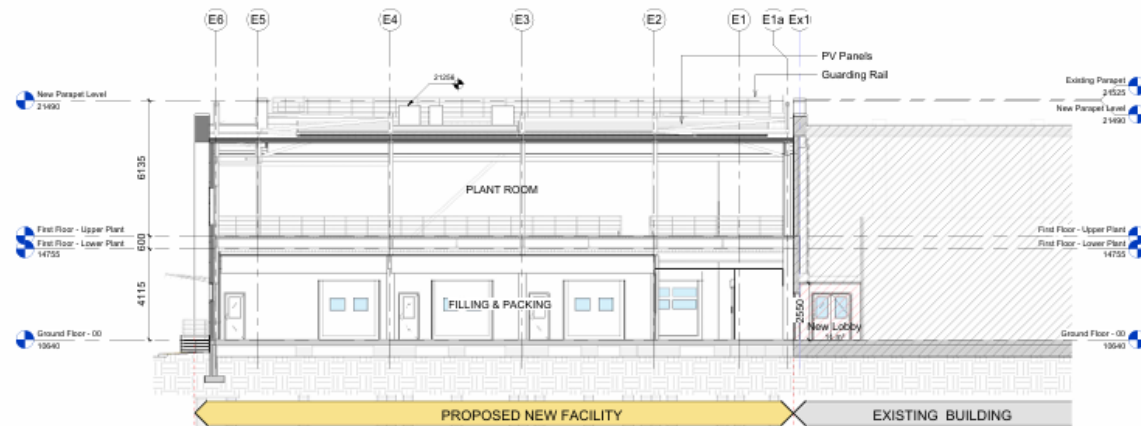
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Client Information	Client Name	Client Address	Client Contact
Design Information	Design Name	Design Number	Design Date
Approval Information	Approval Name	Approval Number	Approval Date
Revision Information	Revision Name	Revision Number	Revision Date

PROJECT DATA

# Sections



1 DETAILED SECTION A-A  
1 : 100



2 DETAILED SECTION B-B



# Visuals

Page 65



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