



Ref: 23/04643/OUT

Address: Former National Institute of Agricultural Botany, Huntingdon Road, Cambridge, CB3 0LE

Application details: Outline application (all matters reserved except for layout, scale and access arrangements on to Laurence Weaver Road) for the demolition of all site buildings and structures other than Chapter House and erection of buildings for laboratory / office (Class E (g(i)) and (g(ii))) and café use (class E(b)), and associated facilities and infrastructure, along with the relocation of existing facilities serving the retained Chapter House that are currently accessed from Lawrence Weaver Road including refuse storage, vehicle access, car parking and cycle parking.

Report to: Joint Development Management Committee

Lead Officer: Joint Director of Planning and Economic Development

Ward/parish: Castle

Applicant: Vertex Living Limited

Presenting officer: John Shuttlewood

Reason presented to committee: This application was deferred from 23 April 2025 Joint Development Control Committee, and this addendum report addresses the issues raised at that planning committee.

Member site visit date: Wednesday 16 April 2025

Key issues: 1. Addressing the reasons why the application was deferred.

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Appendices

- A. 23 April 2025 officer report to Joint Development Control Committee.

Recommendation:

Approve this outline planning application 23/04643/OUT, subject to:

- (i) The planning conditions and informatives as detailed in Section 9 of this report, with delegated authority to officers to carry through minor amendments to those conditions and informatives (and include others considered appropriate and necessary).
- (ii) The prior completion of a planning obligation which secures the Heads of Terms as set out in this report, with delegated authority to officers to include other relevant planning obligations necessary to make the proposal acceptable in planning terms, and to negotiate, settle and complete such planning obligation in consultation with the Chair and Vice Chair of Joint Development Management Committee (JDCC).

1. Executive summary

- 1.1 The outline application proposes demolition of all existing site buildings and structures other than Chapter House and the erection of four buildings for laboratory / office use and associated facilities.
- 1.2 The application was deferred at the Joint Development Control Committee (JDCC) on 23 April 2025. The reason for the deferral was to enable an opportunity for further work in respect of parameter plans (to provide a framework for future reserved matters applications) and to explore the

potential for addressing Howes Place access arrangements and concerns raised by local residents.

- 1.3 Following the April meeting of JDCC, the applicant has worked collaboratively with officers to address the reasons for deferral. This has included engagement in a workshop with planning and urban design officers. The agent has responded positively to the feedback provided. Follow up meetings with the applicant and residents have also taken place regarding the submitted revisions.
- 1.4 An amended description of development to clarify the access arrangements and amended plans have subsequently been submitted. The relevant consultations have been carried out.
- 1.5 The revisions are considered to appropriately address the reasons for deferral with regard to the provision of a framework upon which future reserved matters application can be assessed. They consist of a simple and structured set of parameter plans and an accompanying parameter plan booklet that includes the key structuring and place components. These details will ensure a high-quality proposal will come forward at reserved matters stage.
- 1.6 In addition, the applicant has considered the access arrangements to Chapter House from Howes Place. No changes have been made to the application in this regard and are to be considered under the relevant conditions for the prior approval granted for Chapter House (reference 20/01501/PRI030), or under separate planning applications as required.
- 1.7 In terms of planning balance these are as set out in the original officer report to JDCC at Appendix A paragraphs 1.5 – 1.9.
- 1.8 Officers continue to recommend that the Planning Committee approve this application subject to the planning conditions listed at paragraph 9 onwards and Section 106 obligation.

2. The proposal

- 2.1 This application was deferred at the meeting of the Joint Development Control (JDCC) held on 23 April 2025.
- 2.2 At that meeting several points of concern were raised by members of the committee which resulted in the application being deferred. The extract from the minute is identified in paragraphs 2.3 - 2.4 below.

2.3 The Committee were informed the applicant had chosen not to enter into a planning performance agreement with the Council nor made a pre-application presentation to the Committee. This had provided limited opportunities for Officers and the Committee to promote positive planning with the applicant, which would have led to better development. It was in this context that Councillor S Smith addressed positive planning proposals for the Committee's consideration if minded to approve the application.

2.4 Following Members questions and debate Councillor Hawkins proposed, second by Councillor R Williams to defer the application due to the ambiguity of the proposal outlined in the submission. Cognisant of the Members' debate and the deferral proposal, the Strategic Sites Manager offered the following reasons to defer the application:

- i. to explore the agreement of a series of parameter plans on key structuring and placemaking components - access, scale and layout - together with urban design principles - graphically annotated by plans and diagrams - which would set out a framework for the reserved matters stages; and
- ii. to explore the potential for addressing the Howes Place access arrangements as set out by the residents with a view to securing this as an additional planning condition.

2.5 Following the deferral the applicant has engaged in a workshop with officers and responded positively to the feedback provided. The amended application reflects the outcomes of that workshop, which now includes a simple and structured set of parameter plans and accompanying parameter plan booklet that include the key structuring and place components requested.

2.6 The description of development has changed to provide clarification of the development and proposed access.

Original description:

2.7 Outline application for the demolition of all site buildings and structures other than Chapter House and erection of buildings for a laboratory/office campus (Class E (g(i)) and (g(ii))) and associated facilities, cafe (class E(b)), access, car and cycle parking, revised access, car and cycle parking and refuse storage for the retained Chapter House with some matters reserved except for access, layout and scale.

Revised description:

- 2.8 Outline application (all matters reserved except for layout, scale and access arrangements on to Laurence Weaver Road) for the demolition of all site buildings and structures other than Chapter House and erection of buildings for laboratory / office (Class E (g(i)) and (g(ii))) and café use (class E(b)), and associated facilities and infrastructure, along with the relocation of existing facilities serving the retained Chapter House that are currently accessed from Lawrence Weaver Road including refuse storage, vehicle access, car parking and cycle parking.
- 2.9 The following revised plans and documents have been submitted:
- LWR/PP/1 Rev.1 Parameter Plan Building Zones and Maximum Heights
LWR/PP/2 Parameter Plan Movement and Access
LWR/PP/3 Illustrative Parameter Plan Street Scene and Height
LWR/PP/4 Parameter Plan Landscape and Open Space
LWR.(2).11.Rev 4 Illustrative Street Scenes and Sections
LWR.(2).01 Rev 7 Illustrative Masterplan
Design Principles Booklet
- 2.10 All previous proposed detailed elevations and floor plans are superseded.

3. Publicity

- 3.1 Neighbour letters – Y
- 3.2 Site Notice – Y
- 3.3 Press Notice – Y
- 3.4 As the amendments relate to a revised development description and amended parameter plans, third parties were renotified and technical officers/bodies reconsulted.

4. Consultation

- 4.1 The following consultation responses have been received on the amended information.

Anglian Water – No Objection

- 4.2 Advice given on assets owned by Anglian Water. Water supply is covered by Cambridge Water. Wastewater Treatment – Recommend condition for confirmation that there is sufficient headroom at the water recycling centre

to accommodate foul flows from the development site. This condition wording is considered unreasonable and an update will be given at committee.

- 4.3 Used Water Network – Trade effluent: no information on possible trade effluent flows from the laboratory building, advice given to applicant.
- 4.4 Surface Water Disposal –The Sustainable Drainage Strategy states a possible connection to the surface water sewer located in Lawrence Weaver Road. Anglian Water has no surface water sewers located in Lawrence Weaver Road, this sewer is a designated foul sewer and a connection into a designated foul sewer is not permitted. The connection of surface water flow to a designated foul sewer will impose a high risk of flooding and pollution from the receiving network and compromise the ability of assets to operate within statutory enforced permitted limits. If the Local Planning Authority is minded to approve despite the objection it is requested that a condition for a surface water management strategy is submitted prior to commencement of development.

Cambridgeshire Fire and Rescue Service – No Objection

- 4.5 Recommend a water scheme for the provision of fire hydrants.

Conservation Officer- No Objection

- 4.6 The Conservation team is pleased to note that the parameter booklet states that “The applicants will retain its ongoing commitment to an exceptional high standard of design reflecting the Conservation Area and locally listed buildings of interest.”
- 4.7 The five key principles outlined in the booklet should ensure that a quality and contextually appropriate scheme will be presented at reserved matters stage.
- 4.8 The latest revisions should preserve or enhance the character and appearance of the Howes Place conservation area and complying with local plan policy 61 subject to a condition securing the parameter plan booklet.

County Highways Development Management - No Objection

- 4.9 Comments remain unchanged.

County Transport Assessment Team- No Objection

- 4.10 No comments received

Ecology Officer- No Objection

- 4.11 Previous comments apply, with conditions.

Environmental Health- No Objection

- 4.12 No further comments on amended plans. Advice and recommendations contained within original consultation response remain relevant and valid.

Lead Local Flood Authority – No Objection

- 4.13 No further on amended plans. Supportive of the development subject to the imposition of the previously suggested conditions.

Landscape Officer- No Objection

- 4.14 The landscape parameters provide a clear and defined scale and structure to the main public open spaces, supporting landscape and trees. These reflect much of what was agreed in the extant permission and are supported. The illustrative layouts provide some confidence that the landscape can achieve all the features which it must accommodate including SUDS, amenity, movement and biodiversity.
- 4.15 Expect reserved matters to include full and complete hard and soft landscape details.

Sustainability Officer – No Objection

- 4.16 Sustainability comments remain unchanged.

Urban Design Officer - No Objection

- 4.17 Urban Design are now satisfied that the application provides an adequate framework that more effectively embeds key placemaking principles, that will help guide the quality of future reserved matters applications and enable officers to assess detailed proposals with appropriate scrutiny. Subject to the suggested condition securing the parameter plan booklet, urban design raise no objection to the application.

Waste Officer – No Objection

4.18 Recommend a condition for a Waste Management Plan.

Archaeological Officer – No Objection

4.19 No further on amended plans. Supportive of the development subject to the imposition of the previously suggested conditions.

5. Third party representations

5.1 Following consultation on the amendment's representations have been received from the residents of Howes Place raising the following comments.

Support

- Support the principle of employment use.
- Welcome parameter plan (Landscape & Open Spaces) that the redundant existing access points between Howes Place and the proposed development will be closed off.

Object

- Object to the proposed increase to the maximum height of all buildings compared to the original plans.
- Object to no effort by applicant to explore potential for proposed changes to the Howes Place access arrangements to Chapter House.
- Object as planning application does not comply with the requirements of NPPF 2024 paragraphs 212 and 210 (c) and Cambridge Local Plan 2018 Policy 61 by making a positive contribution to the local character and distinctiveness of the Howes Place Conservation Area and preserving or enhancing the significance of the Howes Place Conservation Area, or to NPPF 2024 Paras 116 and 117 (c) and Cambridge Local Plan Policy 80 by making safe and efficient use of the adopted public highway.

Comment

- The amended planning application presents an opportunity to ensure the proposed development makes a positive contribution to

the local character and distinctiveness and preserves and enhances the significance of Howes Place Conservation Area.

- Secure permanent pedestrian and cycle linkages and cycle parking facilities for Chapter House which as unimplemented and time-limited conditions are in breach of prior approval 20/01501/PRIO30 (conversion of former NIAB HQ building to Chapter House)
- Reduce vehicle and cycle movement between Huntingdon Road and Howes Place in the interest of highway safety.
- Request conditions to relocate the cycle parking, palisade fencing and parcel / post lockers for Chapter House and for a landscaping plan which removes the redundant existing access points between Howes Place and former NIAB site and a 1.2m high 'V' mesh fence along Howes Place.

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

6. Assessment

- 6.1 Unless otherwise covered below, the planning issues raised are included in the original report at Appendix 1.

Parameter Plans

- 6.2 The first reason for deferral of the application was to agree a series of parameter plans to set out a framework for reserved matters applications.
- 6.3 The applicant has amended the application to include these which supersede the detailed plans. The following section of the report assesses these revised plans.

Design, scale, landscape and heritage

- 6.4 The committee report presented to 23 April 2025 committee, in sections 13.0 and 14.0, assesses the impact of the design, layout and scale of the proposed development and the impact on heritage assets. The concerns of the Council's Urban Design, Landscape and Conservation officers were considered.
- 6.5 Within the amended application the details of the scheme have been changed to remove detailed elevations and building layouts. The submitted parameter plans allow for a series of simple and structured

parameter plans accompanied with a parameter plan booklet which includes key structuring and place components.

- 6.6 The submission now provides a clear distinction between what is for approval and what is illustrative (as listed at paragraph 2.9 of this report). The parameter plans and accompanying booklet set out an overarching spatial framework that now better embeds key high-level place principles that will give the future quality of reserved matters applications.
- 6.7 The landscape and open space parameter plan fixes the location of key public open spaces (reflecting the existing consented scheme reference 21/03609/FUL) and established expectations around an enhanced landscaped frontage and landscaped service areas.
- 6.8 The movement and access parameter plan supports a people oriented internal street with traffic calming, fixes service free frontages and relocates the basement entrance outside key public spaces.
- 6.9 The maximum building heights parameter plan includes supporting text that sets out clear expectations that the parameters form maximum envelopes within which, cuts, setbacks and roof variation must be incorporated which is reinforced by a concise set of articulation principles in the accompanying booklet.
- 6.10 The maximum building heights parameter plan limits the maximum building heights to parapet with lift overruns to +1.m maximum. The maximum height includes areas for roof plant (but excludes extract flues).
- 6.11 Concern has been raised by third parties that the maximum heights allow for taller buildings to come forward compared to the original submitted plans. The difference in the proposed heights in the parameter plans compared to the detailed elevations (now superseded) for each building vary from an increase in height of 23cm to 72cm. A detailed assessment of the scale and massing of the proposal is set out in paragraphs 13.9 – 13.30 of the original report (see Appendix 1).
- 6.12 As specified on the Building Zones and Maximum Heights Parameter Plan the *“maximum heights should be read as a maximum envelope within which cuts and setbacks must be incorporated to response to context, to ensure that the development is not uniform and has the flexibility to deliver varied roof heights and façade modulation, in accordance with articulation principles set out in the parameter plan booklet.”* The booklet states *“2. Vary Rooflines and Heights – Rooftops and buildings should include*

variation in height and form to avoid continuous horizontal massing and to create visual interest.”

- 6.13 As such the maximum heights will not be realised across the whole of the buildings or facades. The buildings would also be sited further back from the Howes Place frontage than those in the approved scheme (reference 21/03609/FUL). As such these minor differences in heights set out in the parameter plans are considered acceptable and would not have an unacceptable impact on neighbouring properties or the visual appearance of the area.
- 6.14 The concerns raised by the Urban Design, Conservation and Landscape officers, as set out in the 23 April committee report, regarding the detailed design challenges within the illustrative masterplan and illustrative elevations, are resolved with their status now clearly explained - they are not drawings for approval. The accompanying booklet includes high quality precedents, which helps to communicate the intended ambition, and includes a statement that the applicant is committed to achieving an exceptional standard of design.
- 6.15 The Urban Design, Conservation and Landscape officers are satisfied that the application now provides an adequate framework that more effectively embeds key placemaking principles, that will help guide the quality of future reserved matters applications and enable officers to assess detailed proposals with appropriate scrutiny.
- 6.16 Condition 1 will secure the parameter plan booklet as an approved document to ensure that reserved matters come forward in line with the principles set out.
- 6.17 With the now submitted parameter plans it is considered that a high-quality designed scheme can be secured at reserved matters stage that would contribute positively to its surroundings and be appropriately landscaped. The proposal is compliant with policies 55, 56, 57 and 59 of the Local Plan and the NPPF.
- 6.18 As set out in the original committee report at Section 14.0 it is considered that the proposal, would by virtue of its scale and massing affect the character and appearance of the Conservation Area and would cause less than substantial harm to the non-designated and designated heritage assets. The public benefits of the proposal would outweigh this identified harm. The proposal is therefore in accordance with the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF and Local Plan policies 60 and 61.

Cycle parking

- 6.19 Within the original committee report at paragraphs 21.4, it sets out details on the proposed cycle parking provision. As the detailed floor plans for the development are now not part of the application and not for approval at this stage, condition 31 regarding internal cycle store access is not relevant and is deleted. Parameter plan 2 Movement & Access includes indicative areas for cycle parking to include a minimum of 5% cargo bike parking. As this parameter plan is for approval this will be secured.
- 6.20 Appropriate cycle provision and details will be secured within reserved matters applications.
- 6.21 Paragraph 21.10 of the original committee report sets out the details about Chapter House cycle parking proposals. Within parameter plan 2 Movement & Access, an area for replacement cycle parking for Chapter House is included. Details of this cycle parking will be secured at reserved matters stage.

Car parking

- 6.22 Within the original committee report at paragraphs 21.11 – 21.18 of the original committee report, details are set out on the proposed car parking. As the detailed floor plans are now not part of the application and not for approval at this stage, full details of the car parking arrangements will be agreed at reserved matters stage.
- 6.23 The transport statement is based on the provision of 258 car parking spaces for the office/laboratory buildings (inclusive of 20 disabled spaces, 2 car club spaces and 31 visitor spaces) and 17 car parking spaces for residents of Chapter House. The highway safety and transport impacts of the development and the required transport mitigation measures based on this assessment, is set out in paragraphs 20.3 – 20.10 of the original report.
- 6.24 As the floor plans / site layout demonstrating the number of car parking spaces is now not to be included as an approved drawing, the number of car parking spaces will need to be limited to the proposed amount. This will ensure that reserved matters come forward in line with the expected car parking spaces on site and that alternative sustainable modes of transport are encouraged. An additional condition 43 is recommended to secure this.

Howes Place access

6.25 The second reason for deferral of the application was to allow the applicant to explore the potential for addressing the Howes Place access concerns as identified by local residents.

6.26 Residents of Howes Place have requested that a condition be applied to any grant of planning permission as follows:

Lawrence Weaver Road to be established as the main access to Chapter House and access to Chapter House via Howes Place to be limited to pedestrians and emergency vehicles only. This would require relocation of the parcel / post lockers for Chapter House to a new location to the northwest of Chapter House and removal of the open cycle parking area currently located to the southeast of Chapter House, including the removal of the palisade fencing along Howes Place.

Reason: to make a positive contribution to local character and distinctiveness of the Howes Place Conservation Area and preserve and enhance the Howes Place Conservation Area (NPPF 2024 Para 212 and 210 (c) and Cambridge Local Plan 2018 Policy 61) and for the safe and efficient use of the adopted public highway (NPPF 2024 Para 116 and 117 (c) and Cambridge Local Plan 2018 Policy 80).

6.27 The existing entrance to Chapter House, cycle parking, lockers and fencing are not proposed to be altered under the current application. The applicant is aware of the Howes Place residents' concerns.

6.28 The application description has been amended (as set out in paragraphs 2.7 and 2.8 of this report) to make it clear that it includes the relocation of existing facilities, accessed from Lawrence Weaver Road which serve the retained Chapter House (including refuse storage, vehicle access, car parking and cycle parking).

6.29 The vehicular access to Chapter House off Howes Place is an existing arrangement and the applicant has not included any changes within the application to limit this to pedestrian or emergency vehicle access only. No concerns have been raised by the Highway Authority regarding this access. As the proposal is for commercial development the use of this access would not be affected by the development, as all deliveries to the commercial buildings would be via Lawrence Weaver Road.

6.30 Under prior approval 20/01501/PRIO30 for the change of use of Chapter House from office to residential use to create 68 dwellings, planning

conditions were applied relating to pedestrian and cycle linkages and cycle parking facilities. Details were approved by the Local Planning Authority for these conditions after the identified trigger (prior to occupation dwellings) subject to a further condition that the details were approved for a 3-year period and that a permanent solution was sought.

- 6.31 Separate meetings by officers with Howes Place residents and the applicants have taken place attempting to find solutions to address Howes Place residents' concerns. Residents have been made aware that officers consider the proposed access condition to be unreasonable and lacking in relevance to the proposed description of development for this application, therefore failing to meet the relevant planning conditions tests that conditions are required to meet.
- 6.32 The Local Planning Authority has recently received two allegations of breaches of planning control. Firstly, alleged breaches of conditions concerning cycle linkages and facilities relating to the conditions attached to the Chapter House Permitted Development Prior Approval ref: 20/01501/PRI030. Secondly, the alleged unauthorised operational development concerning railings, postal boxes, lockers, cobblestones and skylights relating to Chapter House. Both matters are currently being investigated under one reference number by a dedicated Compliance Officer.
- 6.33 Residents of Howes Place have also requested that an additional condition be applied to any grant of planning permission as follows:
- Provide a landscaping plan which removes the redundant existing access points between Howes Place and the former NIAB site, introduces clear and continuous segregation between Howes Place and the former NIAB site in the form of a 1.2m high 'V' mesh fence (similar to that used around the perimeter of Chapter House) and provides for infill planting of pleached lime trees, hedges and grass verges along Howes Place in a manner consistent with the formal landscaping of Howes Place.*
- Reason: to be consistent with the landscaping principles established under Condition 43 of the extant planning permission (21/03609/FUL) and to make a positive contribution to local character and distinctiveness of the Howes Place Conservation Area and preserve and enhance the Howes Place Conservation Area (NPPF 2024 Para 212 and 210 (c) and Cambridge Local Plan 2018 Policy 61).*
- 6.34 The proposed Landscape and Open Space Parameter plan highlights areas along Howes Place where it states, "Close off existing access with Pleached Lime trees and planting as appropriate". The landscape scheme

will come through a detailed reserved matters application in line with the Landscape and Open Space Parameter plan. This will include planting and fencing as appropriate along this boundary.

6.35 Condition 43 of the approved scheme (21/03609/FUL) requires details of the landscaping for that scheme which includes *i) retention and protection of existing mature hedgerows along the north western boundary between Howes Place and the proposed development*. For the current application this would be secured as the parameter plan shows this area as a 'Landscape/Green Buffer'.

6.36 Condition 43 also includes the requirement for boundary details of *ii) provision and maintenance of a 2m high 1m wide hedgerow along the boundary with a 1.2m mesh fence pending the maturity of the new hedgerow (subject to the needs for accommodating agreed vehicle access for services, refuse and emergency)*. These details can be secured in the landscape reserved matters application for the current outline application. It is noted that the current outline application parameter plan does not have any proposed vehicle access off Howes Place save for the existing access to Chapter House which does not form part of the proposal.

6.36 It is therefore considered that through the Landscape and Open Space Parameter plan that appropriate principles for a landscape scheme to come forward at reserved matters stage will be set. A condition as requested by third parties is therefore not required, and it would be unreasonable to seek to secure under the relevant planning condition tests.

Foul Water

6.37 Under Section 106 of the Water Industry Act 1991, all Water and Sewerage Companies have a legal obligation to provide developers with the right to connect to a public sewer. The duty imposed by section 94 of the 1991 Act requires these companies to deal with any discharge that is made into their sewers pursuant to Section 106.

6.38 Paragraph 200 of the NPPF states that the focus of planning policies and decisions should be on whether proposed development is an acceptable use of land, rather than the control of processes or emissions (where these are subject to separate pollution control regimes). Planning decisions should assume that these regimes will operate effectively.

- 6.39 The application site lies within the Milton Water Recycling Centre (WRC) catchment area. Anglian Water has advised that Milton WRC currently lacks the capacity to accommodate the additional flows generated by the proposed development and are delivering a new Cambridge WRC which will have capacity to accommodate the proposed flows. The Cambridge WRC is identified within the Anglian Water Business Plan for growth investment delivery planned between 2025 and 2030. They raise no objection to the development subject to the imposition of a condition requiring written confirmation from Anglian Water to the local planning authority of sufficient headroom in the water recycling centre to take flows from the development.
- 6.40 Officers have considered the advice offered by Anglian Water, and do not consider that it would be appropriate to require this condition. The condition is not reasonable (given that the planning system should not duplicate control on matters controlled under the 1991 Water Industry Act), necessary (given that the strategic issue of water is a matter to be dealt with at that level, and that no evidence has been provided as to the harm that would arise from the foul discharge by the development), precise (in that no definition has been provided as to what constitutes 'sufficient headroom' and how this will be judged) nor enforceable. As such, it would fail the relevant planning conditions tests.
- 6.41 Notwithstanding the reasonableness of the requested condition, officers consider it important to understand the potential impact of the development on the environment arising from increased foul flow rates. Officers have asked Anglian Water to provide such evidence of harm, whilst details of the net foul water flow rates have been sought from the Applicant, to understand the additional flow rates which would arise from this development. A further update will be provided at JDMC.

Third party representations

- 6.42 Following consultation with third parties on the amended information several concerns have been raised by third parties as set out in paragraph 5.1. These have been addressed in relevant sections of this report.

7. Planning balance and Conclusion

- 7.1 This report has considered the revised information submitted for the application as set out in paragraph 2.9 this information has been

assessed in this addendum report. All other matters as set out in the original committee report remain valid and should be considered as part of the assessment of the scheme. A full list of the proposed conditions is specified in section 9.

- 7.2 It is considered that the amendments made with the provision of parameter plans and a Design principles document that the concerns raised at the Joint Development Control Committee on 23 April 2025 have been resolved.
- 7.3 In terms of the access arrangements to Chapter House from Howes Place this is an existing arrangement and does not form part of the proposals to be considered under this application.
- 7.4 The Landscape and Open Space Parameter plan includes the requirement for the existing gaps along Howes Place to be closed off with trees, planting and fencing details as appropriate to come forward in the future landscape reserved matters application.
- 7.5 The existing cycle parking postal boxes and lockers and palisade fencing serving Chapter House forms part of the considerations for the prior approval 20/01501/PR1O30 (change of use from office to residential) and relevant conditions relating to that approval or to separate planning applications that may be required for that infrastructure.
- 7.6 Planning decisions must be taken in accordance with the Development Plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).

Summary of harm

- 7.7 The proposal would by virtue of its scale and massing cause some harm to the character and appearance of Howes Place Conservation Area and locally listed building Chapter House. This has been identified as less than substantial harm to the non-designated and designated heritage assets.
- 7.8 There would be a loss of two residential properties, but this would be offset by the gain in a significant increase in commercial floorspace.

Summary of benefits

- 7.9 In terms of economic benefits, the proposal would provide additional laboratory and office space which will create various new job roles during and post construction which will be of benefit to the local economy. Planning obligation contributions towards bus service enhancements to facilitate sustainable travel alternatives transport infrastructure will be of benefit to the local economy. Overall, the proposal development is considered to bring about moderate economic benefits.
- 7.10 In terms of environmental benefits, the comprehensive redevelopment of the site would improve the area and there would be a significant increase in biodiversity of the site. Landscape is a reserved matter, but a high-quality landscape scheme and ecological enhancements can be secured which would provide biodiversity net gain and environmental benefits to that of the existing brownfield, mainly vacant site. The scheme also includes various sustainability measures which includes water re-use and use of renewable energy sources, sustainable urban drainage systems and green roofs. Therefore, the scheme will bring about moderate environmental benefits.
- 7.11 In terms of social benefits, the proposal would provide a café for people employed at the site and could be used by residents from the surrounding area. Moderate weight is afforded to these benefits.
- 7.12 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the statutory requirements of section 66(1) and section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval.

8. Recommendation

8.1 **Approve** subject to:

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

-Satisfactory completion of a Section 106 Agreement which includes the Heads of Terms (HoT's) as set out in the report (dated 23 April 2025) with

minor amendments to the Heads of Terms as set out delegated to officers.

9. Planning conditions

Approved drawings

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

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

Drawings for Condition 1:

LWR/PP/1 Rev.1 Parameter Plan Building Zones and Maximum Heights

LWR/PP/2 Parameter Plan Movement and Access

LWR/PP/3 Illustrative Parameter Plan Street Scene and Height

LWR/PP/4 Parameter Plan Landscape and Open Space

LWR.(2).11.Rev 4 Illustrative Street Scenes and Sections

LWR.(2).01 Rev 7 Illustrative Masterplan

Design Principles Booklet

Reserved matters

2. No development shall commence until details of the appearance and landscaping (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.

Time limit

3. Application(s) for approval of the reserved matters 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).

Archaeology

4. 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).

5. No development (or phase of), or any investigations required to assess the contamination of the site, shall commence until a Phase 1 Desk Top Study and a Phase 2 Site Investigation Strategy have 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).

Contaminated land: Phase 2 site investigation

6. 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 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).

Contaminated land: implementation of remediation

7. 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).

Contaminated land: Phase 4 Completion Report

8. 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

9. 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).

Material Management Plan

10. 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).

DCEMP (Environmental Health concerns only)

11. Prior to the commencement of development, or phase of, a Demolition / 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 1.1 (IAQM, 2016).
- Guidance on Monitoring in the Vicinity of Demolition and Construction Sites, version 1.1 (IAQM, 2018).

j) Confirmation of any anticipated use of concrete crushers on-site including location and any specific dust and noise / vibration mitigation measures to be incorporated specifically for their use.

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 / safeguard the health and quality of life (amenity) of existing premises in accordance with paragraph 198 of the National Planning Policy Framework (NPPF), 2024 and Policy 35: Protection of human health and quality of life from noise and vibration, of the adopted Cambridge Local Plan 2018.

Plant / Equipment Noise Assessment and Insulation Scheme

12. Before the development/use hereby permitted is commenced and on a phased basis as necessary, a noise impact assessment of cumulative plant and equipment (including all mechanical and electrical services such as combustion appliances / flues and ventilation systems / louvres, plant rooms and electricity sub-stations) and a noise insulation scheme as appropriate, in order to minimise the level of noise emanating from the said plant and equipment shall be submitted to and approved in writing by the local planning authority.

Reason: To protect / safeguard the health and quality of life (amenity) of existing premises in accordance with paragraph 198 of the National Planning Policy

Framework (NPPF), 2024 and Policy 35: Protection of human health and quality of life from noise and vibration, of the adopted Cambridge Local Plan 2018.

Noise Assessment and Mitigation – Service Yards

13. Prior to the commencement of development, and on a phased basis as necessary, a noise impact assessment of the use of the service / delivery yards and any noise mitigation measures required as appropriate in order to minimise noise from said yards (having regard to the yard locations, noise sensitive receptor locations and the differing activities within the yards) shall be submitted to and approved in writing by the local planning authority. The details as approved shall be fully implemented before the use hereby permitted is commenced and shall be retained thereafter.

Reason: To protect / safeguard the health and quality of life (amenity) of existing premises in accordance with paragraph 198 of the National Planning Policy Framework (NPPF), 2024 and Policy 35: Protection of human health and quality of life from noise and vibration, of the adopted Cambridge Local Plan 2018.

Levels

14. No development, other than demolition, shall take place until a plan showing the finished floor levels of the proposed building(s) in relation to the existing and proposed ground levels of the surrounding land has been submitted to and approved in writing by 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).

Surface Water Drainage

15. 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 Resubmitted Sustainable Drainage Strategy prepared by MTC Engineering (Cambridge) Ltd (ref: 3179) dated 25 June 2024 and shall also include:

- a) Full results of the proposed drainage system modelling in the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) 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;
- b) 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);
- c) Full detail on SuDS proposals (including location, type, size, depths, side slopes and cross sections);
- d) Site Investigation and test results to confirm infiltration rates;
- e) 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;
- f) Demonstration that the surface water drainage of the site is in accordance with DEFRA non-statutory technical standards for sustainable drainage systems;
- g) Full details of the maintenance/adoption of the surface water drainage system;
- h) Permissions to connect to a receiving watercourse or sewer;
- i) 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 Policies 31 and 32).

Surface Water run-off

16. 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 Policies 31 and 32).

Surface water drainage survey and report

17. 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. (Cambridge Local Plan Policies 31 and 32).

On-site foul water drainage

18. Prior to the construction above damp-proof course, a scheme for on-site foul water drainage works, including connection point and discharge rate, shall be submitted to and approved in writing by the Local Planning Authority. Prior to the occupation of any phase, the foul water drainage works relating to that phase must have been carried out in complete accordance with the approved scheme.

Reason: To prevent environmental and amenity problems arising from flooding. (Cambridge Local Plan Policies 31 and 32).

External Lighting

19. No external lighting shall be provided or installed until an artificial lighting impact assessment and mitigation scheme if required has been submitted to and approved in writing by the local planning authority. The assessment shall include the following:

- a. the method of lighting (including luminaire type / profiles, mounting location / height, aiming angles / orientation, angle of glare, operational controls, horizontal / vertical isolux contour light levels and calculated glare levels to receptors).
- b. the extent/levels of illumination over the site and on adjacent land and predicted lighting levels at the nearest light sensitive receptors.

All artificial lighting must meet the Obtrusive Light Limitations for Exterior Lighting Installations contained within the Institute of Lighting Professionals Guidance Notices for the Reduction of Obtrusive Light - GN01/20 (or as superseded). Where required, the mitigation scheme shall be carried out as approved and retained as such.

Reason: To minimise the effects of light pollution on the surrounding area (Cambridge Local Plan 2018 policy 34)

Site-wide Deliveries / Collections

20. Deliveries to or dispatches from the site (including waste collections) shall not be made outside the hours of 07:00 – 19:00hrs on Monday to Friday, 08:00 – 13:00hrs on Saturday or at any time on Sundays or public holidays.

Reason: To protect / safeguard the health and quality of life (amenity) of existing premises in accordance with paragraph 198 of the National Planning Policy Framework (NPPF), 2024 and Policy 35: Protection of human health and quality of life from noise and vibration, of the adopted Cambridge Local Plan 2018.

Implementation of the Sustainability Statement

21. All future reserved matters applications for the appearance of the development shall be accompanied by a Sustainability Statement, setting out how it will meet the targets and measures set out in the approved Sustainability Statement, Former NIAB Site, February 2024, Expedition, Issue 02.

The approved measures shall be fully implemented prior to the occupation of any buildings or in accordance with a phasing plan otherwise agreed in writing by the local planning authority.

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

BREEAM Design Stage

22. All future reserved matters applications for the appearance of the development 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).

BREEAM Design Stage Certification

23. Within 12 months of commencement of development, a BRE issued Design Stage Certificate shall be submitted to, and approved in writing by, the Local Planning Authority demonstrating that BREEAM 'excellent' as a minimum will be met, with maximum credits for Wat 01 (water consumption). Where the Design Stage certificate shows a shortfall in credits for BREEAM 'excellent', a statement shall also be submitted identifying how the shortfall will be addressed. If such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.

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

BREEAM Post Construction Certification

24. Prior to the use or occupation of the development hereby approved, or within six months of occupation, a BRE issued post Construction Certificate shall be submitted to, and approved in writing by the Local Planning Authority, indicating that the

approved BREEAM rating has been met. In the event that such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.

Reason: In the interests of reducing carbon dioxide emissions 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).

Water Efficiency

25. All future reserved matters applications for the appearance of the development hereby approved, shall be accompanied by the following information in relation to water resources and efficiency:

- Details of the water demand generated by the proposed development set out in litres/day, split into domestic type water demands associated with Wat01 of BREEAM and process water demands associated with lab spaces.
- The level of demand reduction associated with mitigation measures split into measures to reduce domestic type water demand associated with Wat01 and measures to reduce process water loads associated with the lab spaces. This information should include a BREEAM Pre-Assessment showing achievement of 5 Wat01 credits for each of the buildings and the Wat04 credit for process water requirements.
- Drawings will need to include details of the infrastructure required to facilitate 5 Wat01 credits (e.g. plant room space for grey water or rainwater harvesting tanks and any treatment requirements).

Where any national measures to secure sustainable water resources are brought into effect in the Cambridge area, future reserved matters applications may also be required to demonstrate compliance with those measures.

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).

Green roofs

26. 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).

Bat surveys

27. No demolition/development shall commence until follow-up bat dusk emergence / dawn re-entry surveys have been undertaken. This should be done during May - September (inclusive) to determine whether bats are roosting and, should this be the case, a mitigation strategy be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details. Reason: To ensure that before any demolition/development commences appropriate surveys are undertaken to prevent injury or death to bats which may roost on the site (Cambridge Local Plan 2018 Policy 70).

Biodiversity

28. 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, 180, 185 and 186.

Traffic Management Plan

29. No demolition or construction works shall commence on site until a Traffic Management Plan has been agreed in writing with the Local Planning Authority. The principal areas that should be addressed are:

- i. Movements and control of muck away lorries (all loading and unloading shall be undertaken off the adopted public highway and Howes Place).
- ii. Contractor parking; provide details and quantum of the proposed car parking and methods of preventing on street car parking (including Howes Place).
- iii. Movements and control of all deliveries (all loading and unloading shall be undertaken off the public highway). No construction traffic should use Howes Place, apart from those associated with the works on Howes Place and limited to existing access points.
- iv. Control of dust, mud and debris, in relationship to the operation of the adopted public highway.

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

Reason: To ensure that before development commences, highway safety will be maintained during the course of development (Cambridge Local Plan 2018 Policy 81).

Tree retention

30. Notwithstanding the Arboricultural Impact Assessment, Ligna Consultancy P1912-AIA01 V7.2, Arboricultural Site Plan (Proposed) P1812-ASP02.1 V7.2, Tree G4.39, shall be retained.

Reason: To satisfy the Local Planning Authority that arboricultural amenity will be preserved in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.

Arboricultural Method Statement

31. Prior to commencement 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.

Arboricultural pre-commencement site visit meeting

32. Prior to the commencement of site clearance a pre-commencement site meeting shall be held and attended by the site manager, the arboricultural consultant and other relevant parties and Local Planning Authority Tree Officer to discuss details of the approved AMS. A record of the site meeting will be submitted to the Local Planning Authority and approved.

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.

Tree protection methodology

33. The approved tree protection methodology 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.

Replacement trees

34. If any tree shown to be retained on the approved tree protection methodology is removed, uprooted, destroyed or dies within five years of project completion, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

Reason: To satisfy the Local Planning Authority that arboricultural amenity will be preserved in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.

Electric Vehicle Charge Point Scheme

35. Any reserved matters application for appearance 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).

Travel Plan

36. No occupation of the building shall commence until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall specify: the methods to be used to discourage the use of the private motor vehicle and the arrangements to encourage use of alternative sustainable travel arrangements such as public transport, car sharing, cycling and walking how the provisions of the Plan will be monitored for compliance and confirmed with the local planning authority. The Travel Plan shall be implemented and monitored as approved upon the occupation of the development.

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

Public Art Strategy

37. No development above ground level, other than demolition, shall commence until a Public Art Strategy (PAS) has been submitted to and approved in writing by the Local Planning Authority. The PAS shall include the following (as set out in Appendix 3 of the Cambridge City Council Public Art Supplementary Planning Document 2010):

- a) A vision, aims, benefits, strategy and management of the project
- b) A description of the site
- c) Description and definitions of Public Artwork
- d) Funding sources
- e) Project brief
- f) Artist selection
- g) Community Engagement and Public Consultation approach
- h) Timescale / Delivery

i) Action Plan

j) Long term commitment to Artwork.

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

Reason: To provide public art as a means of enhancing the development and (Cambridge Local Plan policies 55 and 56 and the Cambridge City Council Public Art SPD (2010).

Public Art Delivery Plan

38. No development above ground level, other than demolition, (or in accordance with a timetable agreed in writing by the Local Planning Authority), shall commence until a Public Art Delivery Plan (PADP) has been submitted to and approved in writing by the Local Planning Authority. The PADP shall include the following:

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

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

Reason: To provide public art as a means of enhancing the development and (Cambridge Local Plan policies 55 and 56 and the Cambridge City Council Public Art SPD (2010).

Electricity Sub stations

39. Prior to the commencement of development details of the electricity sub-stations as shown in yellow on drawing LWR.PP/1 (Rev.1) Parameter Plan Building Zones and Maximum Heights), shall be submitted to and approved in writing by the Local Planning Authority. The substations shall be installed and retained in accordance with the approved details. Page 75

Reason: To ensure appropriate housing of equipment is implemented in the interests of visual amenity (Cambridge Local Plan 2018 policy 56).

Fumes and Emissions to Air

40. Before the use hereby permitted is commenced and on a phased basis as necessary, details of all ventilation and exhaust systems associated with the use (including any back-up generators and fume cupboards shall be submitted to and agreed in writing by the Local Planning Authority. The details shall be provided in accordance with current UK guidance and standards where appropriate and identify the fuel source (where applicable), size and location of flue, height of flue, proximity to and impacts at residential receptors, hours of operation and any mitigation measures required. The systems as approved shall be installed, maintained and retained thereafter.

Reason: To protect local air quality and human health by ensuring that the production of air pollutants are kept to a minimum during the lifetime of the development (Cambridge Local Plan 2018 policy 36 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

Odour Control

41. Prior to the installation of any ventilation / extract systems, and on a phased basis as necessary, a ventilation / extract scheme to include details of equipment and systems for the purpose of extraction / discharge, filtration, abatement and control of odours and smoke / fumes, and a noise insulation / mitigation scheme as required for any associated plant / equipment, shall be submitted to and approved in writing by the local planning authority. The ventilation / extraction scheme details as approved shall be installed before the use hereby permitted is commenced and shall be retained thereafter.

Reason: To protect the amenity of nearby properties from odour and smoke / fumes (Cambridge Local Plan 2018, policy 36).

New conditions

Amount of development

42. The uses listed below shall not exceed the following development levels:

- a) Four commercial buildings providing up to 31,757 sqm of Classes E(g)i (offices) and ii (research and development) floorspace (Net Internal Area)
- b) Up to 217 sqm flexible Class E (b) sale of food and drink and Class floorspace (Net Internal Area).

Reason: The application has been assessed on its individual merits and use of the premises for any other purpose may result in harm which would require re-examination of its impact. (Cambridge Local Plan policies 2, 5 and 55)

Car parking

43. Within the reserved matters applications, no more than 275 car parking spaces (inclusive of no less than 20 disabled spaces, 2 car club spaces, 31 visitor spaces and 17 spaces for residents of Chapter House) shall be included within the development.

Reason: The application has been assessed on this basis and any further provision would require re-examination of its impact. (Cambridge Local Plan policies 5 and 80)

Fire Hydrants

44. No above ground development shall commence until a water scheme for the provision of fire hydrants to serve the development to a standard recommended by the Cambridgeshire Fire and Rescue Service has been submitted to and approved in writing by the Local Planning Authority.

No occupation of the development shall occur prior to the installed fire hydrants being inspected and tested for operational use by the Fire Authority and confirmation of this submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure an adequate water supply is available for emergency use. (Cambridge Local Plan policy 28)

and facilities necessary to make the scheme acceptable in planning terms.