

Outline & Full Applications (Phases 1 and 2)

Drainage: Surface Water Drainage Scheme

1. No laying of services, creation of hard surfaces or erection of a building of each relevant phase shall commence until a detailed surface water drainage scheme for the site, based on the agreed Flood Risk Assessment & Drainage Strategy Report, Burrows Graham, Ref: 40297-BGL-XX-XX[1]RP-D-0001, Rev: V3, Dated: 16th October 2024 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in full accordance with the approved details prior to occupation of the relevant phase.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity (Cambridge Local Plan 2018 policies 31 and 32)

Drainage: Surface Water Drainage (construction period)

2. No development of each relevant phase other than ground works required for investigation works 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)

Drainage: Foul Water

3. No laying of services, creation of hard surfaces or erection of a building of each relevant phase shall commence on each relevant phase of development until a scheme for the provision and implementation of foul water drainage has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in full in accordance with the approved details prior to the occupation of any part of the development or in accordance with an implementation program agreed in writing with the Local Planning Authority.

Reason: To reduce the risk of pollution to the water environment and to

ensure a satisfactory method of foul water drainage (Cambridge Local Plan 2018, policies 32 and 33).

Contamination: Remediation Strategy

4. The development (or each phase of the development where phased) shall not be occupied until the approved Phase 3 Remediation Strategy has been implemented in full.

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

Contamination: Verification Report

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

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

Contamination: Unexpected Contamination

6. If unexpected contamination is encountered during the development works which has not previously been identified, all works shall cease immediately until the Local Planning Authority has been notified in writing. Thereafter, works shall only restart with the written approval of the Local Planning Authority following the submission and approval of a Phase 2 Intrusive Site Investigation Report and a Phase 3 Remediation Strategy specific to the newly discovered contamination.

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

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

Materials Management Plan

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

- a) details of the volumes and types of material proposed to be imported or

reused on site

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

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

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

Gas Risk Assessment & Remediation Strategy

- 8. 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 gas risk assessment of the infilled clay pit in the western corner of the site as identified by the Phase I Geoenvironmental & Geotechnical Site Assessment by TRC, ref: 520274.0000.0000, version 4.0, dated 17th October 2024.
 - b) A Phase 3 Remediation Strategy based upon the combined findings of the above and of the Supplementary Geoenvironmental & Geotechnical Site Assessment by TRC, ref: 520274.0000.0001, version 3.0, dated 17th October 2024.

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).

Demolition and Construction Environmental Management Plan (DCEMP)

- 9. Prior to the commencement of each phase of the development, hereby approved, a site wide Demolition and Construction Environmental Management Plan (DCEMP) shall be submitted to and approved 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 2.2 (IAQM, 2024).
 - 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) 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.

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

Storage Restriction (B8)

- 10. Open air storage element of B8 use is strictly prohibited.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2018 policies 35 and 36)

Piling

11. Piling or any other foundation designs and investigation boreholes using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason: To protect and prevent the pollution of groundwater from potential pollutants associated with current and previous land uses (Cambridge Local Plan 2018 policy 33).

Operational Noise Assessment

12. Prior to the commencement of development, or each phase of the development where phased, 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.

The combined rating level of sound emitted from all fixed plant, machinery and uses associated with the development at the use hereby approved shall not exceed the rating level limits specified within the *Sweco "noise impact assessment report" dated 16th October 2024 (ref: 65208418-SWE-ZZ-XX-T-U-0001, rev C03)*.

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

Hours of Use

13. The permitted uses hereby approved shall not operate / open outside the hours of 07:00 and 23:00 hrs Monday to Saturday only.

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

Service Collections & Deliveries

14. All service collections / dispatches from and deliveries to the commercial units within the development including refuse / recycling collections, but excluding postal services, 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)

Waste Management Plan

15. No development, except demolition or site clearance, on each phase of the development shall commence until a suitable Waste Management Plan has been submitted to and approved in writing by the local planning authority. The scheme shall meet regulatory standards, identify the specific positions of where wheeled bins, or any other means of storage, will be stationed and the specific arrangements to enable collection. 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 policy 57).

Highway Construction

16. The proposed access road, and any paved areas within the site that abut the public highway, be constructed so that their falls and levels are such that no private water from the site drains across or onto the adopted public highway.

Reason: for the safe and effective operation of the highway in accordance with paragraph 116 of the NPPF 2024.

Traffic Management Plan

17. No demolition or construction works shall commence on site, or each phase where the scheme is phased, until a traffic management plan has been agreed in writing with the Planning Authority.

The principle areas of concern that should be addressed are:

- i. Movements and control of muck away lorries (all loading and unloading should be undertaken off the adopted public highway)
- ii. Contractor parking, for both phases (all such parking should be within the curtilage of the site and not on street).

- iii. Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway)
- iv. Control of dust, mud and debris, please note it is an offence under the Highways Act 1980 to deposit mud or debris onto the adopted public highway.

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

Reason: in the interests of highway safety in accordance with paragraph 116 of the NPPF 2024.

Travel Plan

18. Prior to occupation of each phase of the development, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall specify:
- i) 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;
 - ii) how the car parking spaces are distributed and allocated to the employees of the site;
 - iii) how the car parking within the site is to be managed and enforced so that it only occurs within designated vehicular parking bays/ locations;
 - iv) how the proposed measures are to be published to potential occupiers;
- and
- v) how the provisions of the Plan will be monitored for compliance and confirmed with the local planning authority including monitoring reports for up to five years following first occupation.
 - vi) The inclusion of a feedback mechanism to the Local Planning Authority, allowing for the alteration of working methods / management prescriptions, should the monitoring deem it necessary.

The Travel Plan shall be implemented and monitored as approved upon the occupation of the development, unless otherwise agreed in writing by the Local Planning Authority.

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

Artificial Lighting Scheme (Ecologically Sensitive)

19. 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 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) identify those parts of the site, especially the Local Nature Reserve (LNR) boundary, that are sensitive for bat species and where artificial lighting is likely to cause disturbance along identified important routes used for foraging and commuting.
- b) show how and where internal and external artificial lighting will be installed (through the provision of appropriate vertical and horizontal lighting lux contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb light sensitive bat species using the LNR boundary.
- c) include details of any artificial lighting of the site and an artificial lighting impact assessment with predicted lighting levels at proposed and existing buildings
- d) not exceed the maximum permitted 0.4 lux level on the vertical plane resulting from the development along the boundary of the LNR, as specified for light sensitive bat species in accordance with the Bat Conservation Trust and ILP guidance GN08/23

The approved lighting scheme shall be installed, maintained, and operated in accordance with the approved details / measures. No additional lighting should be installed without written approval from the Local Planning Authority.

Please note the current lighting plans show lux contours within the woodland boundary that exceed the conditioned maximum light levels permitted and would not be supported at condition discharge.

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

Construction Ecological Management Plan

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

- a) Risk assessment of potentially damaging construction activities, particularly in relation to the adjacent Stourbridge Common Local Nature Reserve
- b) Identification of biodiversity protection zones, including tree root protection zones and the LNR boundary
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timings of sensitive works to avoid harm to biodiversity features.

- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs if applicable, including amphibian and reptile fencing to the site boundaries.

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

Reason: To ensure that before any development commences appropriate construction ecological management plan has been agreed to fully conserve and enhance ecological interests in accordance with Cambridge Local Plan 2018 policy 57.

Ecology: Nest Boxes

- 21. No development above ground level of any phase shall commence until a scheme for the provision of nest boxes for that phase has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of box numbers, their specification and location. No building shall be occupied until the nest boxes have been provided for that building in accordance with the approved scheme.

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

Biodiversity Net Gain

- 22. Development may not be begun unless:

- (a) a biodiversity gain plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

Reason: To ensure compliance with Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021).

Full Application (Phase 1)

Time Limit

23. The development hereby permitted as part of Phase 1 shall be begun before the expiration of three years from the date of this permission.

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

Approved Plans

24. The development hereby permitted as part of Phase 1 shall be carried out in accordance with the approved plans as listed on this decision notice.

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

Principle Use (Mid-Tech)

25. The buildings, hereby approved as part of Phase 1 shall be used for Mid-Tech purposes only (within Use Class E(g)(ii), E(g)(iii), B2 and B8) that includes a modern general industrial premises that has a flexible design and layout that enables the provision of different arrangements of office and/or R&D elements alongside manufacturing and storage / distribution elements according to the needs of tenants, unless otherwise agreed by the Local Planning Authority.

Reason: To ensure that the site remains as an active Mid Tech employment use in accordance with Cambridge Local Plan 2018 Policy 41.

Use Restriction (B8)

26. Notwithstanding the use classes set out within the Description of Development, the buildings hereby approved as part of Phase 1 shall not be used solely as a Storage/ Distribution Centre B8 use.

Reason: To ensure that the site remains as an active Mid Tech employment use in accordance with Cambridge Local Plan 2018 Policy 41.

Operational Collections & Deliveries

27. There shall be no operational collections from or deliveries to the site outside the hours of 0800 hours and 1900 hours on Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays unless otherwise previously agreed in writing with the Local Planning Authority.

Reason: To ensure that the site remains as an active Mid Tech employment use and to protect the amenity of the adjoining properties in accordance with Cambridge Local Plan 2018 Policies 35 and 41.

Materials

28. No development for the buildings approved as part of Phase 1 shall take place above ground level (except for demolition) until details of all the materials for the external surfaces of buildings to be used in the construction of the Phase 1 development have been submitted to and approved in writing by the local planning authority. The details shall include colours, joints and interfaces of all materials; external features such as external sinusoidal profiled metal cladding, expanded metal mesh screens and shading fins, polycarbonate, red metal entrance canopies, cladding systems, projecting metal plate string course, windows and reveal depths, roof cladding, rainwater goods and coping details.

The details shall consist of a materials schedule and a design details document, including detailed elevations and sections (scaled 1:5, 1:10, 1:20) and/or samples as appropriate to the scale and nature of the development in question and shall demonstrate consistency with the approved elevations.

The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area and nearby heritage assets (Cambridge Local Plan 2018 policies 55, 56, 57 and 61)

Materials (Sample Panel)

29. No external materials above ground level shall be laid for the development hereby permitted as part of Phase 1 until a sample panel at least 1.5 metres wide and 1.5 metres high has been constructed on site detailing the choice of the main external cladding for the Phase 1 buildings and the details submitted to the local planning authority in the accompanying design details report, and until the sample panel and report have been approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details. The approved sample panel shall be retained on site for the duration of the works for comparative purposes.

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area and nearby heritage assets. (Cambridge Local Plan 2018 policies 55, 56, 57 and 61).

Hard and Soft Landscaping

30. No development above ground level, other than demolition, shall commence until a hard and soft landscaping scheme for Phase 1 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following:

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

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

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

Tree Pits

31. No development hereby approved as part of Phase 1 shall take place until full details of all tree pits for Phase 1, 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).

Landscape Management Plan

32. Before Phase 1 of 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).

Biodiverse Roofs

33. Prior to any development above ground level of any cycle shelters within Phase 1 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.

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).

Trees: AMS & TPP

34. Prior to commencement of development of Phase 1, and in accordance with BS5837 2012, a phased tree protection methodology in the form of an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) shall be submitted to the local planning authority for its written approval, before any tree works are carried and before equipment, machinery or materials are brought onto the site for the purpose of development (including demolition). In a logical sequence the AMS and TPP will consider all phases of construction in relation to the potential impact on trees and detail tree works, the specification and position of protection barriers and ground protection and all measures to be taken for the protection of any trees from damage during the course of any activity related to the development, including supervision,

demolition, foundation design, storage of materials, ground works, installation of services, erection of scaffolding and landscaping.

Reason: To satisfy the Local Planning Authority that trees to be retained will be protected from damage during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.

Trees: TPP Implementation

35. The approved tree protection methodology for Phase 1 will 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 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. If any tree shown to be retained is damaged, remedial works as may be specified in writing by the local planning authority will be carried out.

Reason: To satisfy the Local Planning Authority that trees to be retained will not be damaged during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.

Sustainability: BRE Design Stage Certificate

36. Within 12 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 'outstanding' as a minimum will be met, with maximum credits for Wat 01 (water consumption). Where the Design Stage certificate shows a shortfall in credits for BREEAM 'outstanding', a statement shall also be submitted identifying how the shortfall will be addressed. If such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.

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

Sustainability: BRE Construction Certificate

37. Within 12 months following first 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. If such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.

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

Sustainability: Grey Water/Rain Water Harvesting

38. No development above base course (other than demolition and enabling/utility diversion works) of Phase 1 shall take place under a detailed scheme for the approved grey water and/or rainwater harvesting and recycling strategy has been submitted 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).

Sustainability: Water Efficiency

39. Prior to the occupation of the proposed development of Phase 1, 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)

Parking Signage (cycles)

40. Prior to occupation of Phase 1, full details of the proposed signage including any signage relating to cycles shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance and siting of signage is appropriate in accordance with Policy 82 of the Cambridge Local Plan 2018.

Parking Provision (cycle stores)

41. Notwithstanding the approved plans, no occupation of a building within Phase 1 shall take place until details of the storage provision for all cycles and scooters (if applicable) for that building, 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 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 the relevant building. 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 82 of the Cambridge Local Plan 2018.

Electric Vehicle Charging Points

42. The electric vehicle charge points and associated infrastructure as detailed in Section 4.5.7 of the Transport Assessment produced by KMC Transport Planning (Ref: 23027 Issue 4) and dated October 2024 shall be fully installed and operational before final occupation of Phase 1 and shall be retained thereafter.

Reason: In the interests of encouraging more sustainable modes and forms of transport and to reduce the impact of development on local air quality, in accordance with the National Planning Policy Framework (NPPF 2021) paragraphs 107, 112, 174 and 186, Policies 36 and 82 of the Cambridge Local Plan (2018) and Cambridge City Council's adopted Air Quality Action Plan (2018).

Ductwork & Extraction Details

43. Prior to the commencement of development of Phase 1, 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 nearby properties (Cambridge Local Plan 2018 policy 36)

Odour Equipment

44. Prior to the installation of odour emitting plant for Phase 1, a scheme detailing plant, equipment or machinery for the purposes of extraction, filtration and abatement of odours and to discharge at an appropriate outlet height / level shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be installed before the use is commenced and shall be retained as such.

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

Servicing and Operational Noise Minimisation Management Plan

45. Prior to occupation of development of Phase 1 a Servicing and Operational Noise Minimisation Management Plan / Scheme for the service yards shall be submitted in writing to the Local Planning Authority (LPA) for approval. This shall include details of management and operations measures to be undertaken and implemented to mitigate and reduce noise activities / operations as far as are reasonably practicable.

The Plan / Scheme should include consideration of but not exhaustively the following operations and activities within:

- i. The Journey to and from the service yard area
- ii. Within the Service Yard
- iii. Unloading/Re-loading
- iv. The Return Journey to and from the service yard area
- v. Advice and policy for drivers of service vehicles to minimise noise during collections and deliveries
- vi. Vehicles delivering to/from site
- vii. No idling parked delivery vehicles permitted within the site at any time. Only one delivery vehicle permitted on site at any time
- viii. No use of fork-lift trucks
- ix. No use of delivery cages
- x. A complaints procedure for verifying and responding to complaints about noise / vibration.

The approved plan / scheme shall be implemented and retained thereafter unless otherwise approved in writing by the LPA and shall be reviewed and revised as necessary at the reasonable request of the LPA.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2018 policies 35 and 36)

Artificial Lighting Scheme

46. Prior to the installation of any artificial lighting of Phase 1 of the development, an artificial lighting scheme shall be submitted to and approved in writing by the local planning authority. The scheme shall include details of any artificial lighting of the site and an artificial lighting impact assessment with predicted lighting levels at proposed and existing residential properties shall be undertaken. Artificial lighting on and off site must meet the Obtrusive Light Limitations for Exterior Lighting Installations 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)

Outline Application (Phase 2)

Outline Permission: Reserved Matters

47. No development on Phase 2 shall commence until details of the appearance, 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.

Outline Permission: Time Limit

48. Application(s) for approval of the reserved matters for Phase 2 shall be made to the Local Planning Authority before the expiration of three 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 Plans

49. The development hereby permitted as part of Phase 2 shall be carried out in accordance with drawing numbers C262-CMP-SI-ZZ-DR-A-00001_PL1 (Existing Location Plan) and C262-CMP-SI-ZZ-DR-A-00003_PL1 (Existing Site Plan: Phasing Plan).

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.

Principle Use

50. This planning permission approves the following maximum quantum of development in outline:
up to 5,700 sq. m (GIA) of commercial floorspace within a range of buildings for Mid-Tech (Use Classes E(g)(ii), E(g)(iii), B2, B8), Industrial (Use Classes B2/B8), and Community facilities (Use Classes E) and Sui Generis uses comprising MOT Testing Centre, Vehicle Repairs.

Reason: To ensure that the development is carried out in accordance with the approved plans and within the parameters of the grant of planning permission,

including the details of the application that have been assessed by the supporting application documents.

Use Restriction (MOT)

51. Pursuant to any reserved matters application for Phase 2, no more than a total of 500 square metres of floorspace shall be provided for MOT testing and vehicle repairs within the Phase 2 area.

Reason: To ensure that the site remains as an active Mid Tech employment use and the quantum of development aligns with the technical details assessed as part of the application in the interests of highway safety and the amenity of nearby properties in accordance with Cambridge Local Plan 2018 Policies 36, 41 and 81.

Use Reprovision (Nursery)

52. Prior to the demolition of Unit 8, Mercers Row as shown within Phase 2 a detailed scheme for the delivery of a children's nursery and/or soft play centre shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following:

- Precise details of the type of facility to be provided.
- The amount of floor space to be provided.
- A timetable/phasing plan for the delivery of the facilities.

The facility Use Class E(f)) shall be carried out in accordance with the approved details and used for no other purposes (including any other purpose in Class E) of the Town and Country Planning (Use Classes) order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that order with or without modification) without the granting of express planning consent from the Local Planning Authority.

Reason: To ensure that the facility remains as a community facility in accordance with Policy 73 of the Cambridge Local Plan 2018.

Use Restriction (MOT)

53. Pursuant to any reserved matters application for Phase 2, no more than a total of 500 square metres of floorspace shall be provided for MOT testing and vehicle repairs within the Phase 2 area.

Reason: To ensure that the site remains as an active Mid Tech employment use and the quantum of development aligns with the technical details assessed as part of the application in the interests of highway safety and the

amenity of nearby properties in accordance with Cambridge Local Plan 2018 Policies 36, 41 and 81.

Trees: AIA

54. Prior to, or as part of the Reserved Matters application(s) for Phase 2, a detailed Arboricultural Impact Assessment shall be submitted to, and approved in writing by the Local Planning Authority.

Reason: To allow the Local Planning Authority to fully assess the impact of the development on the existing trees, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.

Sustainability: BREEAM pre-assessment

55. All future reserved matters applications for the development of Phase 2 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 maximum 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 (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

Sustainability: Sustainability Strategy

56. All future reserved matters applications for buildings within Phase 2 shall be accompanied by a Sustainability Strategy setting out how they meet the targets and approach set out in the following documents:
- Design and Access Statement, Allies and Morrison, October 2024
 - Energy and Sustainability Statement, Cudd Bentley Consulting, Revision 005, 18/10/2024
 - Whole Life Carbon Assessment, Cudd Bentley Consulting Ltd, 25 September 2024
 - Circular Economy Statement, Cudd Bentley Consulting, Rev P03, 16/10/24.
- The development shall be carried out and thereafter maintained strictly 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).

Contamination: Investigation

57. No development of Phase 2 or any investigations required to assess the contamination of the site, shall commence until a Phase 2 Site Investigation Strategy based upon the findings of Phase I Geoenvironmental & Geotechnical Site Assessment, by TRC, ref: 629077.0000.0000, version 3.0, dated 17th October 2024 has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are identified and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors as well as to controlled waters, property and ecological systems (Cambridge Local Plan 2018 policy 33).

Contamination: Investigation and Remediation

58. No development of Phase 2 shall commence until the following have been submitted to and approved in writing by the Local Planning Authority:

- a. A Phase 2 Intrusive Site Investigation Report based upon the findings of the approved Phase 1 Desk Top Study.
- b. 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).

Construction Method Statement

59. Prior to the commencement of Phase 2 for which reserved matters have been approved a detailed construction method statement (CMS) shall be submitted and approved by the local planning authority in writing. The CMS shall be accompanied by a statement that demonstrates how the proposal accords with the approved site wide Demolition and Construction Environmental Management Plan (DCEMP) under condition 9. In addition, the CMS shall also provide a specific construction programme and a plan identifying: the contractor site storage area/compound; screening and hoarding locations; access arrangements for vehicles, plant and personnel; building material, plant and equipment storage areas; contractor parking arrangements for construction and personnel vehicles; and the location of contractor offices. Thereafter the development shall be undertaken in accordance with the agreed details unless otherwise agreed in writing by the local planning authority.

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

Servicing and Operational Noise Minimisation Management Plan

60. Any reserved matters application including commercial uses shall include a Servicing and Operational Noise Minimisation Management Plan / Scheme for the service yards shall be submitted in writing to the Local Planning Authority (LPA) for approval. This shall include details of management and operations measures to be undertaken and implemented to mitigate and reduce noise activities / operations as far as are reasonably practicable.

The Plan / Scheme should include consideration of but not exhaustively the following operations and activities within:

- i. The Journey to and from the service yard area
- ii. Within the Service Yard
- iii. Unloading/Re-loading
- iv. The Return Journey to and from the service yard area
- v. Advice and policy for drivers of service vehicles to minimise noise during collections and deliveries
- vi. Vehicles delivering to/from site
- vii. No idling parked delivery vehicles permitted within the site at any time. Only one delivery vehicle permitted on site at any time
- viii. No use of fork-lift trucks
- ix. No use of delivery cages
- x. A complaints procedure for verifying and responding to complaints about noise / vibration.

The approved plan / scheme shall be implemented and retained thereafter unless otherwise approved in writing by the LPA and shall be reviewed and revised as necessary at the reasonable request of the LPA.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2018 policies 35 and 36)

Artificial Lighting Scheme

61. 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)

Ductwork & Extraction Details

62. 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 nearby properties (Cambridge Local Plan 2018 policy 36)

Electric Vehicle Charge Point Scheme

63. Any reserved matters application for the erection of buildings shall include details of an electric vehicle charging scheme demonstrating a minimum of 50% provision of active electric vehicle charge points design and installed in accordance with BS EN 61851 (or as superseded). 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 50% 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)

Informatives

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 606 6087.
2. A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. 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.
3. 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.
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.
5. 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.
6. 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.

7. 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.

8. 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 CAA Airspace Coordination and Obstacle Management Service (ACOMS) system.

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

9. The granting of a planning permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway, and that a separate permission must be sought from the Highway Authority for such works

10. It is recommended that the applicant apply for a secured by design commercial application and the applicant should consult with the Designing Out Crime Officer regarding this.