



Planning Committee Date	4 th October 2023
Report to	Cambridge City Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	23/01457/FUL
Site	10A Cheddars Lane, Cambridge, CB5 8LD
Ward / Parish	Abbey
Proposal	Erection of building for commercial & business uses, and associated infrastructure and works following demolition of existing buildings and structures.
Applicant Presenting Officer	GRC Camprop Eleven Ltd Dean Scrivener
Reason Reported to Committee	Third party representations contrary to officer recommendation
Member Site Visit Date	N/A
Key Issues	<ol style="list-style-type: none">1. Design/Visual impact2. Neighbour Amenity
Recommendation	APPROVE subject to conditions

1.0 Executive Summary

- 1.1 The application is for full planning permission for the erection of a building for commercial and business uses and associated infrastructure and works following demolition of existing buildings and structures.
- 1.2 The proposed development will comprise a three storey building with staggered levels, and operate as a research and development use. The existing buildings are redundant and no longer in use and will be demolished. The development will also include courtyard spaces, a central core, bicycle stores and associated landscaping.
- 1.3 The proposal will comprise a scale and design which is considered to be in keeping with the character of the area whilst respecting the amenity of neighbouring properties along Cheddars Lane to the south east.
- 1.4 Officers recommend that the Planning Committee **APPROVE** the application, subject to the recommended conditions listed below.

2.0 Site Description and Context

None-relevant	X	Tree Preservation Order	
Conservation Area		Local Nature Reserve	
Listed Building		Flood Zone 1 (low flood risk)	
Building of Local Interest		Green Belt	
Historic Park and Garden		Protected Open Space	
Scheduled Ancient Monument		Controlled Parking Zone	
Local Neighbourhood and District Centre		Article 4 Direction	

*X indicates relevance

- 2.1 The application site lies to the north of Newmarket Road and has had an industrial and commercial use for many years. It is located within close proximity to the city centre, with easy access via cycle and pedestrian routes.
- 2.2 There is a mix of residential, industrial and commercial uses within the locality, comprising different scale and materials. The site is not located within a Conservation Area. It is within the visual setting of the Cambridge Technology Museum (scheduled ancient monument) tower looking north from Newmarket Road.

3.0 The Proposal

3.1 This application is for full planning permission for the erection of building for commercial and business uses and associated infrastructure and works following demolition of existing buildings and structures.

4.0 Relevant Site History

Reference	Description	Outcome
22/01825/FUL	Erection of office building and associated infrastructure and works following demolition of existing buildings and structures	Withdrawn

5.0 Policy

5.1 National

National Planning Policy Framework (September 2023)

National Planning Practice Guidance

National Design Guide 2021

Environment Act 2021

Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

Conservation of Habitats and Species Regulations 2017

Equalities Act 2010

Planning and Compulsory Purchase Act 2004

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

Technical Housing Standards – Nationally Described Space Standard (2015)

ODPM Circular 06/2005 – Protected Species

Circular 11/95 (Conditions, Annex A)

5.2 Cambridge Local Plan 2018

Policy 1: The presumption in favour of sustainable development

Policy 3: Spatial strategy for the location of residential development

Policy 28: Sustainable design and construction, and water use

Policy 29: Renewable and low carbon energy generation
Policy 31: Integrated water management and the water cycle
Policy 32: Flood risk
Policy 33: Contamination
Policy 34: Light Pollution
Policy 35: Human health and quality of life
Policy 36: Air quality, odour and dust
Policy 40: Development and expansion of business space
Policy 55: Responding to context
Policy 56: Creating successful places
Policy 57: Designing new buildings
Policy 59: Designing landscape and the public realm
Policy 70: Protection of priority species and habitats
Policy 80: Supporting sustainable access to development
Policy 81: Mitigating the transport impact of development
Policy 82: Parking management

5.3 Supplementary Planning Documents

Biodiversity SPD – Adopted February 2022
Sustainable Design and Construction SPD – Adopted January 2020
Cambridgeshire Flood and Water SPD – Adopted November 2016
Cycle Parking Guide for New Residential Developments (2010)

6.0 Consultations

6.1 County Highways Development Management

6.2 Objects due to the lack of visibility splays being shown between the new access and footway along Cheddars Lane. Refers to the Transport Assessment Team at the Cambridge County Council given the scale of development proposed.

6.3 Transport Assessment Team (CCC)

6.4 No objections subject to a condition requesting a Travel Plan to be submitted and that the developer pays in full a monetary contribution of £102,400 (one hundred and two thousand four hundred pounds) to the County Council towards pedestrian and cycle improvement works along Newmarket Road and/or Cheddars Lane/Riverside within the site vicinity.

6.5 Environmental Health

6.6 No objections subject to conditions regarding a time restriction on construction hours and deliveries, dust mitigation, piling methods, contamination remediation, material management plan and plant noise insulation.

- 6.7 Further information was requested in respect of air quality concerns. Following the receipt of additional information, the Environmental Health Officer no longer has concerns as previously raised.
- 6.8 **Sustainability Officer**
- 6.9 No objections subject to conditions securing Sustainable Design Certification.
- 6.10 Further clarification was requested in respect of the use of back up generators and the potential impact upon the amenity of residents. The applicant has confirmed that there is no allowance for back up generators to be included within the base build and the Sustainability Officer has accepted this.
- 6.11 **Ecology Officer**
- 6.12 No comments received (out of time)
- 6.13 **Landscape Officer**
- 6.14 No objections subject to conditions regarding hard and soft landscaping details, tree pits and green roofs.
- 6.15 **Local Lead Flood Authority (LLFA)**
- 6.16 No objections following the receipt of information demonstrating that surface water from the proposed development can be managed through the use of permeable paving, green and blue roofs, and a below ground attenuation tank, restricting surface water discharge to 2 l/s. Conditions requesting a detailed design for the proposed surface water drainage strategy and how surface water run off will be avoided during construction works are recommended.
- 6.17 **Anglian Water**
- 6.18 No objections
- 6.19 **Archaeology Officer**
- 6.20 No objections subject to a pre commencement condition requesting a Written Scheme of Investigation to be submitted.

6.21 **Access Officer**

6.22 No objections however raises the points regarding the internal layout for disabled access/doorways and door arrangements.

6.23 **S106 Officer**

6.24 No objections. Following approval in July 2022 by the Executive Councillor for Planning Policy and Infrastructure and in line with procedures set out in the Council constitution this proposed development will require a fee of £700 towards the monitoring and administration of the section 106 agreement. A further additional fee of £500 would be required for each instance (if applicable) where the Council is required to provide written confirmation of an obligation.

6.25 **Crime Prevention Officer**

6.26 No objections subject to conditions regarding security measures.

7.0 Third Party Representations

7.1 Four letters of objection have been received from the same neighbouring property. Their concerns are summarised as follows:

- Impact of increased footfall within the site and local area
- Cyclists conflicting with pedestrians
- The representation merely raises points about the tenancies of the neighbouring properties
- The design is incongruous and out of character with the local area
- The neighbouring properties should be eligible for compensation to offset the impacts of the development
- Is the address correct?
- Should the application be approved, a condition requesting the installation of gates should be imposed to reduce conflict between all users
- Bins should be installed to reduce waste on pavement
- The applicant should take over the management responsibilities of Tesco, in respect of the planter which is situated close to the front of the site
- The applicant should have to undertake the cleaning of the neighbouring properties
- The height of the kerb running along the front of the site should be retained and it is questionable whether this is included within the site or not
- The applicant has not engaged with the neighbours at all on this project
- A condition should be imposed to restrict the use of the laboratory
- The outbreak of asbestos should be controlled for
- Both street drains are blocked at present – refer to Anglian Water comments

7.2 The above representations are a summary of the comments that have been received. Full details of the representations are available on the Council's website.

8.0 Assessment

8.1 Principle of Development

8.2 Policy 3 of the Cambridge Local Plan (2018) seeks to ensure that the majority of new development should be focused in and around the existing urban area, making the most effective use of previously developed land, and enabling the maximum number of people to access services and facilities locally.

8.3 Policy 40 of the Cambridge Local Plan (2018) supports new offices, research and development and research facilities within designated locations within the city, under Section 3 of the Local Plan. For areas outside of these designations, it states that proposals will be assessed against their own merits and other relevant policies within the Local Plan.

8.4 The application proposes the erection of an office and research and development building (Use Class E(g)), following the demolition of the existing buildings on the site. The existing buildings once utilised commercial and industrial uses but have been redundant for many years and are in a poor state of repair. As such, the redevelopment of this previously developed site is supported.

8.5 Table 5.1 under Policy 40 illustrates the breakdown of land and floorspace requirements deriving from the forecast 8,800 net additional jobs growth in B use classes between 2011 and 2031. These figures are based on assumptions around the sectors applied to the outputs from the East of England Forecasting Model (EEFM), which itself has a number of assumptions built into it. The employment land requirements are, therefore, a guide and the figures outputting from it are directions of travel rather than hard targets. Essentially, the table shows an anticipated net growth in land needed for office and research and development, particularly offices, set against net losses of industrial and warehousing land. In essence, the forecasts show the replacement of older, more land-hungry industrial uses with new, denser, high technology and professional uses, such as the development proposed here.

- 8.6 Moreover, Table 5.3 shows there is more employment land available than the forecasts indicate is needed, however this allows for flexibility within the supply of employment land. There will always be a certain amount of churn as businesses start and grow and move to new premises to meet their needs; a larger supply of employment land means that there is more likely to be empty land or floorspace to move into, and businesses will not have to wait as long for someone else to move out. Given the desirability for research and development uses across Cambridgeshire as a whole at the current time, the proposed use is supported in principle. Ultimately, employment uses under Use Class E will be permitted within sustainable locations. The site is located via Newmarket Road and within close proximity to the city centre, with pedestrian and cycle accesses, as well as bus routes.
- 8.7 A condition is recommended to restrict the use of the building to Use Class E(g), which allows for office use; research and development of products or process and industrial processes, without detriment to the amenity of residential properties. This is considered to be reasonable to ensure other uses associated with Use Class E, cannot be undertaken.
- 8.8 For the above reasons, the principle of an office and research and development on this site is considered to be acceptable and is in accordance with policies 3 and 40 of the Cambridge Local Plan 2018, subject to the below considerations.
- 8.9 **Context of Site, Design and External Spaces**
- 8.10 Policies 55, 56, 57, and 59 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.
- 8.11 The surrounding area comprises a mix of commercial, retail and residential uses, which all vary in appearance, design and scale.
- 8.12 Cheddars Lane is typified by large scale retail and industrial sites, with large areas of hardstanding which is utilised by car parking.

Design and Layout

- 8.13 The proposed building would be laid out in an 'L' shape arrangement, with the front of the building comprising three storeys in height and the rear of the building stepping down to two storey and single storey level. Despite these heights being taller than the existing buildings on the site, there are buildings within the locality comprising three storeys and above in height, such as the student accommodation along Newmarket Road, as well as the Tesco building within the immediate setting of the site. As such, the

scale is considered to be compatible with its surroundings and is acceptable.

- 8.14 The overall design and appearance of the building would adopt a more modern form when compared to the existing buildings on the site, as well as the adjacent neighbouring properties. Large glazed windows will comprise a regular masonry grid with ribbed cladded panels that help to reduce solar gain and give the façade its depth. This fenestration detail is seen elsewhere across the city and would resemble a typical office and research development design approach.
- 8.15 As for materials, the building would comprise a dark bronze metal window frames and panels, black metal louvres and ribbed cladded façade panels. These materials are considered to be in keeping with the character and appearance of the local area and a condition is recommended to secure the details of these materials.

Landscaping

- 8.16 The existing site has no soft landscaping and has no visual appeal or contribution to the surrounding area. The Landscape Officer has been consulted on the application and raised no objections, subject to conditions requesting hard and soft landscaping details, green roof details and tree pit details. These conditions are considered reasonable and necessary and are recommended.
- 8.17 The proposal intends to introduce soft landscaping within the site, mainly within central courtyard area and along the eastern boundary. A green roof is also proposed which will aid the attenuation of water.
- 8.18 The proposed cycle stores will also be incorporated to within the landscaping strategy, with their walls to be planted out to provide vertical greenery.
- 8.19 Along the eastern boundary exists a boundary wall which is in poor condition and which the proposal intends to upgrade. The brick wall will comprise buff brick materials and climbing wall plants as well as low level planting. This will create an acoustic separation between the site and the neighbouring properties.
- 8.20 Metal gates will be provided to the main access to allow ease for access for tenants. These gates will be dark perforated metal and open inwards.

Conclusion

- 8.21 Overall, subject to the above recommended conditions, the proposed development is a high-quality design that would not result in significant

visual harm upon the character and appearance of the local area and be compatible to its surroundings and be appropriately landscaped. The proposal is compliant with Cambridge Local Plan (2018) policies 52, 55, 56, 57 and 59 and the NPPF.

8.22 **Carbon Reduction and Sustainable Design**

- 8.23 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 are capable of responding to climate change.
- 8.24 Policy 28 states development should take the available opportunities to integrate the principles of sustainable design and construction into the design of proposals, including issues such as climate change adaptation, carbon reduction and water management. 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.
- 8.25 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.
- 8.26 The Sustainability Officer has been consulted on the application and has raised no objections, subject to conditions securing BREEAM design certification and post certification.
- 8.27 The applicant has strived for BREEAM Excellence certification, with the BREEAM pre assessment indicating a score of 76.03%. The deep window reveals and façade fins would help reduce solar gain and would avoid the risk of overheating, which is supported. Other details include green and blue roofs, as well as PV panels on the roof and mechanical ventilation with heat recovery for the office space, which are all supported.
- 8.28 In response to a point raised regarding whether back up generators would be required for the scheme, the applicant has confirmed that back up generators would not be required, and therefore the Sustainability Officer is satisfied with this.
- 8.29 Another point raised by the Sustainability Officer refers to design required to facilitate the achievement of 5 Wat01 BREEAM credits. The development proposes to make use of rainwater harvesting to achieve this BREEAM standard and the LPA would want to make sure that there is sufficient plant installed to achieve this. Officers have discussed this with

the Sustainability Officer and it has been agreed that this detail can be secured by a condition, which is recommended.

8.30 In addition, an informative is recommended to ensure the development complies with parts O and F of Building Regulations, to ensure the building adopts a design to minimise overheating.

8.31 Subject to the above conditions, the issue of sustainability and renewable energy and the proposal is in accordance with Local Plan policies 28 and 29 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

8.32 **Biodiversity**

8.33 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 70. Policy 70 states that proposals that harm or disturb populations and habitats should secure achievable mitigation and / or compensatory measures resulting in either no net loss or a net gain of priority habitat and local populations of priority species.

8.34 The applicant has submitted a Biodiversity Net Gain Report (BNG), which demonstrates that the proposal would achieve an onsite BNG. Given the nominal BNG on site at the current time, the report outlines that all of the proposed soft landscaping and green roof would achieve +0.28 habitat units, which is equivalent to a +100% of total net gain percentage.

8.35 In the view of Officers, the development is therefore considered to be acceptable in biodiversity terms, subject to a condition to secure an onsite BNG for the lifetime of the development.

8.36 The applicant has also submitted a Preliminary Ecology Appraisal (PEA), which includes the findings of a Preliminary Bat Roost Assessment (PBRA). All findings confirmed that no evidence of roosting bats or birds for that matter, were discovered during the assessment. As such, the proposal is not considered to result in harm upon local species within the area and is acceptable. Officers have recommended a condition to secure the details of ecological enhancements to ensure the proposal enhances and preserves biodiversity.

8.37 Officers are satisfied that the proposed development would not result in adverse harm to protected habitats, protected species or priority species, and would achieve a BNG on site. Taking the above into account, the proposal is compliant with policies 57 and 70 of the Cambridge Local Plan (2018), subject to the conditions as recommended above.

8.38 **Water Management and Flood Risk**

- 8.39 Policies 31 and 32 of the Local Plan require developments to have appropriate sustainable foul and surface water drainage systems and minimise flood risk. Paras. 159 – 169 of the NPPF are relevant.
- 8.40 The site is located within Flood Zone 1 (Low Flood Risk).
- 8.41 The Local Lead Flood Authority (LLFA) have been consulted on the application and had originally objected to the application due to the lack of information demonstrating sufficient drainage mitigation. Despite this, following the receipt of information demonstrating that surface water from the proposed development can be managed through the use of permeable paving, green and blue roofs, and a below ground attenuation tank, restricting surface water discharge to 2 l/s, the LLFA have removed their objection. This is subject to conditions requesting a detailed design for the proposed surface water drainage strategy and how surface water run off will be avoided during construction works, which are both recommended.
- 8.42 There is a comment raised amongst the representations concerning two blocked drains at present. Anglian Water own assets close to the site and have been consulted on the application, but no objections have been raised. An informative is recommended to ensure the applicant is aware of their responsibilities of engaging with Anglian Water before commencing with the works.
- 8.43 Subject to the above conditions addressing the issues of water management and flood risk, the proposal is in accordance with Local Plan policies 31 and 32 and the NPPF advice.
- 8.44 **Highway Safety and Transport Impacts**
- 8.45 Policy 80 supports developments where access via walking, cycling and public transport are prioritised and is accessible for all. Policy 81 states that developments will only be permitted where they do not have an unacceptable transport impact.
- 8.46 Para. 111 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.
- 8.47 The Local Highway Authority has recommended refusal due to the lack of pedestrian visibility splay drawing being provided at the access. There is a concern raised amongst the representations which refers to conflict between cyclists and pedestrians. The applicant has provided a drawing to illustrate this and therefore sufficient pedestrian visibility splays are provided either side of the access to prevent conflict between different users.

- 8.48 Other conditions which are recommended include a traffic management plan, a restriction on gross weight of HGVs, the removal of the redundant vehicular crossing along the site frontage/footway being returned to having full face kerbs, and the construction of the access. All of these conditions are recommended to ensure the safe and effective operation of the adopted highway.
- 8.49 Moreover, the Transport Assessment Team at the County Council (TATCCC), have also been consulted on the application. An objection was originally raised due to the lack of cycle parking, a Travel Plan and supplementary data supporting the proposed trip generation rates generated from the proposed use.
- 8.50 Following the receipt of this information within the Technical Note dated June 2023, TATCCC have removed their objection, subject to a condition requesting the submission of a Travel Plan and a financial contribution to the County Council for cycle and pedestrian improvement works along Newmarket Road and/or Cheddars Lane/Riverside area, local to the site.
- 8.51 In the view of Officers, both of these requests are reasonable. The request for financial contributions towards the upgrading of the footpath along Newmarket Road and/or Cheddars Lane, is considered reasonable to enhance pedestrian and cycle routes within the vicinity of the site, and to fulfil the car free element of the proposals. This will be agreed via the completion of a S106 Agreement, which will be delegated to officers and the Legal Team to complete. An informative will be attached to inform the applicant that any permission granted will be subject to the S106 Agreement being completed and fulfilled.
- 8.52 Subject to the above conditions, the proposal accords with the objectives of Policy 80 and 81 of the Local Plan and is compliant with NPPF advice.

8.53 **Cycle and Car Parking Provision**

Cycle Parking

- 8.54 The Cambridge Local Plan (2018) supports development which encourages and prioritises sustainable transport, such as walking, cycling and public transport. Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with the cycle parking standards as set out within appendix L which for office uses, 1 cycle space for every 30sqm of GIA should be provided.
- 8.55 The application proposes cycle parking in a range of formats within the site, mainly along the eastern boundary but with 28 spaces set along the frontage. A total of 80 cycle parking spaces will be provided which complies with the standards as set out under Appendix L and although Policy 82 encourages that more cycle parking is provided for proposals which are car free, the site layout does not allow for this. Officers are

therefore satisfied that a sufficient level of cycle parking is provided on site, and within easily accessible locations.

- 8.56 The application is in accordance with Policy 82 of the Cambridge Local Plan (2018) and the cycle parking standards as set out within appendix L.

Car Parking

- 8.57 Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with, and not exceed, the maximum car parking standards as set out within appendix L. The site falls outside of any designated Controlled Parking Zone, where the maximum standard is no more than 1 space per 40sqm GIA. Policy also states that 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.
- 8.58 The application proposes a car free scheme which is acceptable in this location due to its close proximity to the city centre, which would allow people to easily walk and cycle to and from work. In addition, a designated disabled car parking space is proposed which is in accordance with policy. Therefore the proposal is considered to accord with policy 82 of the Local Plan and the standards set out under Appendix L.

8.59 Amenity of Neighbouring Properties

- 8.60 Policy 35, 55 and 57 seek to preserve the amenity of neighbouring and / or future occupiers in terms of noise and disturbance, overshadowing, overlooking or overbearing and through providing high quality internal and external spaces.
- 8.61 The site is adjacent to a row of 7 terraced properties which are situated to the east of the site. These neighbouring properties have linear shaped gardens to their rear elevations, with the closest neighbouring property (No.7), being set directly adjacent to the eastern boundary of the site.
- 8.62 There are also three neighbouring properties along Newmarket Road, whose rear elevations face towards to the eastern boundary of the site. These are nos. 351, 353 and 355. The rear garden areas serving Nos. 351 and 353 terminate before the eastern boundary of the site, with the rest of the space being used for car parking the rear garden area serving No. 355 terminates at the north eastern corner of the site boundary.

Overbearing Impact

- 8.63 The proposed building would be set away from the side elevation of No. 7, which would create a separation between the existing residential uses and the proposed use. It is also noted that the depth of the three storey element is relatively short and is similar to the depth of No.7, thus lessening the overbearing impact upon this neighbouring property.
- 8.64 Furthermore, the rear part of the building steps down to two storeys in height, in the form of a staggered arrangement with the first floor element being set back further within the site and away from the boundary with this neighbouring property. This is considered to lessen the overbearing and limit any sense of enclosure and is acceptable.
- 8.65 In relation to the neighbouring properties along Newmarket Road, the two storey element of the proposed building would be situated 25m from the rear elevations of Nos. 351 and 353, and 23m from the rear elevation of No. 355, at its closest point. Although it is acknowledged that the proposal would be clearly evident from these properties, these distances are considered to sufficient to not result in any significantly harmful overbearing impact in this instance.

Overlooking Impact

- 8.66 The proposed building has two projections which face to the east and towards the rear gardens of the neighbouring properties along Cheddars Lane and Newmarket Road (as referred to above). The eastwards facing projection of the three storey element has a glazed window at third storey level. This window would serve the office area and would be set 11m from the neighbouring boundary and at an oblique angle to the rear garden serving No.7. It is acknowledged that there would be some element of overlooking towards to the nearest part of the rear garden serving this property, however, this is not considered to result in significantly harmful overlooking impact upon this neighbouring property and is therefore considered acceptable.
- 8.67 In reference to the other eastwards facing projection of the two storey element further to the rear of the site, there is glazing set within this elevation which would serve a hallway to the stairs and lift. As such, this space is not considered to be an area where people would congregate and therefore any level of potential overlooking would be limited. In addition, the rear garden areas serving the neighbouring properties along Newmarket Road do not extend all the way to the eastern boundary of the site, and therefore any perception of overlooking from this window would not be significantly harmful.
- 8.68 In between the two projections of the building, the remaining eastwards facing elevation comprises a first floor storey which is set back from the single storey element directly below. The first floor element of this façade would be set 16.5m from the neighbouring boundary of No. 7. This distance is considered to be sufficient to not result in any significantly

harmful overlooking impact upon this neighbour. Also, the windows set within this elevation would contain louvres which would act as blinds directing views away from the rear garden areas of the surrounding neighbouring properties and thus reduce any significantly harmful overlooking impact.

- 8.69 Lastly, there would be a roof terrace located on the western side of the building, well away from the neighbouring properties. As such, no overlooking impact would arise from this terrace upon the neighbouring properties to the east.

Overshadowing/Loss of Light Impact

- 8.70 A Daylight and Sunlight Impact Assessment has been submitted with the application. This sets out the impact of sunlight impeded to a total of 15 windows, within the relevant elevations of No. 7 Cheddars Lane and the properties along Newmarket Road.
- 8.71 The results show that 14 of the 15 windows retain more than the minimum threshold of 80% of their current daylight values, which is in accordance with the BRE Guidance. The window which slightly falls short of the 80% threshold, is window No. 3 which is set within the side elevation of No. 7 Cheddars Lane (page 8). This window serves a kitchen, as illustrated on page 10, which measures 6m² in floor area which is not considered to be a main habitable space and therefore the lower daylight levels reaching this window would not be a reasonable reason for refusal in this instance.
- 8.72 Notwithstanding this, the applicant has undertaken a No Sky Line (NSL) test, which is a test which can be carried out for any window where the use of the room which the window serves is known. The test has accounted for the area beyond the NSL to assess whether this area complies with the minimum threshold of 80% or not. The results show that when adopting the NSL test, the amount of daylight reaching the area within the room is well within the excess of the minimum 80% threshold and is therefore in accordance with BRE Guidance.
- 8.73 In terms of Annual Probable Sunlight Hours (APSH), the BRE Guidance states that only windows which face within 90 degrees due south of the proposal are required to be assessed. There are No. 4 windows which fall within this category, these are windows Nos. 8, 13, 14 and 15 (page 11). The results clearly show that all of these windows would retain more than the minimum 80% of APSH and is therefore in accordance with the BRE Guidance.
- 8.74 With regards to the overshadowing of neighbouring garden areas, the guidance states that a well lit space is one which receives at least 2 hours of direct sunlight on the 21st March for over 50% of its total area. The results show that the neighbouring gardens of concern would receive well

over the minimum 80% threshold of sunlight and therefore the proposal is in accordance with the BRE Guidance.

- 8.75 Moreover, given the separation distances between the proposed dwellings and these two neighbouring properties, no significant overshadowing or overlooking impact would arise upon either property.

Conclusion

- 8.76 Overall, through careful design and supplementary assessments, the proposal would not result in any significantly harmful impact upon the amenities of neighbouring properties in respect of overbearing, overlooking or overshadowing impacts. As such, the proposed development would comply with Policies 55, 56 and 57 of the Cambridge Local Plan 2018.

Noise Impact

- 8.77 Policy 35 of the Cambridge Local Plan 2018 safeguards against developments leading to significant adverse impacts on health and quality of life from noise and disturbance. Noise and disturbance during construction would 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.
- 8.78 The Council's Environmental Health Team has been consulted and has raised no objections subject to conditions relating to the following:
- Demolition/construction hours
 - Demolition, noise/vibrations and piling methods
 - Construction collection and delivery hours
 - Mitigation of airborne dust
 - Contamination report/unexpected contamination
 - Material Management Plan
 - Use of the roof terrace
 - Artificial lighting scheme
 - Plant Noise
 - Back Up Generators
 - EVC installation
- 8.79 All of these conditions are recommended by Officers to safeguard the amenities of neighbouring properties.
- 8.80 There was a concern raised regarding air quality due to the lack of information provided. Following the receipt of additional information within the Technical Note dated June 2023, the applicant has confirmed that the

provision of heating and hot water will be electric with no combustion processes being involved which could otherwise release pollutants into the air.

- 8.81 This note also confirms that there is no allowance for back up generators to be used as part of the base build up scheme. Despite this, it is still recommended that a condition is imposed to ensure that a scheme is submitted to the LPA for its written approval, prior to any back up generator being used, in order to protect the amenities of neighbouring properties from noise.
- 8.82 Following the receipt of this information, the Environmental Health Team are now satisfied with the proposed arrangements and can support the application, subject to the aforementioned conditions.
- 8.83 An informative is also recommended to ensue the applicant is aware of their responsibilities to safely remove any associated asbestos when demolishing the existing buildings and advertise a Demolition Notice which needs to be obtained from Building Control.
- 8.84 Overall, it is considered that for the above reasons, and subject to the above conditions, the proposed development would not result in any significant noise impact or disturbance upon the amenities of the neighbouring properties. As such, the proposal is in accordance with Policy 35 of the Cambridge Local Plan 2018.

8.85 Third Party Representations

8.86 The remaining third-party representations not addressed in the preceding paragraphs are summarised and responded to in the table below:

Third Party Comment	Officer Response
The application does not consider the tenancies of the neighbouring properties	The type of tenancies currently in occupation of the neighbouring dwellings is not a material planning consideration for this application. Officers have assessed the impact of the proposed development upon the amenities of these neighbouring properties which is set out in the above paragraphs.
The neighbouring properties should be eligible for compensation to offset the impacts of the development	This is considered to be an unreasonable request for the LPA to engage with. The LPA has assessed the impacts of the proposed development upon the amenities of the neighbouring properties and concludes that the proposal is acceptable, subject to the conditions recommended below.

The applicant should have to undertake the cleaning of the neighbouring properties	This is not a material planning consideration and is considered to be an unreasonable request, especially given these properties are not under the ownership of the applicant. Each homeowner is responsible for the upkeep of their respective properties.
The applicant should take over the management responsibilities of Tesco, in respect of the planter which is situated close to the front of the site	This is not a material planning consideration and is considered to be an unreasonable request, especially given the planter referred to is not under the ownership of the applicant and is instead owned by Tesco.
The applicant has not engaged with the neighbours at all on this project	Whilst the LPA strongly encourages all applicants to engage with their respective neighbours before applying for planning permission, the LPA cannot enforce them to.
Covenants	A planning permission would not override covenants and private rights. These are civil matters between different landowners and not a material planning consideration.

8.87 **Other Matters**

- 8.88 The Archaeology Team have been consulted on the application and have raised no objections, subject to a pre commencement condition requesting that a Written Scheme of Investigation is submitted. Records indicate that the site lies in an area of archaeological potential, close to a number of previous archaeological investigations and therefore this condition is recommended, in order to preserve archaeological artefacts, in accordance with Policy 61 of the Cambridge Local Plan 2018.
- 8.89 The S106 Officer has been consulted on the application and has requested that the applicant makes a financial contribution of £700 towards the monitoring and administration of a S106 Agreement, with an additional £500 for each obligation, would be required following the approval of the Executive Councillor for Planning Policy and Infrastructure in July 2022. Officers consider this request to be a matter to be agreed with outside the scope of this planning application and an informative is recommended.
- 8.90 The Crime Prevention Officer has been consulted on the application and has raised no objections, subject to conditions referring to gate and management of the premises details, bollards located between the car parking space and access, cycle infrastructure internal access arrangements and signage. Officers consider that a condition requesting the details of the gate and general management of the premises to be

reasonable and necessary, however, all the other matters are either covered by the recommended conditions below or fall under Building Regulations. An informative is recommended to advise the applicant submit an application to obtain accreditation for 'Secure by Design'.

8.91 Moreover, similar comments are raised by the Access Officer, who requests that doorways and level access is provided. It is essential that all new office buildings comply with these standards as set out under Building Regulations, and therefore it is unreasonable to enforce these via conditions.

8.92 There is a comment referring to insufficient refuse storage being located along their frontage of the site to reduce waste along Cheddars Lane. The Site Plan shows bins will be located near to the rear of the site, which is preferable to reduce the any potential visual impact within the street scene or as you enter the site. These bins will collect waste generated from the proposed development and it is not reasonable to request the applicant to provide on street bins along Cheddars Lane to reduce on street waste. As such, the proposal in accordance with Policy 57 of the Cambridge Local Plan 2018.

8.93 **Planning Balance**

8.94 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).

8.95 The application proposes to erect a new building comprising an office and research and development use, which would replace the existing dilapidated buildings on the brownfield site. This would improve the public realm and visual attractiveness of the site within the local area. The proposed design, layout and landscaping would facilitate in providing a successful scheme which would promote more jobs and integrate a use within a sustainable location, whilst respecting the amenities of neighbouring premises.

8.96 As such, Officers recommend approval, subject to conditions and informatives set out below. In addition, a S106 Agreement securing the financial contributions for the upgrading of cycle and pedestrian routes within the vicinity of the site will be agreed with the applicant, under delegated powers.

8.97 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, subject to the conditions set out below.

9.0 **Recommendation**

9.1 **Approve** subject to:

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

-A S106 agreement, the precise contributions and its wording to be delegated to officers

9.2 In the event that the application is refused, and an Appeal is lodged against the decision to refuse this application, delegated authority is sought to allow officers to negotiate and complete the Planning Obligation required in connection with this development.

10.0 Planning Conditions

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

2) 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) No development shall commence, apart from below ground works and demolition, until a Biodiversity Net Gain (BNG) Plan has been submitted to and approved in writing by the local planning authority. The BNG Plan shall target how a minimum net gain in biodiversity will be achieved through a combination of on-site and / or off-site mitigation. The BNG Plan shall include:

- i) A hierarchical approach to BNG focussing first on maximising on-site
- ii) BNG, second delivering off-site BNG at a site(s) of strategic biodiversity importance, and third delivering off-site BNG locally to the application site;
- iii) Full details of the respective on and off-site BNG requirements and proposals resulting from the loss of habitats on the development site utilising the appropriate DEFRA metric in force at the time of application for discharge;
- iv) Identification of the existing habitats and their condition on-site and within receptor site(s);

- v) Habitat enhancement and creation proposals on the application site and /or receptor site(s) utilising the appropriate DEFRA metric in force at the time of application for discharge;
- vi) An implementation, management and monitoring plan (including identified responsible bodies) for a period of 30 years for on and off-site proposals as appropriate.

The BNG Plan shall be implemented in full and subsequently managed and monitored in accordance with the approved details. Monitoring data as appropriate to criterion v) shall be submitted to the local planning authority in accordance with DEFRA guidance and the approved monitoring period / intervals.

Reason: To provide ecological enhancements in accordance with the NPPF 2021 para 174, Cambridge Local Plan 2018 policies 59 and 69 And the Greater Cambridge Shared Planning Biodiversity SPD 2022.

4) 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:

- i) Movement and control of muck away vehicles (all loading and unloading should be undertaken where possible off the adopted public highway)
- ii) Contractor parking, with all such parking to be within the curtilage of the site where possible
- iii) Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway where possible.)
- iv) 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. (Cambridge Local Plan 2018 Policy 81).

5) No development 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.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (Cambridge Local Plan 2018; Policies 55, 57 and 59).

- 6) No development (including demolition, enabling works or piling shall commence until a demolition/construction noise and vibration impact assessment associated with the development, has been submitted to and approved in writing by the local planning authority. The assessment shall be in accordance with the provisions of BS 5228:2009 Code of Practice for noise and vibration on construction and open sites and include details of any piling and mitigation/monitoring measures to be taken to protect local residents from noise or vibration. The development shall be carried out in accordance with the approved measures.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2018 policy.

- 7) No development (or phase of) shall commence until a Remediation Method Statement based upon the findings of the Phase I Desk Study & Phase II Site Investigation Report (by Brown 2 Green, ref: 2743/Rpt 1v1, dated April 2022), and the advice of the Environment Agency, has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure satisfactory measures are in place to prevent the effects of contamination (Cambridge Local Plan 2018 Policy 33).

- 8) No development shall commence until a scheme to minimise the spread of airborne dust from the site including subsequent dust monitoring during the period of demolition and construction, has been submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved scheme.

Reason: To protect the amenity of nearby properties (Cambridge Local Plan 2018 policy 36).

- 9) No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work, commencing with the evaluation of the application area, that has been secured in accordance with a Written Scheme of Investigation (WSI) that has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no demolition/development shall take place other than under the provisions of the agreed WSI, which shall include:
 - a. The statement of significance and research objectives;

- b. The programme and methodology of investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;
- c. The timetable for the field investigation as part of the development programme;
- d. The programme and timetable for the analysis, publication and dissemination, and deposition of resulting material and digital archives.

Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any demolitions or groundworks associated with the development scheme and to ensure the proper and timely preservation and/or investigation, recording, reporting, archiving and presentation of archaeological assets affected by this development, in accordance with national policies contained in the National Planning Policy Framework (MHCLG 2021) and Cambridge Local Plan 2018 Policy 61).

- 10) No development above ground level, other than demolition, shall commence until a surface water drainage scheme for the site, based on sustainable drainage principles, has been submitted to and approved in writing by the local planning authority.

The scheme shall be based upon the principles within the agreed Drainage Strategy and Response to the LLFA; prepared by CAR Ltd; dated April 2023 and July 2023 (respectively) and shall include where appropriate:

- a) Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;
- b) Full results of the proposed drainage system modelling in the above-referenced 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 an assessment of system performance;
- c) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers;
- d) Details of the proposed attenuation and flow control measures;
- e) Site Investigation and test results to confirm infiltration rates;
- f) Temporary storage facilities if the development is to be phased;
- g) A timetable for implementation if the development is to be phased;
- h) 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;
- i) Details of the maintenance/adoption of the surface water drainage system;
- j) Measures taken to prevent pollution of the receiving groundwater and/or surface water

The scheme shall subsequently be implemented in accordance with the approved details prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority.

Reason: To ensure appropriate surface water drainage and to prevent the increased risk of flooding. (Cambridge Local Plan 2018 policies 31 and 32).

- 11) 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 surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or occupied properties within the development itself; recognising that initial works to prepare the site could bring about unacceptable impacts (Cambridge Local Plan 2018 Policies 31 and 32).

- 12) Within 6 months of commencement of development, 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 maximum 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. If such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.

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

- 13) The development hereby approved shall not be occupied until a BRE issued post Construction Certificate has been submitted to, and approved in writing by the Local Planning Authority, indicating that the approved BREEAM rating has been met. If such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.

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

- 14) No development above ground level shall take place until a scheme of ecological enhancement has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the features to be enhanced, recreated and managed for species of local importance both in the course of development and in the future. The scheme shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority.

Reason: To conserve and enhance ecological interests. (Cambridge Local Plan 2018 policy 57).

- 15) The development (or each phase of the development where phased) shall not be occupied until a Phase 4 Verification/Validation Report demonstrating full compliance with the approved Phase 3 Remediation Strategy has been submitted to and approved in writing by the Local Planning Authority.

Reason: To demonstrate that the site is suitable for approved use in the interests of environmental and public safety (Cambridge Local Plan 2018 policy 33).

- 16) No construction or demolition work shall be carried out and no plant or power operated machinery operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2018 policy 35).

- 17) There should be no collections from or deliveries to the site during the demolition and construction stages outside the hours of 0800 hours and 1800 hours on Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays unless otherwise previously agreed in writing with the Local Planning Authority.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2018 policy 35).

- 18) If unexpected contamination is encountered during the development works which has not previously been identified, all works shall cease immediately until the Local Planning Authority has been notified in

writing. Thereafter, works shall only restart with the written approval of the Local Planning Authority following the submission and approval of a Phase 2 Intrusive Site Investigation Report and a Phase 3 Remediation Strategy specific to the newly discovered contamination.

The development shall thereafter be carried out in accordance with the approved Intrusive Site Investigation Report and Remediation Strategy.

Reason: To ensure that any unexpected contamination is rendered harmless in the interests of environmental and public safety (Cambridge Local Plan 2018 policy 33).

19) No material for the development (or phase of) shall be imported or reused until a Materials Management Plan (MMP) has been submitted to and approved in writing by the Local Planning Authority. The MMP shall include:

- a) details of the volumes and types of material proposed to be imported or reused on site
- b) details of the proposed source(s) of the imported or reused material
- c) details of the chemical testing for ALL material to be undertaken before placement onto the site.
- d) results of the chemical testing which must show the material is suitable for use on the development
- e) confirmation of the chain of evidence to be kept during the materials movement, including material importation, reuse placement and removal from and to the development.

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

Reason: To ensure that no unsuitable material is brought onto the site in the interest of environmental and public safety in accordance with (Cambridge Local Plan 2018 Policy 33).

20) The roof terrace hereby approved, shall be used solely used by employees of the application site during standard office activities and shall not be used outside of 07:00hrs - 19:00hrs Monday to Saturday and 08:00hrs to 13:00hrs Sundays. The terrace shall not be used at any time during Bank Holidays.

Reason: To safeguard the privacy of neighbouring properties (Cambridge Local Plan 2018 Policies 55, 56 and 57).

21) Prior to the installation of any artificial lighting, an artificial lighting scheme shall be submitted to and approved in writing by the local planning authority. The scheme shall include details of any artificial lighting of the site and an artificial lighting impact assessment with 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 prevent any harm upon the amenities of the neighbouring properties (Cambridge Local Plan 2018 Policy 34).

22) All service collections / dispatches from and deliveries to the approved development including refuse / recycling collections during the operational phase shall only be permitted between the hours of 07:00 to 23:00 Monday to Friday, 08:00 to 13:00 on Saturday. Service collections / dispatches and deliveries are not permitted at any time on Sundays or Public Holidays.

Reason: To prevent any harm upon the amenities of the neighbouring properties (Cambridge Local Plan 2018 Policy 35).

23) No operational plant, machinery or equipment shall be installed until a noise insulation/mitigation scheme as required has been submitted to and approved in writing by the local planning authority. Any required noise insulation/mitigation shall be carried out as approved and retained as such.

The combined rating level of sound emitted from all fixed plant and/or machinery associated with the development at the use hereby approved shall not exceed the rating level limits specified within the Scotch Partners - Noise Impact Assessment - Revision 01 - 17th April 2023.

Reason: To prevent any harm upon the amenities of the neighbouring properties (Cambridge Local Plan 2018 Policy 35).

24) Prior to the installation of any backup generator within the site, their location and details shall be submitted to and approved in writing by the local planning authority. The installation shall be carried out in accordance with the approved details and shall be retained as such. The scheme shall include the following:

- a. Generator - Use The generator shall only be used in the event of mains power failure or in accordance with (b) below. It shall not be used as an alternative supply in the event of disconnection from the mains supply following for example non-payment.
- b. Generator - Hours of Running for Maintenance. Running of the generator as part of routine maintenance and repair shall only take place for the length of time specified by the manufacturer between the hours of 8am - 6pm Monday to Friday, 9am - 1pm Saturday and no time Sunday or Public Holidays.

Reason: To safeguard the amenities of neighbouring premises for noise disturbance, in accordance with Policy 35 of the Cambridge Local Plan 2018 and to protect local air quality and human health in accordance with policy 36 - Air Quality, Odour and Dust of the Cambridge Local Plan 2018 and Cambridge City Councils adopted Air Quality Action Plan (2018).

- 25) Prior to occupation of the site information to demonstrate that a single slow electric vehicle charge point with a minimum power rating of 7kW will be installed on site in accordance with BS EN 61851 or as superseded shall be submitted to and approved in writing by the Local Planning Authority.

The active electric vehicle charge point as approved shall be fully installed prior to the first occupation and maintained and retained thereafter.

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 36 - Air Quality, Odour and Dust of the Cambridge Local Plan (2018) and Cambridge City Council's adopted Air Quality Action Plan (2018).

- 26) 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 the development provides the maximum possible provision towards water management and the creation of habitats and valuable areas for biodiversity. (Cambridge Local Plan 2018; Policy 31).

27) No development above ground level, other than demolition, shall commence until details of a hard and soft landscaping scheme have been submitted to and approved in writing by the Local Planning Authority. These details shall include:

a) proposed finished levels or contours; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. Street furniture, artwork, play equipment, refuse or other storage units, signs, lighting, CCTV installations and water features); proposed (these need to be coordinated with the landscape plans prior to being installed) and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines indicating lines, manholes, supports); retained historic landscape features and proposals for restoration, where relevant;

b) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme; If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place as soon as is reasonably practicable, unless the Local Planning Authority gives its written consent to any variation.

c) boundary treatments indicating the type, positions, design, and materials of boundary treatments to be erected.

d) A landscape maintenance and management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity. (Cambridge Local Plan 2018 policies 55, 57, 59 and 69).

28) No occupation of the building shall commence until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan 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 be implemented and monitored as approved upon the occupation of the development.

Reason: In the interests of encouraging sustainable travel to and from the site (Cambridge Local Plan 2018, policies 80 and 81).

29) The driveway hereby approved shall be constructed so that its falls and levels are such that no private water from the site drains across or onto the adopted public highway and uses a bound material for the first 5 metres to prevent debris spreading onto the adopted public highway. Once constructed the driveway shall be retained as such.

Reason: In the interests of highway safety. (Cambridge Local Plan 2018 policy 81).

30) The bin and bike stores associated with the proposed development, including any planting associated with a green roof, shall be provided prior to first occupation in accordance with the approved plans and shall be retained thereafter. Any store with a flat or mono-pitch roof shall incorporate, unless otherwise agreed in writing by the local planning authority, a green roof planted / seeded with a predominant mix of wildflowers which shall contain no more than a maximum of 25% sedum planted on a sub-base being no less than 80 millimetres thick.

Reason: To ensure appropriate provision for the secure storage of bicycles and refuse, to encourage biodiversity and slow surface water run-off (Cambridge Local Plan 2018 policies 31 and 82).

31) Demolition or construction vehicles with a gross weight in excess of 3.5 tonnes shall service the site only between the hours of 09.30hrs - 15.30hrs, seven days a week.

Reason: In the interests of highway safety (Cambridge Local Plan 2018 Policy 81).

32) Prior to the first occupation of the development hereby approved, the redundant vehicular crossing along the site frontage onto Cheddars Lane shall be removed, and the footway returned to having a full face kerbs.

Reason: For the safe and effective operation of the highway (Cambridge Local Plan 2018 Policy 81).

33) No development shall take place above ground level, other than demolition, until details of the external materials to be used in the construction of the development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area. (Cambridge Local Plan 2018 policies 55, 57 (for new buildings) and/or 58 (for extensions)).

34) In the event of piling, no development shall commence until a method statement detailing the type of piling, mitigation measures and monitoring to protect local residents from noise and/or vibration has been submitted to and approved in writing by the Local Planning Authority. Potential noise and vibration levels at the nearest noise sensitive locations shall be assessed in accordance with the provisions of BS 5228-1&2:2009 Code of Practice for noise and vibration control on construction and open sites.

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

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2018 policy 35).

35) The use of the development hereby permitted shall be restricted to the uses listed under Use Class E(g) of the Use Classes Order 2020 (as amended).

Reason: To ensure the development delivers office and research facilities within the city, whilst safeguarding the amenities of neighbouring properties (Cambridge Local Plan 2018 Policies 35 and 40).

36) No development shall take place above ground level until a layout plan for any ground works and associated plant required to facilitate the achievement of 5 Wat01 BREEAM credits, shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of making efficient use of water (Cambridge Local Plan 2018, policy 28 and the Greater Cambridge Sustainable Design and Construction SPD).

37) The development, hereby permitted, shall not be occupied or brought into use, until pedestrian visibility splays of 2x2 metres, have been provided each side of the vehicular access in full accordance with the details indicated on the submitted plan no. 2654-PL-20-01. The splays

shall thereafter be maintained free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway.

Reason: In the interests of highway safety. (Cambridge Local Plan 2018 policy 81).

11.0 Informatives

- 1) In line with the transitional arrangements set out in the relevant approved documents, the Council expects the development hereby approved to meet the requirements of Parts O and F of Building Regulations. Where meeting these requirements results in any changes to the design of the proposals hereby approved, these amendments shall be submitted and approved by way of formal application to the local planning authority.
- 2) All green roofs should be designed, constructed and maintained in line with the CIRIA SuDS Manual (C753) and the Green Roof Code (GRO).
- 3) To satisfy and discharge Environmental Health recommended conditions (including those related to construction / demolition, operational artificial lighting, contaminated land, noise / sound, air quality (including Electric Vehicle Charging) and odours / fumes / smoke, any impact assessment and mitigation as required, should be in accordance with the scope, methodologies and requirements of relevant sections of the Greater Cambridge Sustainable Design and Construction Supplementary Planning Document, (2020). Due regard should also be given to relevant and current up to date Government / national and industry British Standards, Codes of Practice and best practice technical guidance.
- 4) The granting of a planning permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway. A separate permission must be sought from the Highway Authority for such works.
- 5) Before the existing property is demolished, a Demolition Notice will be required from the Building Control section of the council's planning department establishing the way in which the property will be dismantled, including any asbestos present, the removal of waste, minimisation of dust, capping of drains and establishing hours of working operation.
- 6) The applicant is made aware of their responsibility to engage with Anglian Water prior to the installation of any drainage works on the site.

- 7) The applicant is made aware of the regulations of the Executive Councillor for Planning Policy and Infrastructure and in line with procedures set out in the Council constitution this proposed development will require a fee of £700 towards the monitoring and administration of the section 106 agreement. A further additional fee of £500 would be required for each instance (if applicable) where the Council is required to provide written confirmation of an obligation.
- 8) The applicant is advised to submit a 'Secure by Design' Commercial Application to attain accreditation with consultation.
- 9) This planning permission is subject to a S106 Agreement, to secure financial contributions towards the improvements of pedestrian and cycle routes within the vicinity of the site.

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.

- Cambridge Local Plan 2018
- Cambridge Local Plan SPD