



## **23/03182/S73 – Technology Park Fulbourn Road Cambridge Cambridgeshire**

### **Application details**

**Report to:** Joint Development Control Committee

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

**Ward/parish:** Fen Ditton & Fulbourn / Fulbourn

**Proposal:** S73 to vary conditions 16 (Approved plans), 64 (Cycle parking) and 65 (Car parking) of outline planning permission 21/00772/OUT (A hybrid planning application for a total of 56,473sqm of commercial floorspace for Use Classes E(g) i (offices), ii (research and development), ii (light industrial) and B8 (storage and distribution - limited to data centres) uses. Comprising a) an Outline Application with all matters reserved (except for access) for the development of up to 44,671 sqm of floorspace, with associated access, structural landscaping, car and cycle parking and associated infrastructure works, b) a Full Application for the first Phase comprising the main access, one commercial building, a multi-decked car and cycle park and associated landscaping and infrastructure works, and c) a Full Application for the details of initial enabling works comprising site wide earth works and drainage)

**Applicant:** BRE-BMR CITP Limited (for BioMed Realty)

**Presenting officer:** Mairead O'Sullivan

**Reason presented to committee:** Due to the scale and nature of the application.

**Member site visit date:** N/A

## Key issues:

1. Amendments to the design of building 3 and the Multi-Storey Car Park
2. The loss of car parking and provision of community facilities and additional cycle parking in its place

**Recommendation:** To **APPROVE** application 23/03182/S73 subject to the conditions and informatives as detailed in this report, with delegated authority to officers to carry through minor amendments to those conditions and informatives (and include others considered as appropriate and necessary) prior to the issuing of the planning permission.

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## **1. Executive summary**

- 1.1 The report relates to a variation of condition application under section 73 (S73) of the Town and Country Planning Act (TCPA) 1990, which seeks to amend conditions 16 (approved drawings), 64 (cycle parking), and 65 (car parking) of application 21/00772/OUT which was allowed on appeal as follows:
- Amend the design of Building 3 to facilitate the provision of lab space.
  - Provision of amenities within the Multi-Storey Car Park (MSCP).
  - Design amendments to Building 3 and the MSCP to alter their appearance. The height and footprint of the buildings are unchanged.
  - Amendments to the landscape design to coordinate with the revised building design
  - A reduction in car parking provision
  - An increase in cycle parking provision
- 1.2 The height, scale, massing and footprint of both buildings remain unchanged. The amendments to the architectural treatment of the buildings are considered positive and relate well to the local context.
- 1.3 The landscape design has been amended to respond to the revised buildings design. The landscape scheme would result in a minor improvement to BNG.
- 1.4 The change from office to lab space results in a lower occupancy rate for building 3 which reduces demand for car parking. The reduction in car parking provision is considered acceptable by the Transport Assessment Team. The reduction in car parking numbers allow for space to be redistributed and community uses provided within the building. This is considered to be a social benefit. The additional cycle parking provision is considered acceptable and will allow for a higher cycling mode share.
- 1.5 The building continues to target BREEAM Excellent. The amendments would not give rise to any further impacts to the landscape character, openness of the green belt or nearby heritage assets.
- 1.6 Officers recommend that the Joint Development Control Committee approve planning permission for application 23/03182/S73, subject to the conditions and informatives set out in Section 23 of this report.

## **2. Site description and context**

- 2.1 The site lies within the administrative boundary of South Cambridge District Council ('SCDC'). The western boundary of the Site forms the boundary with Cambridge City Council ('CCC') and the Peterhouse Technology Park ('PTP'). The site is approximately 4.5 kilometres (km) to the south-east of Cambridge city centre and directly south of Cherry Hinton.
- 2.2 The site is rectangular in shape covering an area of approximate 7.03 hectares (ha) currently in use as arable fields. It is bound to the north by Fulbourn Road/Cambridge Road, with amenity green space and residential development beyond. Open agricultural land lies to the east and south which forms part of the Cambridge Green Belt.
- 2.3 Levels on the site vary considerably with the highest point of the site (31 AOD) in the south western corner, falling to 21 AOB adjacent to Fulbourn Road.
- 2.4 There are no existing vehicular accesses to the site. Fulbourn Road to the north of the site provides vehicular, cycle and pedestrian access to the surrounding area and beyond. Two bus stops are located nearby the proposed site entrance on Fulbourn Road serviced by the Citi 3 which runs between Cherry Hinton and Fen Ditton, via Cambridge City Centre.
- 2.5 The Site is within Flood Zone 1 and as such has a low risk of flooding from rivers. It is not subject to environmental designations. The Site is not located within a Conservation Area, nor are there any listed buildings within close proximity. The Fulbourn Hospital Conservation Area lies approximately 40 metres to the north east of the Site.
- 2.6 A gas main easement runs along the front of the site adjacent to Fulbourn Road which requires a 10-metre exclusion zone.
- 2.7 The adopted South Cambridgeshire Local Plan (2018) Policy E/3 releases the site from the Green Belt and allocates it for employment use (offices and research and development). The adjacent Peterhouse Technology Park (PTP) comprises a mix of commercial high-tech and research and development business premises.

## **3. The proposal**

- 3.1 The application has been submitted as a variation of condition application under s73 of the TCPA 1990, which seeks to amend conditions 16 (approved drawings), 64 (cycle parking), and 65 (car parking) of planning

application 21/00772/OUT which was allowed on appeal, following the refusal of the application at the XXX meeting of the Joint Development Control Committee.

3.2 The application seeks the following changes:

- Amend the design of Building 3 to facilitate the provision of lab space.
- Provision of amenities within the Multi-Storey Car Park (MSCP).
- Design amendments to Building 3 and the MSCP to alter their appearance. The height and footprint of the buildings are unchanged.
- Amendments to the landscape design to coordinate with the revised building design
- A reduction in car parking provision
- An increase in cycle parking provision

3.3 A BREEAM pre-assessment has also been submitted which shows a small increase in the expected sustainability scoring of Building 3, with no change to the targeted scoring of 'Excellent'.

#### **Application Documentation**

3.4 The application is supported by the following documents:

- Building 3 and MSCP MMA report
- Supporting statement
- EIA Statement of conformity
- BREEAM Pre-assessment
- Transport technical note
- Landscape and visual technical note
- Landscape strategy plan
- Landscape MMA proposals supplementary report
- Landscape masterplan
- Hard and soft landscape plans and Planting plans
- Drainage technical note
- Biodiversity Net Gain Statement
- Air Quality Assessment addendum
- Noise Impact Assessment Addendum
- Floorplans and elevations
- Parking strategy
- Cycle and car parking strategy
- Drawing register

#### **Pre-application engagement**

- 3.5 The proposals were subject to pre-application engagement with officers. The proposals have evolved following these pre-application discussions, including refinement of the design of the two buildings and consideration of potential future connectivity with the neighbouring Peterhouse Technology Park.
- 3.6 The proposals were also presented to the Joint Development Control Committee in a briefing in June 2023. A summary of questions and responses is included in **table 2** below:

Question	Officer Response
Should the changes be considered as an entirely different design, and a change of use.	A s73 application can be used to amend conditions, including to materially alter the proposed development, provided the description of development does not change. The proposals are considered to comply with these requirements.
Clarification sought on how the development will provide local employment	The development will provide significant employment opportunities during construction and operation, at a range of skill levels, including opportunities for local residents. Employees will also support existing businesses in the local area.
Clarification on how the development responds to the local context	The proposed design includes design and material references contemporary Cambridge design, and traditional architecture, particularly collegiate buildings.
How will water use be minimised, including accounting for the increase in lab space proposed.	The submitted BREEAM-assessment shows the development will be targeting a 3 Water credits, representing a 40% reduction in water consumption against the baseline, achieved through low-flow fixtures and efficient appliances.
Double-stacked cycle parking can be difficult to use and not accessible	The amount of Sheffield stands has been increased compared to the existing permission. Further details

	of cycle parking, including for non-standard cycles, are required under condition 24.
Whether the car park could be adapted to provide additional cycle parking	The MSCP will serve future phases as well as Building 3, with potential to review demand in the future.
Query over whether there will be skateboarding provision	No skateboarding provision is proposed.
Query over whether the community facilities will be accessible by the community	The amenities within the site are intended to primarily serve employees, however the applicant has set out how they intend to encourage access by the local community.
Query over how improved sustainable travel routes for those travelling north-south could be provided.	The s106 agreement for the original application secures contributions towards bus infrastructure improvements and the Fulbourn Greenway, which will improved links into existing and future strategic north-south connections.
Query over whether passive cooling is proposed	The Free Cooling BREEAM credit is not being targeted as it not considered achievable, however passive cooling design measures are proposed
Query over whether the car park will be chargeable	Charging is not specifically identified as a proposed demand management strategy at this stage. Condition 29 requires submission of a strategy to manage parking, including ensuring parking provision for phase 1 is restricted to only part of the MSCP.
Query over how cycle theft can be minimised	The majority of cycle parking will be within a secure compound in the MSCP. This will be monitored by a security booth by the building entrance. Visitor cycle parking elsewhere within the site will be monitored by CCTV.

Whether passive EV charging provision could be included	<p>Condition 22 requires a minimum of 14 fast chargers to be provided, and the plans include provision for the installation of a further 26 fast charging points, alongside a minimum of 5% of future parking spaces.</p> <p>N.B. There is also a requirement under building regulations for a minimum of 20% of spaces to have active/passive EV charging infrastructure.</p>
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Table 2 Response to issues raised by members at JDCC briefing

#### **4. Environmental Impact Assessment**

- 4.1 The applicant submitted a request for a Scoping Opinion from the local planning authority at the pre-application stage for the original hybrid planning application (21/00772/OUT).
- 4.2 A formal Scoping Opinion was issued on 8 January 2001 which concluded that the Scoping Request satisfied the relevant requirements of the 2017 Regulations and provided a sound basis upon which to consider the potential environmental impact of the development. In addition to the environmental topics proposed to be assessed, Cultural Heritage and Lighting were also requested to be assessed in the Environmental Statement (ES).
- 4.3 The ES submitted to accompany the hybrid planning application was prepared in accordance with the Scoping Request and Scoping Opinion.
- 4.4 The ES Main Report (Volume 1) for the hybrid application covered the following topics:
1. Introduction
  2. Methodology
  3. Site Context
  4. Description of Proposed Development
  5. Planning Policy
  6. Air Quality
  7. Archaeology
  8. Cultural Heritage
  9. Flood Risk and Drainage



- 10. Ground Conditions and Contamination
- 11. Landscape and Visual
- 12. Lighting
- 13. Noise and Vibration
- 14. Socio-Economics, Health and Wellbeing
- 15. Transport
- 16. Cumulative Effects

4.5 The ES was organised into 3 volumes: Main Report (Volume 1); Technical Appendices (Volume 2). As the ES is a detailed technical and wide-ranging report, in to assist consideration of the application, it is supported by the non-technical summary.

**Statement of Conformity**

4.6 A Statement of Conformity has been submitted as part of this application, which assesses whether the ES remains up-to date or whether any additional or amended chapters are required.

4.7 The Statement of Conformity assesses that this application is not likely to result in any significant environmental effects not previously identified as part of the ES, and that the environmental information submitted is sufficient for assessment of the application. Officers agree with this assessment.

**5. Relevant site history**

5.1 The table below details the relevant planning history for the application site.

<b>Reference</b>	<b>Description</b>	<b>Outcome</b>
20/048886/SCOP	Request for a formal scoping opinion for commercial development at Land South of Fulbourn Road, Cambridge.	EIA Scoping Report Issued 30.01.2020
21/00772/OUT	A hybrid planning application for a total of 56,473sqm of commercial floorspace for Use Classes E(g) i (offices), ii (research and development), ii (light industrial) and B8 (storage and distribution - limited to data centres) uses. Comprising a) an Outline Application with all matters reserved (except for access)	Refused at JDCC on 27.10.2021 Appeal Allowed 28.11.2022

	<p>for the development of up to 44,671 sqm of floorspace, with associated access, structural landscaping, car and cycle parking and associated infrastructure works; b) a Full Application for the first Phase comprising the main access, one commercial building, a multi-decked car and cycle park and associated landscaping and infrastructure works; and c) a Full Application for the details of initial enabling works comprising site wide earth works and drainage.</p>	
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Table 3: Relevant Site history

## 6. Policy

### Legislation

#### EIA Directives and Regulations – EIA Regulations

- 6.1 European Union legislation with regard to environmental assessment and the planning regime remains unchanged despite the UK leaving the European Union on 31 January 2020. The Government passed secondary legislation in October 2018 to ensure the continued operation of the EIA regime.

#### Planning and Compulsory Purchase Act 2004 (as amended)

- 6.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications are determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for the LPA is the Cambridge Local Plan 2018.

#### Community Infrastructure Levy Regulations 2010 (as amended)

- 6.3 The Community Infrastructure Levy Regulations 2010 (as amended) (the CIL Regulations) generally set out regulations relating to the Community Infrastructure Levy (CIL). Part 11 refers specifically to planning obligations (including those in Section 106 Agreements) and is relevant to the

consideration of these applications and will influence the final content of Section 106 Agreement, in the event that planning permission is granted.

- 6.4 CIL Regulation 122 imposes limitations on the use of planning obligations. It states (where there is no CIL charging regime), a planning obligation may only constitute a reason for granting planning permission for the development if the obligation is:
- (a) necessary to make the development acceptable in planning terms;
  - (b) directly related to the development, and
  - (c) fairly and reasonably related in scale and kind to the development

### **Equalities Act 2010**

- 6.5 The applications have been assessed against the relevant sections of the Equalities Act 2010. It is not considered that the Applications discriminates against people with protected characteristics (age, gender reassignment, being married or in a civil partnership, being pregnant or on maternity leave, disability, race including colour, nationality, ethnic or national origin, religion or belief, sex, sexual orientation) specified in this Act.

Conservation of Habitats and Species Regulations 2017  
Environment Act 2021  
ODPM Circular 06/2005 – Protected Species

### **National Planning Policy and Guidance**

- 6.6 The following national policies and guidance are referred to in this report:
- National Planning Policy Framework 2021 (NPPF)
  - National Planning Practice Guidance
  - National Design Guide 2019
  - Local Transport Note 1/20 (LTN 1/20) Cycle Infrastructure Design
  - Circular 11/95 (Conditions, Annex A)
  - Technical Housing Standards – Nationally Described Space Standard (2015)

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

- 6.7 For the purposes of the s38(6) of the 2004 Act, the Development Plan is the South Cambridgeshire Local Plan (September 2018), and the County Minerals and Waste Local Plan 2036 (July 2021).
- 6.8 The relevant policies in the Local Plan include:

S/1 Vision  
S/2 Objectives of the Local Plan  
S/3 Presumption in Favour of Sustainable Development  
S/5 Provision of Jobs and Homes  
S/6 The Development Strategy to 2031  
CC/1 Mitigation and Adaptation to Climate Change  
CC/3 Renewable Energy and Low Energy in New Developments  
CC/4 Water Efficiency  
CC/6 Construction Methods  
CC/7 Water Quality  
CC/8 Sustainable Drainage Systems  
CC/9 Managing Flood Risk  
HQ/1 Design Principles  
HQ/2 Public Art and New Development  
NH/4 Biodiversity  
NH/6 Green Infrastructure  
NH/8 Mitigating the Impact of Development In and Adjoining the Green Belt  
NH/14 Heritage Assets  
E/3 Fulbourn Road East (Fulbourn) 6.9 hectares  
E/9 Promotion of Clusters  
SC/2 Health Impact Assessment  
SC/9 Lighting Proposals  
SC/10 Noise Pollution  
SC/11 Contaminated Land  
SC/14 Odour and Other Fugitive Emissions to Air  
TI/2 Planning for Sustainable travel  
TI/3 Parking Provision  
TI/6 Cambridge Airport Public Safety Zone  
TI/8 Infrastructure and New Developments  
TI/10 Broadband

6.9 The relevant policies in the **Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021** are:

Policy 5: Minerals Safeguarding Areas

#### **Neighbourhood plan**

6.10 The **Fulbourn Neighbourhood Plan** was 'made' on 30 March 2023. Relevant policies within the Neighbourhood Plan are:

FUL/01 - Protecting the Distinctiveness and Landscape Setting of Fulbourn

FUL/02 - Development outside the Development Framework  
FUL/03 – Creating a Network of Green Infrastructure  
FUL/04 - Protection and Enhancement of the Natural Environment  
FUL/07 - Building and Landscape Design  
FUL/13 - Sustainable Mobility

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

6.11 The following Supplementary Planning Documents (SPD) are relevant:

Greater Cambridge Biodiversity SPD – Adopted February 2022  
Sustainable Design and Construction SPD – Adopted January 2020  
Cambridgeshire Flood and Water SPD – Adopted November 2016  
Fulbourn Village Design Guide SPD – Adopted January 2020

6.12 The following SPDs were adopted to provide guidance to support previously adopted Development Plan Documents that have now been superseded by the South Cambridgeshire Local Plan 2018. These documents are still material considerations when making planning decisions, with the weight in decision making to be determined on a case-by-case basis:

Development affecting Conservation Areas SPD – Adopted 2009  
Landscape in New Developments SPD – Adopted March 2010  
District Design Guide SPD – Adopted March 2010  
Open Space in New Developments SPD – Adopted January 2009  
Public Art SPD – Adopted January 2009  
Trees and Development Sites SPD – Adopted January 2009

### **Other guidance**

6.13 Other relevant guidance includes:  
Greater Cambridge Housing Strategy 2019 – 2023  
Biodiversity Checklist for Land Use Planners in Cambridgeshire and Peterborough (2001).  
Cambridge and South Cambridgeshire Level 1 Strategic Flood Risk Assessment (2010)  
Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste  
Cambridgeshire Design Guide for Streets and Public Realm (2007)

## 7. Consultations

- 7.1 The application was advertised by way of a site notice, press notice, and neighbour letters.

### Consultation Responses

#### GCSP Urban Design

- 7.2 **No objection.** The proposed floor plan changes will provide greater flexibility. The reduction in car parking and increase in cycle parking will support sustainable travel. The improved amenities will create opportunities to improve worker wellbeing and social cohesion.
- 7.3 The revised design would align with a local interpretation of modern Cambridge vernacular and reflects the principles and guidance set out in the Fulbourn Village Design Guide.
- 7.4 Comments made at the pre-application stage have been addressed through the application.

#### GCSP Landscape

- 7.5 **No objection.** In landscape and visual terms, it is considered the proposals do not give rise to any greater or lesser level of significance on the landscape than those identified within the original LVIA.
- 7.6 The revised scheme is considered to provide some additional landscape and environmental benefits, as outlined in the planning statement.

#### GCSP Sustainability

- 7.7 **No objection.** An updated BREEAM pre-assessment has been submitted which demonstrates that the BREEAM certification required by conditions 17 and 18 of the original permission can still be achieved.

#### Lead Local Flood Authority

- 7.8 **No objection.** Having reviewed the submitted drainage information the LLFA have no objection to the application. The amendments do not change the principles of SuDS across the scheme, and details will be confirmed under future condition applications.
- 7.9 Informatives are recommended on ordinary watercourse consent and pollution control.

## **Local Highways Authority**

- 7.10 **No objection.** The proposed alterations do not change the LHA comments on the original application, and it is requested conditions from the original application are reapplied.

## **Transport Assessment Team**

- 7.11 The revisions to building 3 to make provision for lab space will potentially result in fewer employees in the building and fewer trips and there is no objection to this change.
- 7.12 The reduction in the amount of parking to be provided is appropriate and agreed. Condition 29 limits parking provision within the MSCP within this phase, and parking demand will need to be reviewed and considered as part of future phases, with potential that overall parking demand will be reduced.
- 7.13 The increase in cycle parking provision is appropriate and agreed.
- 7.14 The travel plan will not need updating at this stage. No objection subject to retention of conditions and the s106 agreed as part of the original application.

## **Cambridgeshire County Council Archaeology**

- 7.15 **No objection.** An approved archaeological evaluation report for the scheme has been received which describes remains of low significance on the site. No comments or objections.

## **SCDC Ecology**

- 7.16 **No objection.** There is not likely to be any significant reduction in biodiversity net gain compared to the original application, and details will need to be approved under condition 8. Conditions should be reapplied as per the original permission.

## **SCDC Environmental Health**

- 7.17 **No objection.** Having reviewed the application including the air quality and noise impact addendums, and having considered the potential impact of the development, environmental health have no comments.

## **GCSP Conservation**

- 7.18 **No objection.** The application has been assessed and it is considered that the proposal would not give risk to any harm to heritage assets.

## **SCDC Trees**

- 7.19 **No objection.** There are no arboricultural objections to this application.

## **Airport Safeguarding**

- 7.20 **No objection.** Recommends conditions requiring submission of a Bird Hazard Management Plan, and a Glint and Glare Assessment.

## **Police Architectural Liaison**

- 7.21 **No objection.** Would seek confirmation of how access to cycle parking will be controlled, details of cycle parking, CCTV, lighting, and other security measures.

## **Parish Council**

- 7.22 Fulbourn Parish Council have not provided any comments.

## **8. Third Party Representations**

- 8.1 No third-party representations have been received.

## **9. Member Representations**

- 9.1 No representations have been received from individual District or County Councillors.

## **10. Planning Assessment**

- 10.1 From the consultation responses and representations received and from an inspection of the site and the surroundings, the key issues are:

- Principle of development
- Design and landscape
- Water resources, management and flood risk
- Biodiversity and trees



- Carbon reduction and sustainable design
- Transport and access
- Heritage assets
- Amenity and environmental health
- Other matters
- Planning obligations
- Planning balance
- Recommendation
- Conditions

## **11. Principle of Development**

- 11.1 Policy E/3: Fulbourn Road East (Fulbourn) of the South Cambridgeshire local Plan (2018) states that the land adjoining Peterhouse Technology Park is allocated for employment use. The application in its entirety therefore allocated for employment use.

### **Employment Provision**

- 11.2 The principle of the development of the site has been established through Local Plan Policy E/3, together with the existing planning permission.
- 11.3 The proposals will reconfigure Building 3 so that instead of it being for conventional office accommodation as under the existing permission, it will allow for up to 60% of the building to be given over to laboratory use.
- 11.4 This is within the parameters of the existing permission, which allows for uses within classes E(g) (i) offices and E(g)(ii) research and development, and provides flexibility over how this is delivered within the site.
- 11.5 The proposals also seek to introduce flexible office space, as well as ancillary facilities into the MSCP, in the form of showering and changing facilities, a gym, and café. These amenities are considered to be ancillary uses which, whilst being accessible to the wider community to some degree, are primarily intended to serve employees working within the site.
- 11.6 Overall, the changes in relation to uses and employment provision are considered to be minor and to be in compliance with the parameters of the existing permission.

## **Landscape and Visual Impact**

- 11.7 The original application was subject to a detailed Landscape and Visual Impact Assessment. As noted by the appeal Inspector, whilst the proposal would inevitable have some landscape and visual impacts resulting from being currently a greenfield site, the effects would be localised. Any harm was considered very limited, with no conflict with Policy NH/2 and NH/8 of the Local Plan 2018.
- 11.8 This application is supported by a Landscape and Visual Technical Note which assesses the impact of the changes to the scheme. scale, height, and massing of Building 3n and the MSCP are proposed to remain unchanged as part of the application, with the exception of the addition of chimneys to Building 3 to serve laboratory uses. The design amendments limited to the proposed visual aesthetic. The proposed use of stone and similar materials to the façade in place of metal and glass is not considered likely to be more significantly more prominent within the landscape, with the reduction in glazing and reflective metal likely to result in less glare. Whilst there will be some design changes to the proposed landscape areas, these are not considered likely to affect the landscape or visual impact of the proposals, with the landscape buffers etc. remaining unchanged.
- 11.9 On the basis of the above, the landscape and visual impacts of the proposal are considered to be unchanged compared to the existing permission, as agreed by the Council's Landscape Officer.

### **Green Belt**

- 11.10 The site was removed from the Green Belt as part of the Local Plan 2018. The impact on the Green Belt was considered through the original application, and mitigation proposed in the form of landscape buffers and excavation to lower the site. This remains unchanged as part of the current application, and as such the proposals are not considered harmful to the openness of the Green Belt.

## **Agricultural Land and Minerals**

- 11.11 Local Plan Policy NH/3 sets out that planning permission will not be granted for development which will lead to an irreversible loss of agricultural land within Grades 1-3a unless and is either allocated for development, or sustainability considerations and the need or the development are sufficient to override the need to protect the agricultural value of the land.

- 11.12 Part of the site falls within a designated Minerals Safeguarding Area (sand and gravel) in the Cambridgeshire and Peterborough Minerals and Waste Local Plan (CPMWLP) 2021, where Policy 5 requires that the Minerals authority are consulted on development proposals other than, amongst other things, where they are on an allocated site.
- 11.13 As the site is allocated for development, and benefits from an existing planning permission, the proposals are not considered to conflict with Policy 5 of the CPMWLP 2021 or Local Plan Policy NH/3

### **Conclusion on Principle of Development**

- 11.14 On the basis of the above, the principle of development is considered acceptable in accordance with Policies E/3, NH/2, NH/3, and NH/8 of the Local Plan 2018, Policy 5 of the CPMWLP 2021, and the NPPF.

## **12. Design and landscape**

- 12.1 Policy HQ/1 'Design Principles' provides a comprehensive list of criteria by which development proposals must adhere to, requiring that all new development must be of high-quality design, with a clear vision as to the positive contribution the development will make to its local and wider context.
- 12.2 Policy SS/2 requires submission of a spatial masterplan setting out how the site will integrate effectively into the wider North-West Cambridge area, as well as setting out the principles of good design for the site.
- 12.3 Policies NH/2, NH/6 and NH/8 are relevant to the landscape and visual impacts of a proposal. Together they seek to permit development only where it respects and retains or enhances the local character and distinctiveness of the local landscape, Green Belt, and its National Character Area.
- 12.4 The NPPF provides advice on achieving well-designed places and conserving and enhancing the natural environment.
- 12.5 The Fulbourn Village Design Guide seeks to secure high quality design which responds to the local and wider context for all new developments in and around Fulbourn.

- 12.6 Since the original application has been determined, the Fulbourn Neighbourhood Plan has been “made”. Policies within the Neighbourhood Plan require development to protect the identity of Fulbourn as an individual village within the rural landscape (FUL/01 - Protecting the Distinctiveness and Landscape Setting of Fulbourn and FUL/02 - Development outside the Development Framework), seek to secure and enhance green infrastructure (FUL/03 – Creating a Network of Green Infrastructure and FUL/04 - Protection and Enhancement of the Natural Environment), and consider the scale, form and design of new buildings (FUL/07 - Building and Landscape Design).

### **Building 3 design**

- 12.7 Building 3 as approved was to be 100% office use. This application proposes amendments to the floorplate to allow for a change to a 60/40 split between laboratory and office use. The change to the use does not require consent as the original consent is suitably flexible to allow for this change. The footprint, scale, form and height of building 3 and the MSCP remain the same as the original proposal.
- 12.8 The amended design adopts a revised architectural language which is described as the modern Cambridge Vernacular. The amended building material palette and landscape design respond to guidance within the Fulbourn Village Design Guide.
- 12.9 The building would be clad in a light stone effect material in a buff colour. Details of materials are to be approved by conditions (**Condition 12 Materials, Condition 13 Sample Panel**). The entrance to the building remains on the western elevation and the triple height atrium and canopy remain as part of the amended design. However the materials used on the canopy and colonnade have been altered to fit with the new design approach. The colour and textures of the amended proposals respond to the Cambridge context.
- 12.10 A series of chimneys have been included in the revised building to deal with flues and ventilation associated with the new laboratory use. These will extend above the height of the building as approved by approx. 0.6m. These sit well with the new building design and the increased height is not considered visually obtrusive.

## **MSCP**

- 12.11 The MSCP remains in the same location and the height, scale and mass remain unchanged. The finish of the MSC design has also been amended to fit with the modern Cambridge Vernacular and appears similar to Building 3. Amendments are proposed to the internal configuration as a result of the loss of car parking and the addition of community facilities and additional cycle parking.
- 12.12 The revised MSCP elevations are in keeping with the amendments to building 3. The MSCP would be finished in a light stone effect material. Details of materials are to be approved by conditions (**Condition 12 Materials, Condition 13 Sample Panel**). The MSCP will include a colonnade that mirrors the colonnade on building 3. The colonnade will provide space for spill out seating from the newly proposed café.
- 12.13 There is a 12% reduction in the number of car parking spaces provided in the MSCP. This has allowed for the redistribution of space and the provision of more cycle parking spaces as well as community facilities. The community space includes multi-use rooms, shared workspace, a gym, café and showers. These facilities can be used by those who work in the campus as well as the wider community. This is considered to be a positive social impact.
- 12.14 In addition to being a social benefit, the inclusion of the communal space within the ground floor of the building provides additional active frontage. The café at ground floor includes a space for external seating in the courtyard space between the two buildings which will help animate the outdoor space in warmer months. Cycle parking continues to be accessed from the ground floor with an element of cycle parking also provided external under the colonnade. Blue badge car parking spaces are provided at ground floor.

## **Landscape**

- 12.15 The hard and soft landscape scheme around Building 3 and the MSC has been amended to better reflect the new architectural treatment proposed. The space between the two buildings has been amended to create a pleasant courtyard space. The paving will include a strong linear design to respond to the colonnade. The landscape design to the front of the MSC has been amended to reflect the new uses proposed. A shared use surface will be provided with bollards and demarcation studs to create pedestrian zones.

- 12.16 Avenue tree planting will be incorporated to the frontage of building 3. As the front of the building is north facing, share-loving planting will be used with a mix of evergreen and deciduous species to ensure interest all year round. Planting to the southern boundary of the building has also been updated. This space will be a courtyard area with benches to provide an inviting breakout space.
- 12.17 The Landscape Officer has reviewed the proposal. She notes that the revised scheme would provide some additional landscape and environmental benefits and is supportive of the amendments subject to the landscape implementation condition. **(Conditions 8 LEMP, Condition 25 Landscape Implementation, Condition 30 Retaining wall details, Condition 31 Biosolar roof details)**
- 12.18 Landscape and Visual Impact is assessed in section 11 above. The amended proposal is not considered to have any adverse landscape or visual impact compared with the original approval as the landscape buffers etc. remaining unchanged.

### **Public art**

- 12.19 A public art strategy is included within the MMA report. This outlines the intention to engage with nearby residents and the local arts community. There will be public art installations across the park. The intention is to include an installation in the courtyard between building 3 and the MSCP. The public art delivery plan condition from the original consent continues to be relevant **(Condition 14 Public Art Delivery Plan)**.

### **Design and landscape conclusion**

- 12.20 Overall, the amended proposed development is a high-quality design that is considered to respond positively to the local context. The amended development is considered compliant with policies HQ/1, NH/2 and NH/6 of the South Cambridgeshire Local Plan (2018), the Fulbourn Village Design Guide and the NPPF.

## **13. Water management and flood risk**

- 13.1 Paragraph 167 of the NPPF states that when determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere.

- 13.2 Policies CC/7, CC/8 and CC/9 of the South Cambridgeshire Local Plan (2018) require developments to have appropriate sustainable foul and surface water drainage systems and minimise flood risk.
- 13.3 The site is located within flood zone 1 and is a “less vulnerable” use. Flood Zone 1 is land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%). The development therefore meets national flood risk guidance regarding being an appropriate location for this type of development.
- 13.4 The applicant has submitted a Drainage Technical Note to support the application.

### **Flood Risk and Surface Water Drainage Strategy**

- 13.5 The technical note highlights that only minor changes are being made in drainage terms and that these adjustments have no significant impact on the overall drainage strategy for the site. The changes result in an increase in SuDS storage.
- 13.6 The LLFA have advised that the amendments do not change the principle of SuDS within the scheme. A condition is recommended requiring detail of SuDS (Condition 33 Drainage Strategy). The LLFA has no objection to the proposed amendment.

### **Foul Water Drainage**

- 13.7 The technical note advises that additional drainage points have been incorporated to serve the new amenity area which includes additional manholes. Anglian Water were consulted but did not provide any comments on this application. Otherwise foul drainage remains as per the original consent.

### **Water Resources**

- 13.8 The EA has classified the Cambridge Water operating area as an area of serious water stress. The current level of water abstraction from the chalk aquifer is considered by the EA to be unsustainable for the Greater Cambridge area, with potential to cause further environmental damage.

There is therefore potential for the application proposals to harm waterbodies from potable water demand.

- 13.9 Policy CC/7 of the Local Plan also requires all development proposals to demonstrate that, inter alia, the quality of ground, surface or water bodies will not be harmed.
- 13.10 The application is supported by a BREEAM pre-assessment. This outlines that the development is targeting 6 credits for Wat 01. 3 credits for water efficiency are being targeted through a 40% improvement through fixtures and fittings. 3 further credits are being targeted for water monitoring, leak detection systems and flow control devices on WCs.
- 13.11 The Sustainability Officer has no objection to the revised proposal as it continues to demonstrate that the BREEAM excellent certification is achievable. **(Condition 17 BREEAM design stage and Condition 18 BREEAM construction stage)**
- 13.12 The Environment Agency has been consulted but has not provided any comments on the proposed application. The condition which the EA recommended on the previous application around details of a scheme to treat and remove solids from any excavation dewatering or surface water run off during construction remains relevant **(Condition 36 Dewatering)**

## **Conclusion on flood risk and water resources**

- 13.13 It is considered that the applicants have appropriately addressed the issues of water management and flood risk, and subject to conditions the proposal is in accordance with Policies CC/7, CC/8 and CC/9 of the South Cambridgeshire Local Plan (2018) and the Greater Cambridge Sustainable Design and Construction SPD (2020) and NPPF advice.

## **14. Biodiversity and Trees**

- 14.1 Policies NH/2, NH/4, NH/6 and HQ/1 seek to preserve, protect and enhance biodiversity, trees and hedges, and other sites and features of biodiversity and geological importance. Policy NH/4 sets out that development should ensure a measurable net gain in biodiversity.
- 14.2 The Environment Act 2021 and the Councils' Biodiversity SPD (2022) require 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.

- 14.3 Para 174 of the NPPF advises that decisions should contribute to and enhance the natural and local environment by providing net gains for biodiversity.
- 14.4 Paragraph 131 of the NPPF advises that existing trees should be retained wherever possible.

### **Biodiversity**

- 14.5 The application is accompanied by a Biodiversity Net Gain Statement. The statement outlines the changes to BNG within the site as a result of the amendments to the scheme.
- 14.6 The previous application demonstrates a 28.85% area-based habitat increase. The BNG statement demonstrates that there is potentially a minor increase to biodiversity net gain as a result of the amendments to the landscape scheme. The Ecology Officer is satisfied with the statement. The condition requiring BNG details as was required on the original consent remains relevant (**Condition 8 LEMP**).

### **Trees**

- 14.7 The application is accompanied by a supplementary landscape document with amended landscape masterplan. The landscape design has been amended to respond to the change to the design of building 3. The revised landscape proposals include additional street tree planting.
- 14.8 The Tree Officer has reviewed the proposals and has no objection in arboricultural terms.

### **Biodiversity and Trees Conclusion**

- 14.9 The application proposal is considered to have appropriately addressed biodiversity and trees and subject to conditions the proposal is compliant with South Cambridgeshire Local Plan (2018) Policies NH/2, NH/4 and NH/6 the Biodiversity SPD 2022, the requirements of the Environment Act 2021 and 06/2005 Circular advice.

## 15. Carbon reduction and sustainable design

- 15.1 Paragraph 152 of the NPPF advises that the planning system should support the transition to a low carbon future in a changing climate.
- 15.2 The Councils' Sustainable Design and Construction SPD (2020) sets out a framework for proposals to demonstrate they have been designed to minimise their carbon footprint, energy and water consumption and to ensure they are capable of responding to climate change as required by policy CC/1.
- 15.3 Policy CC/3 'Renewable and Low Carbon Energy', requires new non-residential buildings of 1,000m<sup>2</sup> or more will be required to reduce carbon emissions by a minimum of 10% through the use of on-site renewable energy and low carbon technologies.
- 15.4 Policy CC/4 'Water Efficiency' requires non-residential buildings to achieve a BREEAM efficiency standard equivalence of 2 credits. Paragraphs 152 – 158 of the NPPF are relevant.
- 15.5 Policy CC/6 'Construction Methods' includes a requirement that development which would generate construction waste must carefully manage materials to minimise waste and maximise the reuse or recycling of materials.
- 15.6 The application is supported by a BREEAM pre-assessment. This outlines that the development is on track to achieve BREEAM excellent. Details of water credits being targeted are included in the relevant section on water management above.
- 15.7 The application is targeting 10 credits from ENE 01. A total of 15 standard energy credits are being targeted as well as 2 exemplary energy credits.
- 15.8 The Sustainability Officer has no objection to the revised proposal as it continues to demonstrate that the BREEAM excellent certification is achievable. **(Condition 17 BREEAM design stage and Condition 18 BREEAM construction stage)**
- 15.9 The application proposal is considered to have appropriately addressed the issue of carbon reduction and sustainable design, and subject to conditions the proposal is compliant with the NPPF (2023), South Cambridgeshire Local Plan Policies CC/1, CC/3 and CC/4 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

## 16. Transport and Access

- 16.1 Local Plan Policy TI/2 sets out that development must be located and designed to reduce the need to travel, particularly by car, and promote sustainable travel appropriate to its location. It goes on to set out that development likely to increase travel demands should only be permitted where the site has, or will attain, sufficient integration and accessibility by walking, cycling, and public transport.

### **Pedestrian and cycle access**

- 16.2 Pedestrian access to the buildings will be via the central courtyard area. The new café within the MSCP will have an access from this area. As will the other community uses within the MSCP. The foyer for building 3 is located adjacent to the café entrance and would be accessed under the colonnade of the building. This area will have a shared use surface with bollards and demarcation studs to guide pedestrians and cyclists. **Condition 27 (Public Transport Pedestrian Link)** of the original consent which requires details of how pedestrians will access building 3 from the westbound bus stop remains relevant as is recommended as part of this S73 application.
- 16.3 Although the cycle store has been shifted further west within the MSCP, cycle access to the building is broadly the same as the original consent. Cyclists will access the building predominantly from the north. The external cycle spaces are accessed from the courtyard to the east of the MSCP and the hard landscape treatment will help guide cyclists to these spaces.

### **Vehicular access and traffic impact**

- 16.4 Vehicular access remains as per the permitted scheme. Car parking levels are lower and this is assessed below. The change in use from office to a mix of laboratory and office results in a lower provision of employees per sqm. It also results in a reduction of peak hour trips. This is considered to be a positive amendment. The Transport Assessment Team have no objection to the development subject to condition.

### **Cycle parking**

- 16.5 Policies HQ/1 and TI/3 set out that car and cycle parking provision should be provided through a design-led approach in accordance with the indicative standards set out in Figure 11 of the Local Plan. Cycle parking should be provided to at least the minimum standards. TI/3 includes requirements for non-residential uses. Policy FUL/13 - Sustainable

Mobility of the Fulbourn Neighbourhood Plan seeks to encourage sustainable modes.

- 16.6 The application seeks to vary condition 64 which relates to cycle parking details. The current proposal would increase the overall cycle parking spaces proposed. These are to be provided within the MSCP and within a store to the front of the building.
- 16.7 The increase in cycle parking also results in an increase to the number of accessible cycle spaces; these will increase from 28 to 86 inclusive spaces. E-scooter parking provision is also proposed as part of the amended application.
- 16.8 Details of cycle parking are provided in the below table:

Application	Number of cycle spaces
Original application	366 spaces
S73 application	426 spaces

- 16.9 The increased number of cycle parking spaces can facilitate a higher cycling mode share than the original permission. The Transport Assessment Team is supportive of this change. **Condition 24** (Cycle parking details) from the original consent remains relevant; this requires details of cycle parking prior to the occupation of building 3. **Condition 64** is proposed to be amended to reference the updated cycle parking plans.

### Car parking

- 16.10 TI/3 sets parking standards for non-residential uses. The supporting text to the policy advises that the Council will encourage innovative solutions such as shared parking areas, for example where there are a mix of day and night uses, car clubs and provision of electric charging points and that a developer must provide clear justification for the level and type of parking proposed and will need to demonstrate they have addressed highway safety issues.
- 16.11 The application proposes an overall reduction of 107 (-12%) car parking spaces through the variation of condition 65. Space within the MSCP will be reallocated for cycle parking and the provision of other facilities. The demand for car parking is reduced as the use of building 3 is proposed to

change from 100% office use to a 60/40 split between laboratory and office use. This change will result in a lower number of people using the building which in turn will reduce overall car parking need. For a wholly office use it would be expected to have 1 employee per 8sqm of floorspace. A laboratory use is expected to accommodate 1 employee per 16sqm of floorspace.

16.12 The change in car parking numbers is detailed in table below.

Application	Number of car parking spaces	Number of employees per sqm	Number of car parking spaces per sqm
Original application (office use)	915	1:8	1:40
S73 application (60% laboratory / 40% office)	808	1:16	1:43

16.13 The Transport Assessment Team has no objection to the reduction in car parking spaces and note that the Travel Plan does not need to be updated at this time. A post occupation Travel Plan is required by condition **(Condition 28 Travel Plan)**. As part of the next phase of development, the applicant will need to provide information about levels of use of the MSCP.

### Conclusion on Transport and Access.

16.14 The Transport Assessment Team is satisfied with the proposal in transport terms. The increase in cycle parking and decrease in car parking are considered to be acceptable and in accordance with policies HQ/1, TI/2 and TI/3. The transport conditions **(Condition 24 Cycle parking details, Condition 27 Public Transport Pedestrian Link, Condition 28 Travel Plan, Condition 29 Car Parking Management Plan)** and S106 which were part of the original consent will remain.

## **17. Heritage assets**

- 17.1 Policy NH/14 of the South Cambridgeshire Local Plan (2018) requires development affecting heritage assets to sustain or enhance the character and distinctiveness of those assets.
- 17.2 The site is not close to any Listed Buildings. It is however within 40m of the edge of the Fulbourn Hospital Conservation Area. The impact on the Conservation Area was assessed as part of the original application
- 17.3 In relation to archaeology, the site was subject of an Archaeological Evaluation as part of the original permission, which confirmed the absence of significant archaeology.
- 17.4 The application has been reviewed by the Council's Conservation team and the County Archaeological team and it is considered the proposed amendments will not have any impact in relation to any heritage assets and no further work is required.
- 17.5 On this basis the impact on heritage is considered acceptable in accordance with Local Plan policy NH/14 and paragraphs 202 and 203 of the NPPF.

## **18. Amenity and Environmental Health**

- 18.1 Part e) of paragraph 174 of the NPPF states that planning policies and decisions should contribute to and enhance the natural and local environment by preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability.
- 18.2 Paragraph 185 of the NPPF advises that planning decisions should aim to avoid noise giving rise to significant adverse impacts on health and quality of life resulting from new development, as well as limiting the impact of light pollution on local amenity.
- 18.3 Paragraph 186 of the NPPF advises that opportunities to improve air quality should be identified, such as through traffic and travel management.
- 18.4 Policy HQ/1 (n), sets out that proposals must protect the health and amenity of occupiers and surrounding uses from development that is overlooking, overbearing or results in a loss of daylight or development

which would create unacceptable impacts such as noise, vibration, odour, emissions and dust.

- 18.5 Policy SC/9 of the Local Plan sets out criteria which must be met in order to permit development including: light spillage and glare are minimised; no unacceptable adverse impact on neighbours or the surrounding countryside; lighting is kept to the minimum necessary for reasons of public safety, crime prevention/security and living, working and recreational purposes.
- 18.6 Policy SC/10 (Noise Pollution) of the South Cambridgeshire Local Plan (2018) states that development will be permitted where it is demonstrated that it will not lead to significant adverse effects and impacts on health and quality of life /amenity from noise and vibration.
- 18.7 Policy SC/11 of the Local Plan requires applicants to demonstrate there will be no adverse health impacts to surrounding occupiers or end users from ground contamination.
- 18.8 Policy SC/12 (Air Quality) and SC/14 (Odour) of the South Cambridgeshire Local Plan (2018) states that development will be permitted where it is demonstrated that it will not lead to significant adverse effects and impacts on health, the environment or amenity from polluting or malodorous emissions, or dust or smoke emissions to air.

### **Neighbouring properties**

- 18.9 The impacts of the proposed development on prospective residential amenity associated with impacts from lighting, noise and disturbance associated with the use of the site has been assessed as part of the updated Environment Statement.
- 18.10 The proposed amendments to the scheme would not give rise to any further residential amenity impacts as the height and footprint of the buildings remain unchanged.

### **Construction Phase**

- 18.11 The conditions recommended on the original application in relation to managing construction impacts remain relevant. **(Condition 2 Construction hours, Conditions 3 CEMP, Condition 6 Delivery hours)**

## **Noise Impacts – Operational Phase**

- 18.12 The application is supported by a Noise Impact Assessment Addendum. The Noise assessment condition recommended on the original consent remains relevant (**Condition 20 Noise**)

## **Odour**

- 18.13 It is not considered that any of the proposed uses is likely to result in significant odour or other nuisance from emissions.

## **Light Pollution**

- 18.14 Lighting levels during the construction phase will be determined by health and safety requirements, but the effects will be transitory in nature. However, post completion lighting levels from external lighting e.g. highway, security, public area lighting, should safeguard against any negative impact of residential amenities. The lighting condition on the original permission remains relevant. (**Condition 26 lighting**)

## **Contamination**

- 18.15 An assessment was carried out as part of the original planning application which highlighted that there was no requirement for any further investigation of remedial works. The condition recommended on the original application in relation to unexpected contamination remains relevant. (**Condition 11 unexpected contamination**)

## **Air Quality**

- 18.16 The application is supported by an Air Quality Assessment Addendum. The proposed development is not considered to give rise to any significant air quality impacts. The EV charging condition included on the original consent remains relevant and is recommended as part of the S73 application (**Condition 22 EV Charging**).

## **Conclusion amenity and environmental health**

- 18.17 The proposal is not considered to give rise to any significant additional amenity impacts. The conditions relating to environmental health matters from the original consent remain relevant and are recommended as part of the s73 application (**Condition 2 Construction hours, Conditions 3 CEMP, Condition 6 Delivery hours, Condition 11 unexpected**



**contamination, Condition 20 Noise, Condition 22 EV Charging, Condition 26 lighting)** Subject to conditions, the development is considered compliant with policies HQ/1, SC/9, SC/10, SC/11 and SC/12 of the South Cambridgeshire Local Plan (2018) and the NPPF (2023).

## 19. Other Matters

### Fire Safety

- 19.1 The amended development is not considered to have any additional fire safety impact. The fire hydrants condition on the original consent remains relevant (**Condition 21 Fire hydrants**).

### Waste

- 19.2 Servicing and waste collection arrangement remain unchanged. As with the original application, an Operational Waste Management Plan is recommended to be conditioned (**Condition 32 Operational Waste Management Plan**).

### Broadband

- 19.3 The condition on the original consent requiring highspeed fibre optic broadband service to be in place by occupation remains relevant and is recommended (**Condition 19 Broadband**).

## 20. Planning obligations (S106)

- 20.1 The Community Infrastructure Levy Regulations 2010 have introduced the requirement for all local authorities to make an assessment of any planning obligation in relation to three tests. If the planning obligation does not pass the tests, then it is unlawful. The tests are that the planning obligation must be:
- a) necessary to make the development acceptable in planning terms;
  - b) directly related to the development; and
  - c) fairly and reasonably related in scale and kind to the development.
- 20.2 The original application is subject to a s106 agreement which secures planning obligations in relation to sustainable transport measures. This includes a contribution towards the Fulbourn to Cambridge Greenway, bus shelter improvements and maintenance, travel plan monitoring and parking surveys.

- 20.3 The s106 agreement for the existing permission includes a standard clause setting out that the agreement will apply to any subsequent applications under s73.
- 20.4 The existing obligations are considered adequate to mitigate the impact of development, and are considered compliant with the CIL regulations. As such it is not considered necessary to require a new or amended s106 agreement.

## **21. Planning balance**

- 21.1 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).
- 21.2 The amended architectural treatment to Building 3 and the MSCP is considered to be a high-quality design which responds to the local context.
- 21.3 The reduction in car parking number and redistribution of space within the MSCP is considered to be a positive change. The addition of community facilities is a social benefit. The reduction in car parking numbers are considered to be acceptable in terms of transport impact. The additional cycle parking spaces allows for an increase to the cycling mode share which is supported.
- 21.4 The amended proposal is not considered to have any adverse landscape or visual impact compared with the original approval as the landscape buffers remain the same. The impact of the development on heritage assets and on the openness of the green belt remains unchanged from the original application.
- 21.5 The revised proposals continue to target BREEAM excellent. There is a minor improvement to BNG as a result of landscape enhancements.
- 21.6 Having taken into account the provisions of the development plan, the views of statutory consultees, as well as all other material planning considerations, officers recommend that the JDCC agree the officers' recommendation the application be approved.

## **22. Recommendation**

- 22.1 To **APPROVE** application 23/03182/S73 subject to the conditions listed in section 23 and any informatives officers consider appropriate, with delegated authority to officers to carry through minor amendments to those conditions (and include others considered as appropriate and necessary) prior to the issuing of the planning permission.

## **23. Conditions**

### **Conditions applicable to the Detailed Permission and Outline Permission**

#### **Approved Plans – Site-Wide**

1. The development hereby permitted shall be carried out in accordance with the following approved documents: CITP-SBR-ZZ-ZZ-DR-A-8100 Rev P4 and CITP-SBR-ZZ-ZZ-DR-A-8102 Rev P3.

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.

#### **Construction Hours**

2. 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.

#### **Construction Environmental Management Plan**

3. The development shall be undertaken in accordance with the details provided in the Construction Environmental Management Plan (by Bowmer+Kirkland) dated 2nd September 2021 and the Good Neighbour Plan dated April 2021 (by Bower+Kirkland) unless minor variations to the Good Neighbour Plan are agreed in writing by the Local Planning Authority.

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

#### **Approved Uses**

4. Notwithstanding the provisions of Article 3 and 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) and notwithstanding any annotation on the approved drawings, the premises shall be used for uses within Use Classes E(g) and B8 (limited to data centres only) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as in force at the date of this permission and ancillary uses and associated parking, and for no other purpose (including any other purposes in the aforementioned classes of the Schedule 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.

#### **Temporary Buildings**

5. 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) of the Town and Country Planning (General Permitted Development) Order 2015, as in in force at the date of this permission, (or any equivalent provision in any order revoking and re-enacting it, with or without modification) 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.

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.

#### **Delivery Hours**

6. Collection from and deliveries to the site shall only take place between the hours of 07.00 to 23.00 Monday to Saturday and 09.00 to 17.00 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.

#### **Construction Ecological Management Plan**

7. 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 matters in detail for the Enabling Works and Phase 1, and as a strategy for the Outline Permission:
  - i) Risk assessment of potentially damaging construction activities.
  - ii) Identification of “biodiversity protection zones”.

- iii) 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).
- iv) The location and timings of sensitive works to avoid harm to biodiversity features.
- v) The times during construction when specialist ecologists need to be present on site to oversee works.
- vi) Responsible persons and lines of communication.
- vii) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- viii) 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.

### **Landscape and Ecological Management Plan**

8. No development shall take place above ground level until a site wide 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 matters in detail for the Enabling Works and Phase 1, and as a strategy for the Outline Permission:
- i) Description and evaluation of features to be managed.
  - ii) Ecological trends and constraints on site that might influence management.
  - iii) Aims and objectives of management, including how a minimum of 10% in biodiversity net gain will be achieved across the site as a whole.
  - iv) Appropriate management options for achieving aims and objectives.

- v) Prescriptions for management actions.
- vi) Prescription of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- vii) Details of the body or organisation responsible for implementation of the plan.
- viii) 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) the requirement for contingencies and/or remedial action to 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.

### **Bird Hazard Management Plan**

9. 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:
- i) monitoring of any standing water within the site, temporary or permanent;
  - ii) sustainable urban drainage schemes (SUDS) – Such schemes shall comply with Advice Note 6 ‘Potential Bird Hazards from Sustainable Urban Drainage schemes (SUDS);
  - iii) 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’;

- iv) maintenance of planted and landscaped areas, particularly in terms of height and species of plants that are allowed to grow;
- v) which waste materials can be brought on to the site/what if any exceptions e.g. green waste;
- vi) monitoring of waste imports;
- vii) 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 development. 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 in accordance with Policy TI/6) of the South Cambridgeshire Local Plan.

#### **Open Space Delivery**

10. Prior to occupation of the final building on the site, the areas of public realm as identified on the Landscape Open Space Strategy drawing CITP-LLA-ZZ-00-DR-L-0006 Rev 7 shall be made available.

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.

#### **Unexpected Contamination**

11. 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 on the



relevant part of the site and shall be fully implemented prior to first occupation of the relevant buildings on that part.

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.

**Materials**

12. No development of a building shall take place above ground level, except for demolition, until details of all the materials for the external surfaces of that building to be used in its construction 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.

**Materials Sample Panel**

13. No part of the 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 for that part of the development. 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 that part of the development 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.

### **Public Art Delivery Plan**

14. Prior to occupation of Building 3 within Phase 1, 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:
- i) Details of the public art and artist commission;
  - ii) Details of how the public art will be delivered, including a timetable for delivery;
  - iii) Details of the location of the proposed public art on the application site;
  - iv) The proposed consultation to be undertaken;
  - v) Details of how the public art will be maintained;
  - vi) How the public art would be decommissioned if not permanent;
  - vii) How repairs would be carried out;
  - viii) 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.

## **Conditions for Phase 1**

### **Time Limits**

15. 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).

**Approved Plans – Phase 1**

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

- CITP-SBR-ZZ-ZZ-DR-A-8002 Rev P6
- CITP-SBR-ZZ-ZZ-DR-A-8008 Rev P7
- 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-ZZ-ZZ-DR-A-8010 RevP5
- CITP-SBR-ZZ-ZZ-DR-A-8011 RevP5
- CITP-SBR-CP-ZZ-DR-A-8300 RevP7
- CITP-SBR-CP-ZZ-DR-A-8301 RevP5
- CITP-SBR-CP-ZZ-DR-A-8302 RevP5
- CITP-SBR-CP-ZZ-DR-A-8303 Rev P5
- CITP-SBR-CP-ZZ-DR-A-8304 RevP5
- CITP-SBR-CP-ZZ-DR-A-8305 Rev P4
- CITP-SBR-CP-ZZ-DR-A-8402 RevP4
- CITP-SBR-B3-00-DR-A-8300 RevP6
- CITP-SBR-B3-01-DR-A-8301 RevP6
- CITP-SBR-B3-02-DR-A-8302 RevP6
- CITP-SBR-B3-R1-DR-A-8303 RevP7
- CITP-SBR-B3-ZZ-DR-A-8403 Rev P4
- CITP-SBR-B3-ZZ-DR-A-8404 Rev P4
- CITP-SBR-B3-00-DR-A-8304 Rev P4

- CITP-SBR-CP-ZZ-DR-A-8310 RevP2
- 2435A-LLA-ZZ-00-DR-L-0001 Rev P01
- 2435A4-LLA-ZZ-XX-DR-L-0001 P03
- 2435A4-LLA-ZZ-00-DR-0003 Rev P01
- CITP-LLA-ZZ-00-DR-L-0101-P03
- CITP-LLA-ZZ-00-DR-L-0102-P03
- CITP-LLA-ZZ-00-DR-L-0103-P03
- CITP-LLA-ZZ-00-DR-L-0104-P03
- CITP-LLA-ZZ-00-DR-L-0105-P03
- CITP-LLA-ZZ-00-DR-L-0106-P03
- CITP-LLA-ZZ-00-DR-L-0107-P03
- CITP-LLA-ZZ-00-DR-L-0108-P03
- 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-P03
- CITP-LLA-ZZ-00-DR-L-0205-P03
- CITP-LLA-ZZ-00-DR-L-0206-P03
- CITP-LLA-ZZ-00-DR-L-0207-P03
- CITP-LLA-ZZ-00-DR-L-0208-P03
- CITP-LLA-ZZ-00-DR-L-0209-P03
- CITP-LLA-ZZ-00-DR-L-0210-P03
- CITP-LLA-ZZ-00-DR-L-0211-P03
- CITP-LLA-ZZ-00-DR-L-0212-P03
- CITP-LLA-ZZ-00-DR-L-0215-P01
- 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.

### **BREEAM - Design Stage**

17. Within 6 months of commencement of development of Phase 1, 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.

### **BREEAM – Post Construction**

18. Within six months of the occupation of Phase 1 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 of the South Cambridgeshire Local Plan and the Greater Cambridge Sustainable Design and Construction SPD 2020.

### **Broadband**

19. Prior to the occupation of Building 3 within Phase 1, the building shall be provided with infrastructure within the site 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.

### **Plant Noise**

20. 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 plant is put into use 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.

### **Fire Hydrants**

21. Prior to occupation, a scheme for the provision of fire hydrants within Phase 1 shall be submitted to the local planning authority. The 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.

### **Electric Vehicle Charging**

22. 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 such other standard as may supersede it. 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.

### **Accessible Parking**

23. Prior to the 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 in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

### **Cycle Parking**

24. 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.

### **Landscape Implementation**

25. 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 plant 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.

### **Artificial Lighting**

26. 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.

### **Public Transport Pedestrian Link**

27. 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.

### **Travel Plan**

28. Prior to the first occupation of any building an updated Travel Plan to that provided in the Framework Travel Plan prepared by Bryan G Hall, included in Appendix 15.1A Transport Assessment Addendum prepared by Bryan G Hall and dated June 2021, shall be first submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall be implemented as approved.

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.

### **Car Parking Management Plan**

29. 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 Phase 1 does not exceed 275 spaces. The CPMP shall also include details of how parking provision will be phased throughout the site wide development to ensure that a balance between sustainable travel provision and adequate on-site parking is achieved, 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 in accordance with Policy TI/2 of the South Cambridgeshire Local Plan.

### **Retaining Wall Details**

30. 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 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.

### **Biosolar Roof Details**

31. 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.
- i) The means of access to such roofs for maintenance;
  - ii) Plans and sections showing the make-up of the sub-base to be used which may vary in depth from between 80-150mm;
  - iii) 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);
  - iv) 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;
  - v) 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 planting shall be maintained 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.

### **Operational Waste Management Plan**

32. Prior to the first use of Building 3 an Operational Waste Management Plan for Phase 1 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.

### **Drainage Strategy**

33. 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 Enabling Works**

### **Time Limits – Enabling Works**

34. 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).

### **Approved Plans – Enabling Works**

35. 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 (in respect of those landscape works within Landscape Framework Zone C as shown on Parameter Plan ‘Open Space and Landscape’ (CITP-SBR-ZZ-ZZ- DR-A-8007 P8) only)
  - CITP-LLA-ZZ-00-DR-L-0215

- CITP-SBR-ZZ-ZZ-DR-A-8020 RevP4
- 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 I02

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.

### **Dewatering**

36. The development hereby permitted shall not be commenced until such time as a scheme to treat or 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.

### **Landscape Implementation**

37. The soft landscaping works comprised in the Enabling Works shall be those works shown in drawings CITP-LLA-ZZ-00-DR-L-0213 PO2 and CITP-LLA- ZZ-00-DR-L-0214 PO2 in respect of those landscape works within Landscape Framework Zone C as shown on Parameter Plan 'Open Space and Landscape' (CITP-SBR-ZZ-ZZ-DR-A-8007 P8). The works shall be carried out within the first planting season following completion of the remaining site wide Enabling Works or to an alternative programme that is submitted to and approved in writing by the local planning 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 plant 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.

### **Tree Protection**

38. 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.

### **Soil Management Plan**

39. 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.

### **Drainage Strategy – Enabling Works**

40. The drainage comprised in the Enabling Works as shown on drawing CITP-RMB-XX-XX-SK-C-0005 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 Permission**

### **Reserved Matters**

41. Prior to the commencement of each phase of development, details of the appearance, landscaping, layout, scale and access (hereinafter called the 'reserved matters') for that phase 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. Not all access detail was provided at the outline stage.

### **Time Limits**

42. 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).

### **Approved Parameter Plans**

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

- CITP-SBR-ZZ-ZZ-DR-A-8004 RevP7 – Land Use Parameter Plan
- CITP-SBR-ZZ-ZZ-DR-A-8005 RevP7 – Building Heights Parameter Plan
- CITP-SBR-ZZ-ZZ-DR-A-8006 RevP6 – Access Parameter Plan
- CITP-SBR-ZZ-ZZ-DR-A-8007 RevP8 – Open Space and Landscape Parameter Plan
- CITP-LLA-ZZ-00-DR-L-0006 Rev 7 (only the ‘Landscape Open Space Strategy’ drawing)

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.

#### **Phasing Strategy**

44. 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 in writing by the Local Planning Authority. The development shall be carried out in accordance with such approved details. References within this Outline Permission to a “phase” shall be to a phase as identified in the approved phasing plan.

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.

#### **BREEAM Pre-Assessment**

45. All 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.

### **Renewable Energy Statement**

46. Prior to, or concurrently with each reserved matters application for a phase, a renewable energy statement for that phase shall be submitted, which demonstrates that at least 10% of the total predicted carbon emissions for that phase 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.

### **Noise Assessment**

47. Prior to, or concurrently with, any reserved matters application for a phase, 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 existing residential

premises shall be submitted to and approved in writing by the local planning authority. The scheme as approved for a phase shall be fully implemented before the use of that phase 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.

### **Artificial Lighting**

48. Within each reserved matters application which includes the provision of any form of illumination an artificial lighting scheme shall be submitted for approval. 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.

### **Trim Trail**

49. 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.

### **Hard and Soft Landscape Details**

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

#### Soft Landscaping -

- i) 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.
- ii) 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.
- iii) The landscape treatment of roads through the development.
- iv) 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 -

- v) 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.
- vi) The location and specification of minor artefacts and structures, including furniture, refuse or other storage units, signs and lighting columns/brackets.
- vii) 1:200 plans (or at a scale otherwise agreed) including cross sections, of roads, paths and cycleways.

viii) Details of all hard surfacing materials (size, type and colour).

The landscaping within the phase shall be implemented in accordance with the approved timing condition for implementation and replacement of landscaping (condition no. 51). No development within the phase 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.

#### **Landscape Implementation**

51. All hard landscaping for a phase shall be completed prior to the occupation/use of any building(s) within that phase. 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 within the phase, 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.

#### **Roof Access**

52. The roof area within 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.

#### **Set Back Enclosure Details**

53. 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.

#### **Landscape and Ecological Management Plan**

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

- i) Description and evaluation of features to be managed.
- ii) Ecological trends and constraints on site that might influence management.
- iii) Aims and objectives of management, including how a minimum of 10% in biodiversity net gain will be achieved across the whole site.
- iv) Appropriate management options for achieving aims and objectives.
- v) Prescriptions for management actions.

- vi) Prescription of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- vii) Details of the body or organisation responsible for implementation of the plan.
- viii) 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.

### **Construction Ecological Management Plan**

55. Prior to commencement of development of each phase (including for demolition, ground works, vegetation clearance) a Construction Ecological Management Plan (CEcMP) shall be first submitted to and approved in writing by the local planning authority. The CecMP shall include the following matters pursuant to the CecMP outline strategy approved by Condition 7:

- i) Risk assessment of potentially damaging construction activities.
- ii) Identification of “biodiversity protection zones”.
- iii) 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).
- iv) The location and timings of sensitive works to avoid harm to biodiversity features.

- v) The times during construction when specialist ecologists need to be present on site to oversee works.
- vi) Responsible persons and lines of communication.
- vii) The role and responsibilities on site of an ecological clerk of works (EcoW) or similarly competent person.
- viii) Use of protective fences, exclusion barriers and warning signs if applicable.

The approved CecMP for any phase 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.

### **Tree Protection**

56. Each reserved matters application for a phase 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 a phase 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.

### **Ecological Mitigation**

57. If any phase 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 for that phase.

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

- i) establish if there have been any changes in the presence and/or abundance of bats, Great Crested Newts or Water Voles; and
- ii) 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 development of the relevant phase. 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.

### **Flues**

58. Notwithstanding the provision for 8m flues on Parameter Plan 2 – Building Heights (drawing CITP-SBR-ZZ-ZZ-DR-A-8005), 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.

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

### **Broadband**

59. Any future building within a reserved matters application shall be accompanied by 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 that 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.

### **Transport Assessment**

60. Each reserved matters application shall include an updated Transport Assessment. The updated Assessment will include a review of vehicle trips and Travel Plan monitoring to assess whether the peak hour vehicle flows are within the vehicle cap referred to in the s106 planning obligation and confirm that the anticipated additional trips 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, policy 19.

### **Travel Plan**

61. Each reserved matters application shall include an updated Travel Plan for the site 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 and 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 that reserved matters 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.

### **Car Park Management Plan**

62. Each reserved matters application for a phase shall include an updated Car Park Management Plan (CPMP) which shall include the provision of car parking spaces for the phase. The CPMP should identify how the permitted Multi-Storey Car Park in Phase 1 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.

#### **Electric Vehicle Charging**

63. Any reserved matters application for new car parking provision shall include details of facilities for a minimum of 5% of car parking bays to be provided with fast charge electric charging points prior to occupation of the building which the parking serves in accordance with the Parking Strategy, drawing CITP-SBR-ZZ-ZZ-DR-A-8010 Rev 3.

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.

#### **Cycle Parking**

64. Any reserved matters application for new building(s) shall include details of facilities for the covered, secure parking of bicycles including non-standard bicycles for use in connection with these building(s) and demonstrate that the provision is in accordance with Cycle Strategy drawing CITP-SBR-ZZ-ZZ-DR-A-8011 Rev 5. The facilities shall be provided in accordance with the approved details before use of the relevant building 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.

### **Accessible Parking**

65. Any reserved matters application for new car parking provision shall include a minimum of 5% of car parking bays to be disabled parking bays in accordance with the Parking Strategy as shown on drawing CITP-SBR-ZZ-ZZ-DR-A-8010 Rev 5.

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

### **Public Art Delivery Plan**

66. With each reserved matters application that the approved Site Wide Public Art Delivery Plan identifies for the provision of public art, 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.

### **Fire Hydrants**

67. Within any reserved matters application for a phase, a scheme for the provision of fire hydrants to serve that phase 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 phase.

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

### **Biodiverse Roofs**

68. Within any reserved matters application for a phase, details of any biodiverse (green, blue or brown) roof(s) within that phase shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on that phase. Details of the 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:
- i) Roofs can/will be biodiverse based with extensive substrate varying in depth from between 80-150mm,
  - ii) 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),
  - iii) 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.
  - iv) 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,

- v) 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.

#### **Operational Waste Management Plan**

- 69. Each reserved matters application for a phase shall include an Operational Waste Management Plan for that phase 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.

#### **Surface Water Drainage**

- 70. Each reserved matters application for a phase shall include either:
  - i) Details 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 which shall include for that phase:

- Details of the design, location and capacity of all SuDS features;
- 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;
- Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers;
- Full details of the proposed attenuation and flow control measures;
- Site Investigation (including long term groundwater level measurement) and test results to confirm infiltration rates;
- 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;
- Full details of the maintenance/adoption of the surface water drainage system that shall include ownership and long-term adoption;
- 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 pursuant to i) or ii) above prior to occupation of the building(s) on that phase.

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.

**Public Transport Pedestrian Link**

71. 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 details for approval. The pedestrian link shall be provided in accordance with the approved details prior to the occupation of any building on that phase.

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.

**Linking condition**

72. Conditions 1-15, 17 - 63 and 66 - 71 of planning permission 21/00772/OUT (as set out above) shall continue to apply to this permission. Where such conditions pertaining to 21/00772/OUT have been discharged, the development of planning permission 23/03182/S73 shall be carried out in accordance with the terms of discharge and those conditions shall be deemed to be discharged for this permission also.

Reason: To define the terms of the application.

**Background papers:**

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

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