

Appendix G – Officer’s Recommended Planning Conditions (in the event of an appeal or the grant of permission contrary to the formal recommendation)

Note: The draft list of conditions provided in this appendix is still being refined due to continuing dialogue between officers and the applicant. Therefore, in the event that planning permission is granted or the application appealed, the final wording is likely to differ from what is presented here and delegated authority sought for agreement to final scope and wording of the planning conditions.

1. Outline Permission - Reserved Matters Details

No development shall commence until details of the appearance, means of access, landscaping, layout and scale, (hereinafter called the 'reserved matters') have been 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.

2. Time Limit – Reserved Matters

Application(s) for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of X years from the date of this permission. The development hereby permitted shall be begun either before the expiration of X 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).

3. Approved Plans

The development hereby permitted shall be carried out in accordance with the approved documents, as listed below, save for where such details are superseded by further details being submitted to and approved in writing by the Local Planning Authority pursuant to the conditions attached to this permission.

PO - LDA - ZZ - XX - DR - A – 08000 REV P2 (Site Location Plan)
PO - LDA - ZZ - XX - DR - A – 08003 REV P2 (Maximum Building Heights & Plots)
PO - LDA - ZZ - XX - DR - A – 08004 REV P2 (Land Use – Ground Floor)
PO - LDA - ZZ - XX - DR - A – 08005 REV P2 (Land Use – Upper Floors)
PO - LDA - ZZ - XX - DR - A – 08006 REV P2 (Access and Circulation)
PO - LDA - ZZ - XX - DR - A – 08007 REV P2 (Landscape and Open Space)

Design Code (Leonard Design Architects, August 2024).

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.

4. Site Wide Design Code & Parameters

All reserved matters applications shall demonstrate how each phase (or phases) of development agreed pursuant to Condition 7 (and/or amendment thereof) would comply with the agreed Design Code (dated August 2024) and its Parameter Plans (refer to Condition 3).

Reason: To ensure that future phases of development are delivered in accordance with the broad design principles agreed.

5. Environmental Impact Assessment

The development shall be carried out in accordance with the mitigation and subsequent monitoring measures as set out in Environmental Statement (Volume 1 - Main Report) (Bidwells, August 2024).

Reason: To ensure the development takes place in accordance with the principles and parameters contained within the Environmental Statement.

6. Quantum of Development

The proposed maximum floorspace of all land uses indicated (including any basements and external bin/cycle stores) shall not exceed a (total) of 166,685 sqm (GEA).

Reason: In order to clarify the parameters of the permission in terms of overall floorspace for uses.

7. Site Wide Phasing Plan

Prior to or concurrently with the submission of the first of the reserved matters application(s) for the site, a Site Wide Phasing Plan for the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The Site Wide Phasing Plan shall identify all phases of the development and the sequence in which they will be developed. It should address the following elements:

- Demolition of buildings;
- Construction of buildings including location of community facilities;
- Points of access including all roads and paths;
- Strategic landscaping, play provisions and all public realm spaces; and
- Strategic earthworks and drainage provisions.

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

Reason: To clarify how the site is to be phased to assist with the determination of subsequent reserved matters applications and in order to ensure that infrastructure provision and environmental mitigation are provided in time to cater for the needs and impacts arising out of the development (Cambridge Local Plan 2018, policies 56 and 85).

8. Levels

Prior to commencement of development on any phase, cross sections showing the finished floor levels of all proposed buildings and associated external landscaping in relation to the existing and proposed ground levels of the surrounding land and buildings shall be submitted for approval to the Local Planning Authority. The development shall be constructed in accordance with the approved details.

Reason: To ensure that before any development commences the impact on the amenity of the area can be fully assessed and protected (Cambridge Local Plan 2018 policies 55, 56 and 57).

9. Demolition, Construction and Environmental Management Plan

Prior to the commencement of development on any phase, a Demolition and Construction Environmental Management Plan (DCEMP) shall be submitted with each reserved matters application for approval in writing by the Local Planning Authority.

The DCEMP shall include the following aspects of demolition and construction:

- a) Demolition, construction and phasing programme.
- b) Contractors' access arrangements for vehicles, plant and personnel including the location of construction traffic routes to, from and within the site, details of their signing, monitoring and enforcement measures.
- c) Construction/Demolition hours which shall be carried out between 0800 hours to 1800 hours Monday to Friday, and 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless in accordance with agreed emergency procedures for deviation.
- d) Delivery times for construction/demolition purposes shall be carried out between 0800 to 1800 hours Monday to Friday, 0800 to 1300 hours on Saturdays and at no time on Sundays, Bank or Public Holidays, unless otherwise agreed in writing by the local planning authority in advance.
- e) Prior notice and agreement procedures for works outside agreed limits and hours. Variations are required to be submitted to the local authority for consideration at least 10 working days before the event. Neighbouring properties are required to be notified by the applicant of the variation 5 working days in advance of the works.
- f) Soil Management Strategy.
- g) Noise impact assessment methodology, mitigation measures, noise monitoring and recording statements in accordance with the provisions of *BS 5228*-

1:2009+A1:2014 Code of practice for noise and vibration control on construction and open sites – noise.

- h) Vibration impact assessment methodology, mitigation measures, vibration monitoring and recording statements in accordance with the provisions of *BS 5228-2:2009+A1:2014 Code of practice for noise and vibration control on construction and open sites – vibration.*
 - i) Dust management and wheel washing measures in accordance with the provisions of:
 - Guidance on the assessment of dust from demolition and construction, version 1.1 (IAQM, 2016).
 - Guidance on Monitoring in the Vicinity of Demolition and Construction Sites, version 1.1 (IAQM, 2018).
 - j) Use of concrete crushers.
 - k) Prohibition of the burning of waste on site during demolition/construction.
 - l) Site artificial lighting during construction and demolition including hours of operation, position and impact on neighbouring properties.
 - m) Screening and hoarding details.
 - n) Consideration of sensitive receptors.
 - o) A Community Liaison Plan to inform the community in respect to:
 - the construction required to facilitate the development
 - how access to and from the development sites will be maintained during construction contractor point of contact, complaints procedures, including complaints response procedures.
 - p) Membership of the Considerate Contractors Scheme.
- The development shall then be undertaken in accordance with the agreed plan.

The development shall then be undertaken in accordance with the agreed DCEMP.

Reason: To safeguard the health and quality of life of existing residential occupiers in accordance with policies 35 (noise and vibration) and 36 (air quality) of the Cambridge Local Plan 2018 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

10. Biodiversity Net Gain

No development shall commence, apart from below ground works and demolition, until a Biodiversity Net Gain (BNG) Plan has been submitted to and approved in writing by the local planning authority. The BNG Plan shall target how a minimum 20% net gain in biodiversity will be achieved on-site.

The BNG Plan shall include:

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

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

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

Reason: To provide ecological enhancements in accordance with the NPPF 2024 paragraphs 187, 192 and 193, Cambridge Local Plan 2018 policies 59 and 69 and the Greater Cambridge Shared Planning Biodiversity SPD 2022.

11. Bird and Bat Boxes

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

Reason: To provide ecological enhancements in accordance with Cambridge Local Plan 2018 policies 57, 59 and 69, the Greater Cambridge Shared Planning Biodiversity SPD 2022 and NPPF paragraphs 8, 187, 192 and 193.

12. Biodiverse Roofs

Prior to any development above ground level of any permanent building with a flat roof, details of the biodiverse (green, blue or brown) roof(s) shall be submitted to and approved in writing by the Local Planning Authority. Details of the biodiverse roof(s) shall include the following:

- a) Confirmation of substrate depth, which shall be between 80-150mm (unless otherwise agreed).
- b) A plant /seed mix (with wildflower planting indigenous to the local area and no more than a maximum of 25% sedum (green roofs only)).
- c) A management / maintenance plan including means of access.
- d) Where solar panels are proposed, an array layout will be required incorporating a minimum of 0.75m between rows of panels for access and to ensure establishment of vegetation.

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

Reason: To ensure the development provides the maximum possible provision towards water management and the creation of habitats and valuable areas for biodiversity. (Cambridge Local Plan 2018 policy 31).

13. Landscape and Ecological Management Plan

No development shall commence until a Landscape and Ecological Management Plan (LEMP) has been submitted to, and approved in writing by, the Local Planning Authority. The LEMP shall include the following:

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

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

Reason: To ensure that before any development commences an appropriate landscape and ecological management plan has been agreed (Cambridge Local Plan 2018 policies 57, 59 and 70)

14. Ecological Lighting Scheme

Prior to the installation of any artificial lighting in any phase, an ecologically sensitive artificial lighting scheme for that phase shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the baseline condition of lighting, any existing and proposed internal and external artificial lighting of the site in that phase and an artificial lighting impact assessment with predicted lighting levels. The scheme shall:

- a) include details (including luminaires, fittings and any shrouds) of any artificial lighting on the site and an artificial lighting impact assessment with predicted lighting levels at the site boundaries;

b) unless otherwise agreed, not exceed 0.4 lux level (against an agreed baseline) on the vertical plane at agreed locations;

c) detail all building design measures to minimise light spillage;

d) set out a monitoring and reporting regime for the lighting scheme.

The approved lighting scheme shall be fully installed, maintained and operated in accordance with the approved details. The scheme shall be retained as such thereafter.

Reason: To fully conserve and enhance ecological interests (Cambridge Local Plan 2018 policies 57, 59 and 70).

15. Surface Water Drainage (Design)

No laying of services, creation of hard surfaces or erection of a building shall commence until a detailed design of the surface water drainage of the site has been submitted to and approved in writing by the Local Planning Authority. Those elements of the surface water drainage system not adopted by a statutory undertaker shall thereafter be maintained and managed in accordance with the approved management and maintenance plan.

The scheme shall be based upon the principles within the agreed Appendix 8.1A Flood Risk Assessment and Drainage Strategy prepared by Waterman (ref: WIE17469-110-R 1-1-6-FRADS_Project Otter) dated 24th October 2024 and shall also include:

- a. Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;
- b. Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change), inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;
- c. Detailed drawings of the entire proposed surface water drainage system, attenuation and flow control measures, including levels, gradients, dimensions and pipe reference numbers, designed to accord with the CIRIA C753 SuDS Manual (or any equivalent guidance that may supersede or replace it);
- d. Full detail on SuDS proposals (including location, type, size, depths, side slopes and cross sections);
- e. Site Investigation and test results to confirm infiltration rates;
- f. Temporary storage facilities if the development is to be phased;
- g. A timetable for implementation if the development is to be phased;
- h. Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;
- i. Demonstration that the surface water drainage of the site is in accordance with DEFRA non-statutory technical standards for sustainable drainage systems;

- j. Full details of the maintenance/adoption of the surface water drainage system;
- k. Permissions to connect to a receiving watercourse or sewer;
- l. Measures taken to prevent pollution of the receiving groundwater and/or surface water.

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 and to ensure that the principles of sustainable drainage can be incorporated into the development, noting that initial preparatory and/or construction works may compromise the ability to mitigate harmful impacts. (Cambridge Local Plan 2018 policies 31 and 32).

16. Surface Water Run-Off (Construction Stage)

No development, including preparatory works, shall commence until details of measures indicating how additional surface water run-off from the site will be avoided during the construction works have been submitted to and approved in writing by the Local Planning Authority. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved measures and systems shall be brought into operation before any works to create buildings or hard surfaces commence.

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

17. Surface Water Drainage Works

Upon completion of the surface water drainage system, including any attenuation ponds and swales, and prior to their adoption by a statutory undertaker or management company; a survey and report from an independent surveyor shall be submitted to and approved in writing by the Local Planning Authority. The survey and report shall be carried out by an appropriately qualified Chartered Surveyor or Chartered Engineer and demonstrate that the surface water drainage system has been constructed in accordance with the details approved under the planning permission. Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed by an independent surveyor, with their findings submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the effective operation of the surface water drainage scheme following construction of the development.

18. Sustainability And Energy Strategy

All future reserved matters applications for buildings shall be accompanied by a Sustainability Strategy and Energy Strategy setting out how they meet the targets and commitments set out in the site wide Sustainability Strategy, Revision 01 – 16 August 2024, Hoare Lea and Energy Strategy, Revision 01 – 16 August 2024, Hoare Lea. The development shall be carried out in accordance with the agreed details.

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

19. BREEAM Pre-Assessment

All future reserved matters applications for the appearance, layout and scale of the development shall be accompanied by a BREEAM pre-assessment prepared by an accredited BREEAM assessor, indicating that all office buildings are capable of achieving BREEAM outstanding with at least 5 credits achieved for Wat01 and all research buildings are capable of achieving a minimum of BREEAM excellent with at least 5 credits for Wat01.

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 (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

20. Water Efficiency

Prior to the occupation of the proposed development, or as soon as reasonably practicable after occupation, evidence in the form of the BREEAM Wat01 water efficiency calculator shall be submitted to and approved in writing by the Local Planning Authority. Such evidence shall demonstrate the achievement of no less than 5 Wat01 credits. The development shall be carried out and thereafter maintained strictly in accordance with the agreed details set out within the BREEAM Wat01 water efficiency calculator.

Reason: To respond to the serious water stress facing the area and ensure that development makes efficient use of water and promotes the principles of sustainable construction (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

21. Water Monitoring

Prior to first occupation a comprehensive water metering and monitoring system shall be commissioned and installed within the building to quantify at least daily: the total volume of mains water used, the total volume of greywater reclaimed, and the total volume of rainwater used. No occupation shall occur until such time as the local planning authority has been notified through an independent verification report that the water metering and monitoring system has been installed and is fully functional. The metering and monitoring system shall be retained in a fully functioning operational use at all times and for the lifetime of the development.

Reason: To ensure that the development makes efficient use of water and promotes the principles of sustainable construction in accordance with Policy 28 of the Cambridge Local Plan 2018, the Greater Cambridge Sustainable Design and Construction SPD 2020, the Written Ministerial Statement on Addressing water scarcity in Greater Cambridge: update on government measures (March 2024) Joint Ministerial Statement on addressing Water Scarcity in Greater Cambridge.

22. Water Efficiency (Implementation)

The development hereby approved shall not be occupied until a post construction statement confirming that the water efficiency provisions as set out in site wide Sustainability Strategy (Revision 01 – 16 August 2024) have been fully implemented.

Reason: To respond to the serious water stress facing the area and ensure that development makes efficient use of water (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD).

23. Grey Water Harvesting

No development above base course (other than demolition and enabling/ utility diversion works) shall take place until a detailed scheme for the approved grey water harvesting and recycling strategy has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include relevant drawings showing the location of the necessary infrastructure required to facilitate the water reuse. The development shall be carried out and thereafter maintained strictly in accordance with the approved details.

Reason: To respond to the serious water stress facing the area and ensure that development makes efficient use of water and promotes the principles of sustainable construction (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

24. Rainwater Harvesting

No development above base course (other than demolition and enabling/ utility diversion works) shall take place until a detailed scheme for the approved rainwater harvesting and recycling strategy has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include relevant drawings showing the location of the necessary infrastructure required to facilitate the water reuse. The development shall be carried out and thereafter maintained strictly in accordance with the approved details.

Reason: To respond to the serious water stress facing the area and ensure that development makes efficient use of water and promotes the principles of sustainable construction (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

25. Water Conservation Statements

All future reserved matters applications for buildings shall be accompanied by detailed Water Conservation Statements, setting out the level of water demand associated with that application and the approach to meeting the targets and indicative levels of water use set out in the site wide Sustainability Strategy, Revision 01 – 16 August 2024. The development shall be carried out and thereafter maintained strictly in accordance with the agreed details for that phase.

Reason: To respond to the serious water stress facing the area and ensure that development makes efficient use of water and promotes the principles of sustainable construction (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

26. Noise Impact Assessment (Operational Stage)

Any reserved matters application including commercial uses shall include an operational noise impact assessment including, where appropriate, a scheme for the insulation of any building(s) or use(s) / activities and plant / equipment, and consideration of other noise mitigation and management measures (location / layout, engineering and administrative) to minimise the level of noise emanating from the said building(s) or use(s) / activities and plant / equipment shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme of noise insulation / mitigation and management shall be fully implemented before the relevant building(s), use(s) / activities, or plant / equipment are occupied (in relation to buildings), commenced (in relation to uses / activities) or operated / used (in relation to plant / equipment) and shall be maintained and retained thereafter in accordance with the approved scheme details.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2018 policy 35 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

27. External Lighting Scheme

Any reserved matters application pursuant to this approval shall include an artificial lighting scheme to 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 of an E3 environmental zone contained within the Institute of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Light - GN01:21 (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 (Cambridge Local Plan 2018 policy 34)

28. Commercial Extraction and Filtration (Operational Stage)

Any reserved matters application shall include details of the location of associated ductwork, for the purpose of extraction and/or filtration of fumes and or odours of the

commercial units to be submitted to and approved in writing by the Local Planning Authority. The ductwork shall be installed as approved before the use hereby permitted is commenced.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2018 policy 36 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

29. Delivery, Servicing and Collection (Operational Stage)

All service collections / dispatches from and deliveries to the commercial units within the development including refuse / recycling collections shall only be permitted between the hours of 07:00 to 23:00 Monday to Friday and 08:00 to 13:00 on Saturdays. Service collections / dispatches and deliveries are not permitted at any time on Sundays or Public Holidays.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2018 policy 35 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

30. Contamination and Remediation Strategy

No development (or phase of) shall commence until the following have been submitted to and approved in writing by the Local Planning Authority:

- (a) A Phase 2 Site Investigation Strategy based upon the findings of the Preliminary Risk Assessment (by Waterman, ref: WIE17469-100-R-5-3-1-PRA, dated July 2024) and the Preliminary Generic Quantitative Risk Assessment (by Waterman, ref: WIE17469-100-R-12-1-2-GQRA, dated February 2023)
- (b) A Phase 2 Intrusive Site Investigation Report based upon the approved Phase 2 Site Investigation Strategy.
- (c) A Phase 3 Remediation Strategy based upon the findings of the approved Phase 2 Intrusive Site Investigation Report.

Reason: To ensure that any contamination of the site is identified and appropriate remediation measures agreed in the interest of environmental and public safety (Cambridge Local Plan 2018 policy 33).

31. Electric Vehicle Car Parking

Prior to the installation of any electrical services, and on a phased basis as necessary, an electric vehicle charge point scheme demonstrating a minimum of 25% provision of active electric vehicle charge points designed and installed in accordance with BS EN 61851 (or as superseded) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- Either at least one Rapid electric vehicle charge point for each 1,000m² non-residential floorspace, or at least one Fast electric vehicle charge point for each 1,000m² non-residential floorspace, should a Rapid charge point not be technically feasible

- The Rapid and/or fast electric vehicle charge point parking spaces shall be exclusively reserved for electric vehicle charging.
- Slow electric vehicle charge points with a minimum power rating output of 7kW for remaining spaces up to minimum of 25% provision
- Additional passive electric vehicle charge provision of the necessary infrastructure including capacity in the connection to the local electricity distribution network and electricity distribution board, as well as the provision of cabling to parking spaces for all remaining car parking spaces to facilitate and enable the future installation and activation of additional active electric vehicle charge points as required.

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

Reason: In the interests of encouraging more sustainable modes and forms of transport and to reduce the impact of development on local air quality, in accordance Policy 36 of the Cambridge Local Plan (2018) Cambridge City Council's adopted Air Quality Action Plan (2018) and Sustainable Design & Construction SPD (2020)

32. Back-Up Generators

Prior to the installation of any back-up power generator(s) associated with the approved development, or any phase of development, details of each of those generators shall be submitted to and agreed in writing with the Local Planning Authority. The details shall include confirmation of fuel source, size, location of flue, height of flue, proximity to residential receptors, hours of operation and demonstrate that the operation of the generator will not lead to hourly exceedances of both nitrogen dioxide and particulate matter (PM10) against Local Air quality Management objectives. The approved system shall be installed, maintained and operated in accordance with the approved details.

Reason: To protect local air quality and human health by ensuring that the production of air pollutants such as nitrogen dioxide and particulate matter are kept to a minimum during the lifetime of the development (Cambridge Local Plan 2018 policy36 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

33. Instrument Flight Procedures Assessment (Buildings/Cranes)

The proposed cranes have the potential to impact the Instrument Flight Procedures (IFP's) associated to Cambridge Airport. Therefore, no development should take place until the developer has engaged further with Cambridge Airport, to allow a more in-depth study to be completed by an Approved Procedure Design Organisation (APDO), to determine the level of impact.

Reason: To avoid the cranes on site endangering the safe movement of aircraft and the operation of Cambridge Airport. (Cambridge Local Plan 2018 policy 37).

34. Submission of a Navigational Aids Impact Assessment (Buildings/Cranes)

Before development commences the scope of a study to demonstrate that the performance of communication, navigational aids and surveillance equipment required for the safe operation of Cambridge Airport is not impaired by the proposed construction equipment shall be submitted to and agreed in writing by the Local Planning Authority. The navigational aids impact assessment shall be submitted to the Local Planning Authority and approved in writing before the development commences. The development shall be carried out, and thereafter operated in accordance with the approved navigational aids impact assessment scheme (or any variation thereof approved in writing by the Local Planning Authority).

Reason: To ensure the development does not endanger the safe movement of aircraft or the operation of Cambridge Airport through interference with communication, navigational aids and surveillance equipment. (Cambridge Local Plan 2018 policy 37).

35. Submission of a Bird Hazard Management Plan

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

- 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 3 ‘Wildlife Hazards Around Aerodromes’.

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

Reason: It is necessary to manage any flat/shallow pitched roofs in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of Cambridge Airport. (Cambridge Local Plan 2018 policy 37).

36. Submission of Landscaping Scheme (Bespoke)

No development shall take place until full details of soft and water landscaping works have been submitted to and approved in writing by the Local Planning Authority, details must comply with Advice 3, ‘Wildlife Hazards’ available at <http://www.aoa.org.uk/wp-content/uploads/2016/09/Advice-Note-3-Wildlife-Hazards-2016.pdf>). These details shall include:

- the species, number and spacing of trees and shrubs
- details of any water features

No subsequent alterations to the approved landscaping scheme are to take place unless submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as approved.

Reason: To avoid endangering the safe movement of aircraft and the operation of Cambridge Airport through the attraction of birds and an increase in the bird hazard risk of the application site. (Cambridge Local Plan 2018 policy 37).

37. Glint and Glare Assessment (Bespoke)

No solar photovoltaic panels shall be fixed in place until the developer has completed a “Glint and Glare Assessment” which has been submitted to and approved in writing by the Local Planning Authority in consultation with Cambridge Airport. Installation, operation, and maintenance of the solar photovoltaic panels shall thereafter be in accordance with the approved “Glint and Glare Assessment”, which is approved by Cambridge Airport.

Reason: Cambridge Airport requires a glint and glare assessment to determine the full impact on the Air Traffic Control Tower, and aircraft operations. (Cambridge Local Plan 2018 policy 37).

38. Written Scheme Of Investigation (Archaeology)

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

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

Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any demolitions or groundworks associated with the development scheme and to ensure the proper and timely preservation and/or investigation, recording, reporting, archiving and presentation of archaeological assets affected by this development, in accordance with national policies contained in the National Planning Policy Framework 2024, paragraph 207.

39. Safeguarded Land - East West Rail

Prior to the submission of any reserved matters, details of any development within the East West Rail safeguarded area should be agreed in writing with East West Railway Company. The agreed reserved matters details should be submitted for approval by the Local Planning Authority and the development should be implemented in accordance with the approved details.

Reason: To safeguard the delivery of East West Rail.

40. Hard and Soft Landscaping

No development above ground level, other than demolition, shall commence until a hard and soft landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following:

- a) existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines indicating lines, manholes, supports);
- b) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation/planting programme;
- c) temporary and permanent boundary treatments (including support for wildlife passage) indicating the type, positions, design, and materials of boundary treatments to be erected;
- d) the planting and establishment of structural landscaping to be provided in advance of all or specified parts of the site as appropriate;
- e) the planted areas on upper levels and facades of buildings including, soil depths, soil specification, proposed watering/irrigation methods and drainage;
- f) details of all tree pits, including any planters, hard paving and soft landscaped areas. All proposed underground services will be coordinated with the proposed tree planting;
- g) specifications and locations for all site furniture; and
- h) landscape maintenance and management plan including long term design objectives, management responsibilities and maintenance schedules for all landscape areas.

All hard and soft landscape details shall be shown on appropriately scaled drawings (as agreed). Works within each phase shall be carried out and maintained in accordance with the approved landscaping details and programme for delivery for that phase. If within a period of ten years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another equivalent tree or plant of the same species and of a size shall be agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenity of future occupants and to ensure that a detailed approach to the development of the built-up area (or parcels thereof) is agreed to safeguard the setting and special character of Cambridge and to ensure a suitable relationship and integration of the built development with its surroundings (Cambridge Local Plan 2018 policies 55, 56, 57 and 59).

41. Landscape Maintenance and Management Plan

Before the development is first occupied or brought into use a landscape maintenance and management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, shall be submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out as approved.

Reason: To ensure that before any development commences an appropriate landscape and ecological management plan has been agreed (Cambridge Local Plan 2018 policies 57, 59 and 70).

42. Boundary Treatment

No development above ground level, other than demolition, shall commence until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatments to be erected. The boundary treatment shall be completed in accordance with the approved details prior to the first occupation of the development and retained as approved thereafter.

Reason: To ensure an appropriate boundary treatment is implemented in the interests of biodiversity and visual amenity (Cambridge Local Plan 2018 policies 55, 57, 59 and 70).

43. Tree Protection

A tree protection scheme shall be submitted for each relevant phase of development for the agreement in writing by the Local Planning Authority. It shall be implemented throughout the development and the agreed means of protection shall be retained on site until all equipment and surplus materials have been removed from the site. Nothing shall be stored or placed in any area protected in accordance with the approved tree protection plans, and the ground levels within those areas shall not be altered nor shall any excavation be made without the prior written approval of the Local Planning Authority.

Reason: To ensure that trees to be retained will be protected from damage during any construction activity, including demolition (Cambridge Local Plan 2018 Policy 71 and Section 197 of the Town and Country Planning Act 1990).

44. Tree Pits

No development shall take place until full details of all tree pits, including those in planters, hard paving and soft landscaped areas have been submitted to and

approved in writing by the Local Planning Authority and these works shall be carried out as approved. All proposed underground services will be coordinated with the proposed tree planting and the tree planting shall take location priority.

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

45. Groundworks and Earthworks

No development shall take place, including archaeology, until the details of all groundworks, earthworks and soil movement relating to the development are submitted to and approved in writing by the local authority. Details should include a Soils Management Plan detailing protection of ground to be reinstated to open space, sustainable drainage or general landscape, methodology of soil stripping, storage, handling, haul routes, formation level decompaction measures, soil re-spreading and decompaction as well as soil disposal (if necessary).

All groundworks should be carried out in accordance with the approved details and in accordance with the recognised 'Construction Code of Practice for the Sustainable Use of Soils on Construction Sites' produced by DEFRA and Protecting and Enhancing Soils Policy Position Statement produced by Chartered Institute of Water and Environmental Management (CIWEM).

Reason: To ensure that the details of the groundworks are acceptable. (Cambridge Local Plan 2018; Policies 55, 57 and 59).

46. Wayfinding and Signage Details

Prior to the occupation of development in any phase, details of wayfinding and building signage shall be submitted for the approval in writing by the Local Planning Authority. The approved details shall be carried out in accordance with the approved material sample and signage details for each relevant phase of development.

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area (Cambridge Local Plan 2018 policies 55 and 57).

47. Play Equipment/Facilities

Prior to the occupation of development in any phase which is intended to provide play equipment, details of the following shall be submitted and agreed in writing by the Local Planning Authority:

a) play areas, equipment, surfacing and related site furniture such as benches, sports equipment, natural play features and bespoke play features including plans and section at minimum 1:100 scale and details at minimum 1:50 scale;

b) a management and maintenance plan; and

c) a written specification and a design stage ROSPA assessment.

The agreed details shall be completed and brought into use before occupation of buildings in the relevant phase.

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

48. External Facing Materials

Prior to commencement of each phase of development, details of all the materials for the external surfaces of buildings and hard surfacing to be used in the construction of the development for that phase shall be submitted to and approved in writing by the Local Planning Authority. The details shall demonstrate that the impact of the materials on the Urban Heat Island Effect has been considered in each phase. Only materials specified in the approved details shall be used on that phase of development.

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area. (Cambridge Local Plan 2018 policies, 28, 55, 56, and 57).

49. External Facing Materials (Sample Board)

Prior to commencement of the external façade of each building, sample palettes shall be available to view on site of all the external materials to be used on site for buildings within that phase. Sample palettes shall include sample panels including concrete finishes, non-masonry walling systems, cladding and decorative panels, balustrades, colours and surface finishes/textures. All details shall be submitted to and approved in writing by the Local Planning Authority. The approved sample panels for a phase are to be retained on site for the duration of the work on that phase for comparative purposes. Works on a phase will take place only in accordance with approved details for that phase.

Reason: To ensure that the appearance of the external surfaces is appropriate. (Cambridge Local Plan 2018 policies 55,56 and 57).

50. Rooftop Plant Screen Design

No rooftop plant shall be installed on a building until such a time that the full details of the rooftop plant screening systems to be installed 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 that the appearance of the external surfaces is appropriate to its immediate context whilst minimising the impacts on the historic skyline. (Cambridge Local Plan 2018 policies 55,56,57 and 60).

51. Secure by Design (or Equivalent)

Prior to commencement of development above ground in any phase, details shall be submitted to and approved, in writing, by the Local Planning Authority that demonstrates how such building or such parts of a building in that phase comply with the principles of Secured by Design (Commercial) (or its equivalent).

Reason: In the interests of ensuring a safe and secure design can be delivered. (Cambridge Local Plan 2018 policies 56, 57 and 59).

52. Wind Microclimate

Prior to commencement of development in any phase submitted for agreement under reserved matters, full design details that address the wind microclimate effects of the development for each phase shall be provided for the written approval of the Local Planning Authority. The approved details for each phase shall be implemented and maintained for the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a safe and convenient environment for all future users of the site. (Cambridge Local Plan 2018 policies 56 and 60).

53. Car and Cycle Parking Management Plan

Details of car and cycle parking arrangements for each phase of development shall be provided for the written agreement of the Local Planning Authority and must include the following information:

- a) Security and monitoring arrangements;
- b) Operational hours;
- c) Storage provision for all cycles and scooters, including non-standard cycles, such as cargo bikes, and electric bikes, as well as details of the mechanism to raise the double tier cycle parking; and
- d) Long-term management and maintenance plan.

Reason: In the interests of supporting enhanced travel facilities. (Cambridge Local Plan 2018 policies 31, 80 and 82).

54. Delivery/Servicing/Emergency Vehicle Access Arrangements (Operational)

Full details of delivery, service and emergency vehicle access arrangements for each phase of development shall be submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure that the needs of delivery, servicing and emergency vehicles can be successfully integrated into the design of development. (Cambridge Local Plan 2018 policy 57).

55. Commercial Waste Collection and Recycling (Operational)

No development, except demolition or site clearance, shall commence until a scheme for the on-site storage facilities for commercial waste, including waste for recycling have been submitted to and approved in writing by the Local Planning Authority. The scheme shall identify the specific positions of where wheeled bins, or any other means of storage, will be stationed and the specific arrangements to enable collection from within 10m of the kerbside of the adopted highway/ refuse collection vehicle access point. The approved scheme shall be carried out before the use is commenced and shall be retained as such.

Reason: To ensure that the need for refuse and recycling is successfully integrated into the development. (Cambridge Local Plan 2018 policy 57)

Informatives

1. Signage

Appropriate signage should be used in multi-function open space areas that would normally be used for recreation but infrequently can flood during extreme events. The signage should clearly explain the use of such areas for flood control and recreation. It should be fully visible so that infrequent flood inundation does not cause alarm. Signage should not be used as a replacement for appropriate design.

2. Green Roofs

All green roofs should be designed, constructed and maintained in line with the CIRIA SuDS Manual (C753) and the Green Roof Code (GRO).

3. Pollution Control

Surface water and groundwater bodies are highly vulnerable to pollution and the impact of construction activities. It is essential that the risk of pollution (particularly during the construction phase) is considered and mitigated appropriately. It is important to remember that flow within the watercourse is likely to vary by season and it could be dry at certain times throughout the year. Dry watercourses should not be overlooked as these watercourses may flow or even flood following heavy rainfall.

4. Construction Surface Water Maintenance

Prior to final handover of the development, the developer must ensure that appropriate remediation of all surface water drainage infrastructure has taken place, particularly where the permanent drainage infrastructure has been installed early in the construction phase. This may include but is not limited to jetting of all pipes, silt removal and reinstating bed levels. Developers should also ensure that watercourses have been appropriately maintained and remediated, with any obstructions to flows (such as debris, litter and fallen trees) removed, ensuring the condition of the watercourse is better than initially found. This is irrespective of the

proposed method of surface water disposal, particularly if an ordinary watercourse is riparian owned.

5. SPD informative – City Env. Health

To satisfy and discharge Environmental Health conditions relating to artificial lighting, contaminated land, noise / sound, air quality and odours / fumes, any assessment and mitigation shall be in accordance with the scope, methodologies and requirements of relevant sections of the Greater Cambridge Sustainable Design and Construction SPD, (Adopted January 2020)

<https://www.cambridge.gov.uk/greater-cambridge-sustainable-design-and-construction-spd> and in particular section 3.6 - Pollution and the following associated appendices:

6: Requirements for Specific Lighting Schemes

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

8: Further technical guidance related to noise pollution

6. Cambridge Airport

Due to the site being within 6km of Cambridge Airport the crane operator is required to submit all crane details such as maximum height, operating radius, name, and phone number of site manager along with installation and dismantling dates to the Civil Aviation Authority (CAA) Airspace Coordination and Obstacle Management Service (ACOMS) system.

For notification, please visit the CAA website.

Once crane notification has been received from the CAA, Cambridge Airport will assess and issue the necessary crane permit. No cranes should operate on site until a crane permit has been issued.

Specific CAA guidance for crane lighting/markings can be found on the CAA website.

7. Archaeology

In respect of Condition 39 Partial discharge of the condition can be applied for once the fieldwork at Part c) has been completed to enable the commencement of development. Part d) of the condition shall not be discharged until all elements have been fulfilled in accordance with the programme set out in the WSI.

8. Foul Water Assets (1)

Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 6066087.

9. Foul Water Assets (2)

Protection of existing assets - If a public sewer is shown on record plans within the land identified for the proposed development. It is recommended that the applicant

contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water.

10. Foul Water Assets (3)

Building near to a public sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087.

11. Foul Water Assets (4)

The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.