

Conditions 21/007723/OUT

Conditions for all applications

1. Drawings Compliance

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

- CITP-SBR-ZZ-ZZ-DR-A-8100 RevP4

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

2. Construction Phase – Hours of construction

No demolition/construction work and/or construction related dispatches from or deliveries to the site shall take place other than between the hours of 08.00 to 18.00 on Monday to Friday, 08.00 to 13.00 hours on Saturdays and no construction works or collection / deliveries shall take place on Sundays, Bank or Public Holidays.

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

3. Compliance with Construction Environmental Management Plan

The development shall be undertaken in accordance with the details provided in the Construction Environmental Management Plan (by Bowmer+Kirkland) dated 2nd September 2021.

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

4. Removal of PD Rights – Employment Use

Notwithstanding the provisions of Article 3 Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that order with or without modification), the premises shall be used for Use Classes E(g) and B8 (limited to data centres only) and associated parking, and for no other purpose (including any other purposes in the aforementioned classes of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification).

Reason – In the interests of good planning and to maintain the provision of employment land to meet strategic needs in accordance with Policy E/3 of the South Cambridgeshire Local Plan 2018. To protect the amenities of adjoining residents in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

5. Removal of PD Rights - Cranes & Construction Equipment

No development within Schedule 2 Part 4 Temporary Buildings and Uses, Class A: The provision on land of buildings, moveable structures, works, plant or machinery required temporarily in connection with and for the duration of operations, being or to be carried out on, in, under or over land or on land adjoining that land other than those expressly authorised by a construction methodology statement, to be submitted to and approved in writing by the authority, or approved by the authority as part of this permission shall be carried out without a planning application being submitted to and approved by the Local Planning Authority, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting it, with or without modification).

Reason: To ensure that construction work and construction equipment on the site and adjoining land does not obstruct air traffic movements or otherwise impede the effective operation of air traffic navigation transmitter/receiver systems in accordance with policy TI/6 of the South Cambridgeshire Local Plan 2018.

6. Operational Phase - Collection and Delivery Hours

Collection from and deliveries to the site shall only take place between the hours of 07.00 to 23.00 Monday to Saturday and 0900 to 1700 on Sunday, Bank and other Public Holidays.

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

7. Construction Ecological Management Plan

Prior to commencement of development (including demolition, ground works, vegetation clearance) a Construction Ecological Management Plan (CEcMP) shall be 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 which 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, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure the protection of on-site biodiversity throughout the construction process, Policy NH/4 of the Local Plan 2018.

8. Landscape and Ecological Management Plan

No development shall take place above ground level until a Landscape and Ecological Management Plan (LEMP) has been submitted to, and approved in writing by, the local planning authority. The content of the LEMP shall include the following:

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management, including how a minimum of 10% in biodiversity net gain will be achieved.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Prescription of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organisation responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved LEMP will be implemented in accordance with the approved details.

Reason: In the interests of environmental protection in accordance with Policy NH/4 of the South Cambridgeshire Local Plan.

9. Bird Hazard Management Plan

Development shall not commence until a Bird Hazard Management Plan has been submitted to and approved in writing by the Local Planning Authority. The submitted plan shall include details of:

- monitoring of any standing water within the site temporary or permanent
- sustainable urban drainage schemes (SUDS) – Such schemes shall comply with Advice Note 6 'Potential Bird Hazards from Sustainable Urban Drainage schemes (SUDS) (available at www.aoa.org.uk/policy-campaigns/operations-safety/).
- management of any flat/shallow pitched/green roofs on buildings within the site which may be attractive to nesting, roosting and "loafing" birds. The management plan shall comply with Advice Note 8 'Potential Bird Hazards from Building Design' (available at www.aoa.org.uk/policy-campaigns/operations-safety/)
- maintenance of planted and landscaped areas, particularly in terms of height and species of plants that are allowed to grow
- which waste materials can be brought on to the site/what if any exceptions e.g. green waste
- monitoring of waste imports (although this may be covered by the site licence)
- physical arrangements for the collection (including litter bins) and storage of putrescible waste, arrangements for and frequency of the removal of putrescible waste.

The Bird Hazard Management Plan shall be implemented as approved, prior to the commencement of any works and shall remain in force for the life of the building. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Local Planning Authority.

Reason: To minimise and mitigate the potential for the development to attract and support birds of such species that could endanger the safe movement of aircraft and the operation of Cambridge Airport (Local Plan 2018 Policy TI/6).

10. Public access to site

Prior to occupation of the final building on the site, the areas of public realm as identified on the Landscape Open Space Strategy (document no. CITP-LLA-ZZ-00-DR-L-0006-P06) shall be made available for public use and maintained as such thereafter.

Reason: To ensure the proposed external landscaping facilities are open to the wider community to enhance the health and wellbeing of the occupants and the wider community in accordance with policy SC/2 of the South Cambridgeshire Local Plan 2018.

11. Land contamination compliance

If, during construction works, any additional or unexpected contamination is identified, then remediation proposals for this material should be agreed in writing by the Local Planning Authority before any works proceed and shall be fully implemented prior to first occupation of the dwellings hereby approved.

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

Conditions for Phase 1 (detailed application, Building 3 and Multi Storey Car Park)

12. Time Limit

The development hereby permitted shall be begun before the expiration of 3 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).

13. Approved Plans

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

CITP-SBR-ZZ-ZZ-DR-A-8008 Rev P3
CITP-SBR-ZZ-ZZ-DR-A-8504 RevP2
CITP-SBR-ZZ-ZZ-DR-A-8505 RevP3
CITP-SBR-ZZ-ZZ-DR-A-8506 RevP3
CITP-SBR-CP-ZZ-DR-A-8300 RevP5
CITP-SBR-CP-ZZ-DR-A-8301 RevP3
CITP-SBR-CP-ZZ-DR-A-8302 RevP2
CITP-SBR-CP-ZZ-DR-A-8303 Rev P3
CITP-SBR-CP-ZZ-DR-A-8304 RevP3

CITP-SBR-CP-ZZ-DR-A-8305 Rev 1
CITP-SBR-CP-ZZ-DR-A-8401 Rev P3
CITP-SBR-B3-00-DR-A-8300 RevP4
CITP-SBR-B3-01-DR-A-8301 RevP4
CITP-SBR-B3-02-DR-A-8302 RevP4
CITP-SBR-B3-R1-DR-A-8303 RevP4
CITP-SBR-B3-ZZ-DR-A-8401 RevP3
CITP-SBR-B3-ZZ-DR-A-8402 RevP4
CITP-SBR-B3-00-DR-A-8304 Rev P2
CITP-SBR-ZZ-ZZ-DR-A-8305
CITP-SBT-CP-ZZ-DR-A-8310 RevP2
Sheet 1 of 4 2435-LLA-00-GF-PL-L-002-P01
Sheet 2 of 4 2435-LLA-00-GF-PL-L-003-P01
Sheet 3 of 4 2435-LLA-00-GF-PL-L-004-P01
Sheet 4 of 4 2435-LLA-00-GF-PL-L-005-P01
CITP-LLA-ZZ-00-DR-L-0101-P02
CITP-LLA-ZZ-00-DR-L-0102-P02
CITP-LLA-ZZ-00-DR-L-0103-P02
CITP-LLA-ZZ-00-DR-L-0104-P02
CITP-LLA-ZZ-00-DR-L-0105-PO2
CITP-LLA-ZZ-00-DR-L-0106-P02
CITP-LLA-ZZ-00-DR-L-0107-P02
CITP-LLA-ZZ-00-DR-L-0108-P02
CITP-LLA-ZZ-00-DR-L-0109-P02
CITP-LLA-ZZ-00-DR-L-0110-P02
CITP-LLA-ZZ-00-DR-L-0201-P02
CITP-LLA-ZZ-00-DR-L-0202-P02
CITP-LLA-ZZ-00-DR-L-0203-P02
CITP-LLA-ZZ-00-DR-L-0204-P02
CITP-LLA-ZZ-00-DR-L-0205-P02
CITP-LLA-ZZ-00-DR-L-0206-P02
CITP-LLA-ZZ-00-DR-L-0207-P02
CITP-LLA-ZZ-00-DR-L-0208-P02
CITP-LLA-ZZ-00-DR-L-0209-P02
CITP-LLA-ZZ-00-DR-L-0210-P02
CITP-LLA-ZZ-00-DR-L-0211-P02
CITP-LLA-ZZ-00-DR-L-0212-P02
CITP-LLA-ZZ-00-DR-L-0215
CITP-LLA-ZZ-00- DR-L-0301
CITP-LLA-ZZ-00- DR-L-0302
CITP-LLA-ZZ-00- DR-L-0303
CITP-LLA-ZZ-00- DR-L-0304
CITP-LLA-ZZ-00- DR-L-0305
CITP-LLA-ZZ-00- DR-L-0306
CITP-LLA-ZZ-00- DR-L-0307
20-281-100-003 Rev. E Proposed Highway Layout

Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

14. 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 material schedule, detailing the specification, photos and manufacturer of the proposed materials. Large scale coloured elevations should also be provided. 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.

15. Sample Panel

No development above ground level shall be laid until a sample panel, at least 1m x 1m in size, has been prepared on site detailing the choice of glazing panel and cladding panels. The details shall be submitted to and approved in writing by the Local Planning Authority. The approved sample panel is to be retained on site for the duration of the works for comparative purposes, and works will take place only in accordance with approved details.

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

16. BREEAM Design Stage certification

Within 6 months of commencement of development of Phase 1, or as soon as reasonably practical, a BRE issued Design Stage Certificate shall be submitted to, and approved in writing by, the Local Planning Authority demonstrating that BREEAM 'excellent' as a minimum will be met, with 3 credits for Wat 01 (water consumption). Where the Design Stage certificate shows a shortfall in credits for BREEAM 'excellent', a statement shall also be submitted identifying how the shortfall will be addressed. In the event that such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.

Reason: In the interests of reducing carbon dioxide emissions, ensuring efficient use of water and promoting principles of sustainable construction and efficient use of buildings in accordance with Policy CC/1 of the South Cambridgeshire Local Plan and the Greater Cambridge Sustainable Design and Construction SPD 2020.

17. BREEAM Post construction certification

Prior to the use or occupation of the development of Phase 1, or within six months of occupation, hereby approved, a BRE issued post Construction Certificate shall be submitted to, and approved in writing by the Local Planning Authority, indicating that the approved BREEAM rating has been met. In the event that such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.

Reason: In the interests of reducing carbon dioxide emissions, ensuring efficient use of water and promoting principles of sustainable construction and efficient use of buildings in accordance with Policy CC/1 South Cambridgeshire Local Plan and the Greater Cambridge Sustainable Design and Construction SPD 2020.

18. Site Wide Public Art Delivery Plan

Prior to occupation of Building 3 a site-wide Public Art Delivery Plan (PADP) shall be submitted to and approved in writing by the Local Planning Authority. The PADP shall include the following:

- a) Details of the public art and artist commission;
- b) Details of how the public art will be delivered, including a timetable for delivery;
- c) Details of the location of the proposed public art on the application site;
- d) The proposed consultation to be undertaken;
- e) Details of how the public art will be maintained;
- f) How the public art would be decommissioned if not permanent;
- g) How repairs would be carried out;
- h) How the public art would be replaced in the event that it is destroyed;

The approved PADP shall be fully implemented in accordance with the approved details and timetabling. Once in place, the public art shall not be moved or removed otherwise than in accordance with the approved maintenance arrangements.

Reason: To ensure that the scheme provides suitable public art strategy in accordance with Policies HQ/1 and HQ/2 of the South Cambridgeshire Local Plan 2018.

19. Broadband Provision

Prior to the occupation of Building 3, the office building shall be provided with infrastructure within to facilitate the connection of a highspeed fibre optic broadband service.

Reason: To contribute towards the provision of infrastructure suitable to enable the delivery of high speed broadband across the district, in accordance with policy TI/10 of the South Cambridgeshire Local Plan 2018.

20. Noise Assessment

Prior to the installation of plant, a noise assessment and a scheme for the insulation of the building(s) and/or associated plant / equipment or other attenuation measures, in order to minimise the level of noise emanating from the said building(s) and/or plant shall be submitted to and approved in writing by the local planning authority. The scheme as approved shall be fully implemented before the use hereby permitted is commenced and shall thereafter be maintained in strict accordance with the approved details.

Reason - To protect the amenity of nearby properties in accordance with Policies HQ/1 and SC/10 of the South Cambridgeshire Local Plan 2018.

21. Fire Hydrants

Prior to occupation, a scheme for the provision of fire hydrants shall be submitted to the local planning authority. Development shall be carried out in accordance with the approved details and the approved scheme shall be fully operational prior to the first occupation of that development.

Reason: To ensure the provision of adequate water supply

22. EV Charge Points

Prior to first occupation of Building 3, a total of 14 fast charge electric vehicle charge points shall be installed and made available for use within the multi storey car park in accordance with the approved plans. The electric vehicle charge points shall be designed and installed in accordance with BS EN 61851 or as superseded. The facilities shall thereafter be retained and shall not be used for any other purpose.

Reason: In the interests of encouraging more sustainable modes and forms of transport and to reduce the impact of development on local air quality, in accordance with Policy SC/14 and TI/2 of the South Cambridgeshire Local Plan 2018.

23. Disabled Parking provision

Prior to first occupation of Building 3, a total of 14 disabled parking bays shall be provided and available for use at all times at ground floor level in accordance with the approved plans. The facilities shall thereafter be retained and shall not be used for any other purpose.

Reason: To ensure sufficient provision of parking provision for disabled users. Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

24. Cycle Parking Provision

Notwithstanding the approved plans, prior to the installation of any cycle storage, details of the storage provision for all cycles including non-standard cycles, such as cargo bikes, shall be submitted to and approved in writing by the Local Planning Authority. The approved cycle parking provision shall be installed and made available in accordance with the approved plans prior to the occupation of Building 3. The cycle facilities shall thereafter be retained and shall not be used for any other purpose.

Reason: To ensure appropriate provision for the secure storage of bicycles in accordance with Policy TI/3 of the South Cambridgeshire Local Plan 2018.

25. Hard and soft landscaping – timing and implementation

All hard and soft landscaping works shall be carried out in accordance with the approved details. The works shall be carried out within the first planting season after the occupation of Building 3. If within a period of five years from the date of planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plants of the same species and size as that originally planted shall be planted at the same place.

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

26. Artificial lighting

Prior to the installation of any artificial lighting, an artificial lighting scheme, including hours of lighting, shall be submitted to and approved in writing by the local planning authority. The scheme shall include details of any artificial lighting of the site and an artificial lighting impact assessment with predicted lighting levels at proposed and existing residential properties shall be undertaken. Artificial lighting on and off site

must meet the Obtrusive Light Limitations for Exterior Lighting Installations contained within the Institute of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Light - GN01/20 (or as superseded). The approved lighting scheme shall be installed, maintained and operated in accordance with the approved details / measures.

Reason: To minimise the effects of light pollution on the surrounding area and to protect biodiversity interests in accordance with Policies SC/9 and NH/4 of the South Cambridgeshire Local Plan 2018.

27. Bus stop provision westbound

Prior to first occupation of the development hereby approved, the developer shall upgrade the westbound bus stop on Fulbourn Road directly adjacent to the northern boundary of the site with a pedestrian link to the site, a larger bus shelter and hard standing area. The details and precise location of the bus shelter to be installed shall be submitted to and agreed in writing by the Local Planning Authority in consultation with Cambridgeshire County Council. The bus shelter shall be implemented in accordance with the approved details and be maintained as such thereafter.

Reason: In the interests of encouraging more sustainable travel to and from the site in accordance with Policy TI/2 of the South Cambridgeshire Local Plan 2018.

28. Bus stop westbound – temporary pedestrian access

Prior to first occupation of the development hereby approved, details of how pedestrians using the westbound bus stop will be able to walk from the bus stop to Building 3 shall be submitted to and approved in writing by the Local Planning Authority. The details will include provision of any temporary path(s) required within the site to provide a walkable connection between the bus stop and Building 3. The pedestrian link shall be implemented in accordance with the approved details and retained until a permanent pedestrian link is approved and provided through a reserved matters application.

Reason: In the interests of encouraging more sustainable travel to and from the site in accordance with Policy TI/2 of the South Cambridgeshire Local Plan 2018.

29. Bus stop provision eastbound

Prior to first occupation of the development hereby approved, the developer shall upgrade the eastbound bus stop on Fulbourn Road with the provision of a bus shelter. The details and precise location of the bus shelter to be installed shall be submitted to and agreed in writing by the Local Planning Authority in consultation with Cambridgeshire County Council. The bus shelter shall be installed in accordance with the approved details.

Reason: In the interests of encouraging more sustainable travel to and from the site in accordance with Policy TI/2 of the South Cambridgeshire Local Plan 2018.

30. Travel Plan compliance

The development shall be undertaken in accordance with the details provided in the Framework Travel Plan prepared by Bryan G Hall, dated June 2021, included in Appendix 15.1A Transport Assessment Addendum prepared by Bryan G Hall and dated June 2021.

Reason: In the interests of encouraging sustainable travel to and from the site in accordance with Policy TI/2 of the South Cambridgeshire Local Plan 2018.

31. Car Park Management Plan

Prior to the first use of Building 3 a Car Parking Management Plan (CPMP) shall be submitted to and approved in writing by the local planning authority. The CPMP shall ensure that the number of parking spaces made available for this first phase of development (Building 3 and the MSCP) does not exceed 275 spaces. The CPMP shall also include for how parking provision will be phased throughout the site wide development to ensure that a balance between sustainable travel provision is balanced with adequate on-site parking including the allocation of spaces to car sharing and off peak journeys. The CPMP should identify how the permitted MSCP is used for the whole development, as well as any temporary provision for contractor parking during construction.

Reason: In the interests of encouraging sustainable travel to and from the site in accordance with Policy TI/2 of the South Cambridgeshire Local Plan 2018.

32. Retaining wall details

No construction above ground level shall take place until details at a minimum scale of 1:20 (including plans, elevations and sections) of the proposed retaining wall adjacent to the southern elevation of the Building 3 have been submitted to and approved in writing by the local planning authority. The 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.

33. Brown roof details

No construction of the roofs on Building 3 and the refuse store and substation enclosure shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority.

- a) The means of access for maintenance
- b) Plans and sections showing the make-up of the sub-base to be used which may vary in depth from between 80-150mm
- c) Planting/seeding with an agreed mix of species (the seed mix shall be focused on wildflower planting indigenous to the local area and shall contain no more than a maximum of 25% sedum)
- d) Where solar panels are proposed, biosolar roofs should be incorporated under and in-between the panels. An array layout will be required incorporating a minimum of 0.75m between rows of panels for access and to ensure establishment of vegetation
- e) A management/maintenance plan for the roof(s)

The roof(s) shall be constructed and laid out in accordance with the approved details and planting/seeding shall be carried out within the first planting season following the practical completion of the roof. The roof(s) shall be maintained as such in accordance with the approved management/maintenance plan.

The roof(s) shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance/repair or escape in case of emergency.

Reason: To help mitigate and respond to climate change and to enhance ecological interests in accordance with Policies CC/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

34. Operational Waste Management Plan

Prior to the first use of Building 3 an Operational Waste Management Plan shall be submitted to and approved in writing by the local planning authority. The development hereby permitted shall be undertaken in accordance with the approved details.

Reason: To ensure appropriate and secure areas for waste and recycling storage and with accessible collection points.

35. Drainage Strategy and SuDS Report compliance

The development hereby permitted shall be undertaken in accordance with the details included in the Drainage Strategy and SuDS Report prepared by Ramboll dated 30 September 2021, reference CITP-RMB-XX-XX-RP-C-0001 Rev P05.

Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development in accordance with policy CC/8 of the South Cambridgeshire Local Plan.

Conditions for site-wide ground works (detailed application)

36. Time limit

The development hereby permitted shall be begun before the expiration of 3 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).

37. Approved plans

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

CITP-LLA-ZZ-00-DR-L-0213 PO2
CITP-LLA-ZZ-00-DR-L-0214 PO2
CITP-LLA-ZZ-00-DR-L-0212
CITP-LLA-ZZ-00-DR-L-0215
CITP-SBR-ZZ-ZZ-DR-A-8020 RevP5
CITP-SBR-ZZ-ZZ-DR-A-8520 RevP2
CITP-SBR-ZZ-ZZ-DR-A-8021 RevP1
CITP-SBR-ZZ-ZZ-DR-A-8104 RevP1
CITP-SBR-ZZ-ZZ-DR-A-8103 RevP1
CITP-RMB-XX-XX-SK-C-0005

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.

38. Treatment and removal of suspended solids

The development hereby permitted shall not be commenced until such time as a scheme to treat and remove suspended solids from any excavation dewatering or surface water run-off during construction works has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.

Reason: Significant excavations are expected. Such works regularly require dewatering, more so than anticipated in many cases, particularly around Cambridge and to ensure compliance with Policies CC/6 and CC/7 of the South Cambridgeshire Local Plan 2018.

39. Soft landscaping – timing and implementation

All soft landscaping works shall be carried out in accordance with the approved details. The works shall be carried out within the first planting season following completion of the site wide works or to an alternative programme that is submitted to and approved in writing by the authority. If within a period of five years from the date of planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plants of the same species and size as that originally planted shall be planted at the same place.

Reason: To ensure that the development provides sufficient landscape buffer on the southern and eastern sides of the site to meet the requirements of Policy E/3 and NH/8 of the Local Plan and to ensure the development provides a high quality attractive, accessible, inclusive and safe environment in line with Policy HQ/1 of the South Cambridgeshire Local Plan.

40. Tree Protection compliance

The development hereby permitted shall be undertaken in accordance with the Tree Protection Plan, drawing no. 8474-D-AIA (included as Appendix A in the CEMP approved in condition 3).

Reason: To protect the visual amenity of the area and to ensure the retention of trees on site in accordance with Policies HQ/1 and NH/8 of the South Cambridgeshire Local Plan 2018.

41. Soil management compliance

The development hereby permitted shall be undertaken in accordance with the details included in the Soil Management Plan prepared by Bowmer + Kirkland), Issue B dated 17th May 2021.

Reason: Significant earthworks are proposed and the condition is to ensure compliance with Policies CC/6 and CC/7 of the South Cambridgeshire Local Plan 2018.

42. Drainage Strategy and SuDS Report compliance

The development hereby permitted shall be undertaken in accordance with the details included in the Drainage Strategy and SuDS Report prepared by Ramboll dated 30 September 2021, reference CITP-RMB-XX-XX-RP-C-0001 Rev P05.

Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development in accordance with policy CC/8 of the South Cambridgeshire Local Plan.

Conditions for outline application

43. Submission of Reserved Matters

Prior to the commencement of any development, details of the appearance, landscaping, layout, scale and access (hereinafter called the 'reserved matters') shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved.

Reason: This is an Outline permission only and these matters have been reserved for the subsequent approval of the Local Planning Authority.

44. Time Limit

Application(s) for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of five years from the date of this permission. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: In accordance with the requirements of Section 92 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

45. Approved Plans

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

CITP-SBR-ZZ-ZZ-DR-A-8004 RevP7
CITP-SBR-ZZ-ZZ-DR-A-8005 RevP7
CITP-SBR-ZZ-ZZ-DR-A-8006 RevP6
CITP-SBR-ZZ-ZZ-DR-A-8007 RevP8
CITP-LLA-ZZ-00-DR-L-0006-P06

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.

46. Phasing

Prior to or concurrently with the submission of the first reserved matters application, details of the phasing of the development shall be submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with such approved details.

Reason: To secure the coherent and comprehensive development of the site and a reasonable timescale for the benefit of future occupiers and surrounding residents and ensure compliance with policies S/5, HQ/1, SC/9, SC/10 and SC/14 of the South Cambridgeshire Local Plan 2018.

47. BREEAM for future reserved matters applications

All future reserved matters applications for occupied non-residential buildings shall be accompanied by a BREEAM pre-assessment prepared by an accredited BREEAM Assessor, indicating that the building is capable of achieving the applicable 'excellent' rating as a minimum, with a minimum of 2 credits achieved for Wat 01.

Reason: In the interests of reducing carbon dioxide emissions, ensuring efficient use of water and promoting principles of sustainable construction and efficient use of buildings in accordance with Policy CC/1 of the South Cambridgeshire Local Plan and the Greater Cambridge Sustainable Design and Construction SPD 2020.

48. Renewable Energy for future reserved matters applications

Prior to, or concurrently with each reserved matters application, a renewable energy statement for that phase shall be submitted, which demonstrates that at least 10% of the development's total predicted carbon emissions will be reduced through the implementation of on-site renewable energy sources, or an alternative bespoke scheme that achieves an equivalent reduction in carbon dioxide emissions. The statement shall include the total predicted carbon emissions and set out a schedule of proposed on-site renewable technologies, their respective carbon reduction contributions, size specification, location, design and maintenance programme.

Reason: In the interests of reducing carbon dioxide emissions, ensuring efficient use of water and promoting principles of sustainable construction and efficient use of buildings in accordance with Policy CC/1 of the South Cambridgeshire Local Plan Policy and the Greater Cambridge Sustainable Design and Construction SPD 2020.

49. Operational Phase - Noise Assessment

Prior to, or currently with, any reserved matters application, a noise assessment and a scheme for the insulation of the building(s) and/or associated plant / equipment or other attenuation measures, including any renewable energy provision sources such as any air source heat pump or wind turbine, in order to minimise the level of noise emanating from the said building(s) and/or plant on the proposed and existing residential premises shall be submitted to and approved in writing by the local planning authority. The scheme as approved shall be fully implemented before the use hereby permitted is commenced and shall thereafter be maintained in strict accordance with the approved details.

Reason - To protect the amenity of nearby properties in accordance with Policies HQ/1 and SC/10 of the South Cambridgeshire Local Plan 2018.

50. Artificial Lighting

Within each reserved matters application which includes the provision of any form of illumination an artificial lighting scheme shall be submitted. The scheme shall include details of the height, type, position and angle of glare of any final site lighting / floodlights including horizontal and vertical isolux contours and the hours of lighting.

The details and measures so approved shall be carried out and maintained in accordance with the approved lighting scheme/plan.

Reason: To protect the amenities of nearby residential properties in accordance with policy SC/9 of the South Cambridgeshire Local Plan 2018.

51. Trim trail details

Prior to or concurrently with the first reserved matters application, a site wide trim trail specification shall be submitted. The details shall include the position, width and surfacing of the trim trail and the siting, number and type of pieces of exercise / equipment to be provided. The trim trail shall be provided in accordance with the approved details prior to occupation of the final building on the site.

Reason: To enhance the health and wellbeing of the occupants and the wider community in accordance with policy SC/2 of the South Cambridgeshire Local Plan 2018.

52. Hard and soft landscaping details

With each reserved matters application, the landscaping details shall include detailed landscape designs and specifications for the associated reserved matters site. The landscape designs and specifications shall include the following:

Soft Landscaping

- a) Full details of planting plans and written specifications, including cultivation proposals for maintenance and management associated with plant and grass establishment, details of the mix, size, distribution, density and levels of all trees/hedges/shrubs to be planted and the proposed time of planting. The planting plan shall use botanic names to avoid misinterpretation. The plans should include a full schedule of plants.
- b) 1:100 plans (or at a scale otherwise agreed) with cross-sections of mounding, ponds, ditches and swales and proposed treatment of the edges and perimeters of the site.
- c) The landscape treatment of roads through the development.
- d) A specification for the establishment of trees within hard landscaped areas including details of space standards (distances from buildings etc.) and tree pit details.

Hard Landscaping

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

The landscaping within the application site areas shall be implemented in accordance with the approved timing condition for implementation and replacement of landscaping (condition no. 54). No development within the site for which reserved matters approval is sought shall commence until the landscaping scheme has been

approved in writing by the local planning authority. The scheme shall be carried out in accordance with the approved details.

Reason: To ensure that the landscaping works deliver the environmental mitigation set out in the Environmental Statement and to ensure that each reserved matters application provides high quality landscaping in accordance with policies HQ/1 and E/3, South Cambridgeshire Local Plan 2018.

53. Landscaping Timing and Implementation

All hard landscaping shall be completed prior to the occupation/use of any part of the building(s) approved through the relevant reserved matters. All planting, seeding or turfing comprised in the approved details of soft landscaping, shall be carried out in the first planting and seeding seasons following the occupation of the buildings or completion of the development, whichever is the sooner, unless an alternative landscaping phasing plan is submitted to and approved in writing by the local planning authority. Any trees or plants which, within a period of five years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species as those originally planted, unless the local planning authority gives written consent to any variation.

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

54. Brown roof – no public access

The area shown as Area E on Parameter Plan 2 – Building Heights, comprising a brown roof(s), shall not be accessible for occupants of the building(s) to which it relates. Access shall only be provided for maintenance and repairs of the building(s) and brown roof(s).

Reason: To protect the amenities of nearby residential properties in accordance with policies HQ/1 and SC/9 of the South Cambridgeshire Local Plan 2018.

55. Means of enclosure for roof set back

The reserved matters application(s) that includes the development of buildings within Area E on Parameter Plan 2 – Building Heights shall include details of the means of enclosure for the building(s) set back. The details shall include sections and plans of the means of enclosure together with the materials to be used.

Reason: To ensure a high quality appearance and to protect the amenities of nearby residential properties in accordance with policies HQ/1 and SC/9 of the South Cambridgeshire Local Plan 2018.

56. Landscape and Ecological Management Plan

With each reserved matters application an updated Landscape and Ecological Management Plan (LEMP) for that Development Parcel shall be submitted to, and approved in writing by, the local planning authority. The content of the LEMP shall include the following:

a) Description and evaluation of features to be managed.

- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management, including how a minimum of 10% in biodiversity net gain will be achieved.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Prescription of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organisation responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

Reason: In the interests of environmental protection in accordance with Policy NH/4 of the South Cambridgeshire Local Plan.

57. Tree protection

Each reserved matters application shall include updated tree protection details to include all trees on the site including those planted in earlier phases of development on the site. The approved details shall be implemented prior to commencement of development in accordance with the approved details and remain in place as necessary throughout the construction phase, or as stated in the agreed details.

Reason: To ensure that trees are retained and not damaged during any construction activities in order to preserve the visual amenity of the area in accordance with Policies HQ/1 and NH/8 of the South Cambridgeshire Local Plan 2018.

58. Time limit on development before further surveys required

If the hybrid planning application for a total of 56,473sqm of commercial floorspace hereby approved does not commence within two years from the date of the planning permission, the approved ecological mitigation measures secured through conditions 7 and 8 shall be reviewed and, where necessary, amended and updated.

The review shall be informed by further ecological surveys commissioned to:

- a. establish if there have been any changes in the presence and/or abundance of bats, Great Crested Newts or Water Voles and
- b. identify any likely new ecological impacts that might arise from any changes.

Where the survey results indicate that changes have occurred that will result in ecological impacts not previously addressed in the approved scheme, the original approved ecological measures will be revised and new or amended measures, and a timetable for their implementation, will be submitted to and approved in writing by the local planning authority prior to the commencement of the hybrid planning application for a total of 56,473sqm of commercial floorspace.

The development shall be carried out in accordance with the proposed new approved ecological measures and timetable.

Reason: In the interests of environmental protection in accordance with Policy NH/4 of the South Cambridgeshire Local Plan.

59. Flues

Notwithstanding the provision for 8m flues on Parameter Plan 2 – Building Heights, any flues to be installed on any building within area B as shown on Parameter Plan 2 – Building Heights shall be a matter determined through reserved matters

Reasons: In order to protect the Green Belt in accordance with Policies E/3 and NH/8 of the South Cambridgeshire Local Plan 2018.

60. Broadband

Any future building within a reserved matters application shall provide infrastructure within the site to facilitate the connection of a highspeed fibre optic broadband service. Such provision shall be provided prior to the occupation of any building.

Reason: To contribute towards the provision of infrastructure suitable to enable the delivery of high speed broadband across the district, in accordance with policy TI/10 of the South Cambridgeshire Local Plan 2018.

61. Transport Assessment

Each reserved matters application shall include an updated Transport Assessment. The updated Assessment will review vehicle trips and Travel Plan monitoring to assess whether the peak hour vehicle flows are within the vehicle cap and that the trips associated with each reserved matters application would not result in the trip cap being exceeded. The updated Transport Assessment shall include details of the measures to address any exceedance of the trip cap.

Reason: To enable the traffic impacts of the development and mitigation to be reassessed with updated information in accordance with policy TI/2 of the South Cambridgeshire Local Plan 2018 policy 19.

62. Travel Plan

Each reserved matters application shall include a Travel Plan which shall specify the methods to be used to discourage the use of the private motor vehicle and the arrangements to encourage use of alternative sustainable travel arrangements such as public transport, car sharing, cycling and walking how the provisions of the Plan will be monitored for compliance and confirmed with the local planning authority. The Travel Plan shall include up to date monitoring of travel behaviour for buildings occupied beyond the detailed planning application on the site (Building 3). The Travel Plan shall be implemented and monitored as approved upon the occupation of the development.

Reason: In the interests of encouraging more sustainable modes of travel to and from the site in accordance with Policy TI/2 of the South Cambridgeshire Local Plan 2018.

63. Car Park Management Plan

Each reserved matters application shall include an updated Car Park Management Plan (CPMP) which shall include the provision of car parking spaces for the proposed development within that application. The CPMP should identify how the permitted Multi-Storey Car Park in Phase 1 (the detailed application) is used for the whole development, as well as any temporary provision for contractor parking during construction.

Reason: In the interests of encouraging more sustainable modes of travel to and from the site and to balance potential overprovision of car parking on the site with potential impacts on adjacent residential streets and the wider highway network in accordance with Policy TI/2 of the South Cambridgeshire Local Plan 2018.

64. EV Charging Points

Any reserved matters application for new car parking provision shall include details of facilities for a minimum of 5% of car parking bays shall be provided with fast charge electric charging points prior to occupation of any new building. in accordance with the Parking Strategy, drawing CITP-SBR-ZZ-ZZ-DR-A-810.

Reason: In the interests of reducing impacts of developments on local air quality and encouraging sustainable forms of transport in accordance with Policies SC/12 and TI/2 of the South Cambridgeshire Local Plan 2018 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

65. Cycle Parking

Any reserved matters application for new buildings shall include details of facilities for the covered, secure parking of bicycles including non standard bicycles for use in connection with the approved development and demonstrate that the provision is in accordance with the Parking Strategy, drawing CITP-SBR-ZZ-ZZ-DR-A-810. The facilities shall be provided in accordance with the approved details before use of the development commences and shall thereafter be retained and shall not be used for any other purpose.

Reason: Reason: To ensure appropriate provision for the secure storage of bicycles in accordance with Policy TI/3 of the South Cambridgeshire Local Plan 2018.

66. Accessible Parking

Any reserved matters application for new car parking provision shall include a minimum of 5% of car parking bays shall be disabled parking bays in accordance with the Parking Strategy, drawing CITP-SBR-ZZ-ZZ-DR-A-810.

Reason: To ensure sufficient provision of parking provision for disabled users. Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

67. Public art

With each reserved matters application a Public Art Delivery Plan (PADP) shall be submitted to the Local Planning Authority and approved in writing. The PADP shall demonstrate compliance with the approved site wide Public Art Delivery Plan. Where any amendments to the site wide PADP are proposed details of the amendment and how it accords with the principles of the site wide PADP shall be submitted.

The approved PADP shall be fully implemented in accordance with the approved details and timetabling. Once in place, the public art shall not be moved or removed otherwise than in accordance with the approved maintenance arrangements.

Reason: To ensure that the scheme provides suitable public art strategy in accordance with Policies HQ/1 and HQ/2 of the South Cambridgeshire Local Plan 2018.

68. Fire Hydrants

Within any reserved matters application, a scheme for the provision of fire hydrants shall be submitted to the local planning authority. Development shall be carried out in accordance with the approved details and the approved scheme shall be fully operational prior to the first occupation of that development.

Reason: To ensure the provision of adequate water supply. for emergency use.

69. Brown roofs

Within any reserved matters application pursuant to this approval, details of the biodiverse (green, blue or brown) roof(s) shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. Details of the green biodiverse roof(s) shall include means of access for maintenance, plans and sections showing the make-up of the sub-base to be used and include the following:

- a) Roofs can/will be biodiverse based with extensive substrate varying in depth from between 80-150mm,
- b) Planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (the seed mix shall be focused on wildflower planting indigenous to the local area and shall contain no more than a maximum of 25% sedum (green roofs only),
- c) The biodiverse (green) roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency,
- d) Where solar panels are proposed, biosolar roofs should be incorporated under and in between the panels. An array layout will be required incorporating a minimum of 0.75m between rows of panels for access and to ensure establishment of vegetation,
- e) A management/maintenance plan approved in writing by the Local Planning Authority,

All works shall be carried out and maintained thereafter in accordance with the approved details

Reason: To ensure proposals are in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

70. Operational Waste Management Plan

Each reserved matters application shall include an Operational Waste Management Plan which shall include the provision of refuse and recycling storage for each

occupied building including access to the store and the size and number of bins proposed within that application. The Plan shall also include who is responsible for presenting containers for collection. The development shall be undertaken in accordance with the approved details.

Reason: To ensure appropriate waste and refuse storage provision.

71. Drainage Strategy

Each reserved matters application shall include details either:

- i) confirming compliance with the Drainage Strategy and SuDS Report prepared by Ramboll dated 30 September 2021, reference CITP-RMB-XX-XX-RP-C-0001 Rev P05; or
- ii) where the application is not in accordance with the abovementioned Drainage Strategy a Revised Drainage Strategy and SuDS Report shall be submitted which shall include for that Development Parcel:
 - a) Details of the design, location and capacity of all SuDS features;
 - b) Full results of the proposed drainage system modelling for 3.3% Annual Exceedance Probability (AEP) (1 in 30), 1% AEP (1 in 100) storm events storm events (as well as 1% AEP plus climate change) , inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with a schematic of how the system has been represented within the hydraulic model;
 - c) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers;
 - d) Full details of the proposed attenuation and flow control measures;
 - e) Site Investigation (including long term groundwater level measurement) and test results to confirm infiltration rates;
 - f) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;
 - g) Full details of the maintenance/adoption of the surface water drainage system that shall include ownership and long-term adoption;
 - h) Measures taken to prevent pollution of the receiving groundwater and/or surface water.

The scheme shall be subsequently implemented in full accordance with the approved details detailed in i) or ii) above prior to occupation of the building(s) on that Development Parcel.

Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development in accordance with policy CC/8 of the South Cambridgeshire Local Plan.

72. West bound bus stop pedestrian link

Within any reserved matters application that includes the northern parcel of land to the west of the proposed site access, details of a hard standing to provide a pedestrian link from the new west bound bus stop on Fulbourn Road into the site shall be submitted with the approved details. The pedestrian link shall be provided in accordance with the approved details prior to the occupation of any building on that Development Parcel and maintained as such thereafter.

Reason: In the interests of encouraging more sustainable travel to and from the site in accordance with Policy TI/2 of the South Cambridgeshire Local Plan 2018.

Informatives

1. Water informative

Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or any order revoking or re-enacting that Order), any oil storage tank shall be sited on an impervious base and surrounded by oil tight bunded walls with a capacity of 110% of the storage tank, to enclose all filling, drawing and overflow pipes. The installation must comply with Control of Pollution Regulations 2001, and Control of Pollution (Oil Storage) Regulations 2001.

Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or underground waters.

2. Brown roofs informative

All brown roofs should be designed, constructed and maintained in line with the CIRIA SuDS Manual (C753).

3. Bird Hazard Management Plan informative

The Bird Hazard Management Plan must ensure that flat/shallow pitched roofs be constructed to allow access to all areas by foot using permanent fixed access stairs ladders or similar. The owner/occupier must not allow gulls, to nest, roost or loaf on the building. Checks must be made weekly or sooner if bird activity dictates, during the breeding season. Outside of the breeding season gull activity must be monitored and the roof checked regularly to ensure that gulls do not utilise the roof.

Any gulls found nesting, roosting or loafing must be dispersed by the owner/occupier when detected or when requested by Cambridge Airport (CIA) Airside Operations staff. In some instances it may be necessary to contact CIA Airside Operations staff before bird dispersal takes place. The owner/occupier must remove any nests or eggs found on the roof.

The breeding season for gulls typically runs from March to June. The owner/occupier must obtain the appropriate licences where applicable from Natural England before the removal of nests and eggs.

4. Gas main informative

There is a high pressure gas pipeline in close proximity to the development. Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. Prior to carrying out works, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

5. Access to healthy food and active environment informative

The applicant should encourage tenants to make healthy eating options readily available on the site through using suppliers of fresh, local, healthy food in food retail areas, thus also encouraging social value and supporting the local economy. The applicant shall also use their best endeavours to provide a pedestrian link between

the site and the adjacent PTP site to provide more options for occupants of the site to be active in.

6. Travel Plan informative

A modal shift is necessary to encourage occupants of the site to use more sustainable forms of transport. In addition, active travel provides a healthy alternative to car use. Accordingly, the applicant is encouraged to include provision of EV charge points for scooters and bikes in all phases of development. The applicant is also encouraged to fund or part-fund the short term lease hire of electric bicycles.

7. Env Health - General Local Planning Advice / Requirements informative

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

6: Requirements for Specific Lighting Schemes,

7: The Development of Potentially Contaminated Sites in Cambridge and South Cambridgeshire: A Developers Guide and

8: Further technical guidance related to noise pollution

Due regard should also be given to relevant and up to date Government / national and industry British Standards, Codes of Practice and best practice technical guidance.

8. Fire hydrants and access informative

The cost of Fire Hydrants will be recovered from the developer. The number and location of Fire Hydrants will be determined following Risk Assessment and with reference to guidance contained within the "National Guidance Document on the Provision of Water for Fire Fighting" 3rd Edition, published January 2007. Access and facilities for the Fire Service should also be provided in accordance with the Building Regulations Approved Document B5, Section 16. If there are any buildings on the development that are over 11 metres in height (excluding blocks of flats) not fitted with fire mains, then aerial (high reach) appliance access is required, the details of which can be found in the above document.