Appendix 5: Recommended Planning Conditions

Severable Zone means one of the [ ] severable zones identified on plan [ ].

Reserved matters area means any part of a severable zone for which approval of reserved matters is sought or obtained (as appropriate).

The following conditions apply separately to each severable zone:

Time Limit Reserved Matters

1. The commencement of development in each reserved matters area pursuant to this outline consent shall begin before the expiration of two years from the date of the last reserved matter of that reserved matters area to be approved.

Reason: To prevent the accumulation of unimplemented planning permissions and in accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.

Time Limit Reserved Matters

2. Application(s) for approval of the reserved matters within each severable zone shall be made to the Local Planning Authority before the expiration of twenty-five years from the date of this permission.

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).

Reserved Matters/Details

3. No development of any reserved matters area shall commence until approval of the details of the appearance, landscaping, layout, scale and access for that reserved matters area has been obtained from the Local Planning Authority in writing. 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.

Approved Plans and Documents

4. The development of each reserved matters area shall be carried out in accordance with the approved plans and documents as listed below in so far as they relate to the relevant severable zone:

Documents

Cambridge Science Park Design Code September 2026 Rev 02 22.09.26
Development Specification October 2026

General Plans

Site Location Plan 24032-AAM-00-DR-07001 Rev P1

Parameter Plans

PP01 Green & Blue Infrastructure Plan 24032-AAM-00-DR-07101 Rev P3
PP02 Layout Parameter Plan 24032-AAM-00-DR-07102 Rev P2
PP03 Access & Movement Parameter Plan 24032-AAM-00-DR-07103 Rev P2
PP04 Development Zone Parameter Plan 24032-AAM-00-DR-07104 Rev P2
PP05 Land Use Parameter Plan 24032-AAM-00-DR-07105 Rev P2
PP06 Maximum Height Parameter Plan 24032-AAM-00-DR-07106 Rev P3
PP07 Framework Parameter Plan 24032-AAM-00-DR-07107 Rev P2

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.

Design Code Compliance

5. Applications for reserved matters shall include a Statement of Compliance that demonstrates how the application accords with the approved parameter plans, Design Code and Development Specification. Each Reserved Matters is to include relevant supporting documents and detailed drawings.

Reason: To ensure high-quality design and coordinated development. (South Cambridgeshire Local Plan 2018 Policy HQ/1 and Cambridge Local Plan 2018 Policies 55 and 57).

Compliance with Environmental Statement

6. The development of each reserved matters area shall be carried out in accordance with the mitigation measures as set out in the Cambridge Science Park Environmental Statement: Volume 1 Chapter 16: Environmental Management, Mitigation and Monitoring Schedule Table 16.2 in so far as they relate to the relevant severable zone.

Reason: To ensure that the development takes place in accordance with the principles and parameters contained within the Environmental Statement and as required by the EIA regulations.

Phasing Strategy

7. **1. Phasing Strategy**

Prior to the determination of the first application for approval of Reserved Matters, a Phasing Strategy for the comprehensive redevelopment of the site shall be submitted to and approved in writing by the Local Planning Authority.

The Phasing Strategy shall establish the framework for coordinating the anticipated sequence of redevelopment across the site and the delivery of associated infrastructure and supporting works over the lifetime of the permission. It shall be based on the information reasonably available at the time of submission and shall include:

a. The anticipated phasing of redevelopment within individual plots and Development Zones;

b. The anticipated phasing of infrastructure and supporting works, including measures to improve pedestrian and cycle access, connectivity and movement within and to the site;

c. The relationship between the anticipated development phases and the delivery of

associated infrastructure and supporting works; and

d. An indicative programme for implementation, distinguishing between elements that are committed, anticipated or remain uncertain.

2. Updates to the Phasing Strategy

Each subsequent application for approval of Reserved Matters shall be accompanied by an updated Phasing Plan showing the proposed development in the context of the approved Phasing Strategy and any subsequent approved updates. The updated Plan shall identify any proposed changes to the anticipated sequence of development and infrastructure delivery and explain how the proposals relate to the overall framework established by the Strategy.

3. Periodic review

The Phasing Strategy shall be reviewed at intervals of no more than two years from the date of its initial approval. The outcome of each review shall be submitted to the Local Planning Authority for approval in writing and shall identify and explain any material changes to the anticipated phasing of development and infrastructure delivery. Where no material changes are proposed, the review shall confirm that the existing Strategy remains acceptable to the Local Planning Authority.

Reason: To clarify how the site is to be phased to assist with the determination of subsequent reserved matters applications (South Cambridgeshire Local Plan 2018 Policy TI/8 and Cambridge Local Plan 2018 Policy 20).

SUSTAINABILITY

BREEAM - Design Stage Certification

8. Within 12 months of commencement of any relevant development within a reserved matters area 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 4 credits for Wat 01 (water consumption) per development within that reserved matters area. 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 (South Cambridgeshire Local Plan 2018 Policy CC/3, Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

BREEAM - Post Construction Certification

9. Within 12 months following first occupation of any relevant development within a reserved matters area, 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 for the development within that reserved matters area. 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 (South Cambridgeshire Local Plan 2018 Policy CC/3, Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

Sustainability & Energy Strategies

10. All future reserved matters applications for the appearance, layout and scale of development of all buildings shall be accompanied by a Sustainability Statement and Energy Statement setting out the approach to meeting the targets and commitments set out in the Cambridge Science Park Sustainability Statement for Outline Application, Ramboll UK Ltd, May 2026 and Outline Energy Strategy, Ramboll UK Ltd, May 2026. The strategy for a reserved matters area shall include updated construction information to ensure the development of that reserved matters area aims to meet or exceed the EUI and embodied carbon targets set out in the UKNZCBS for the appropriate year,
by building typology, as set out in the original outline application. If such a standard is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development. The development of each reserved matters area shall be carried out and thereafter maintained strictly in accordance with the agreed details for that reserved matters area.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings (South Cambridgeshire Local Plan 2018 Policy CC/1, Cambridge Local Plan 2018, Policies 8 & 16 and SPD 'Sustainable Design and Construction' 2007).

TRANSPORT

Construction Traffic Management Plan (CTMP)

11. Prior to commencement of construction works within a reserved matters area, a Construction Traffic Management Plan (CTMP) for that reserved matters area shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highway Authority. The approved plan shall thereafter be implemented and adhered to throughout the construction phase of the development of that reserved matters area.

The Construction Traffic Management Plan shall include, where applicable:

(a) Construction vehicle routing;

(b) Construction vehicle parking arrangements;

(c) Loading and unloading arrangements;

(d) Contractor parking arrangements;

(e) Wheel washing facilities;

(f) Measures to control the emission of dust and dirt during construction;

(g) Traffic management measures;

(h) Site access arrangements;

(i) Details of the provision for pedestrians and cyclists during the construction period;

(j) Details of deliveries and collections.

Reason: To protect highway safety, maintain the free flow of traffic on the surrounding highway network, and safeguard the amenity of neighbouring occupiers in accordance with the NPPF (2026).

Compliance with Trip Budget

12. Applications for reserved matters which include buildings shall include a Transport Compliance Statement that demonstrates how the application accords with the approved trip budget. Each Reserved Matters is to include relevant supporting documents.

Reason: To ensure the efficient and reliable operation of the Strategic Road Network during the operation stage in accordance with the NPPF (2026).

CSP Shuttle Bus

13. From the date of first occupation of a building forming part of the development within a reserved matters area a minibus service shall be provided and maintained in perpetuity unless it can be demonstrated that the provision of the service is no longer required to achieve the required sustainable mode share of the site. Prior to first occupation of a building forming part of the development permitted within that reserved matters area, details of the minibus service including route, hours of operation, number of services and days of service shall be submitted to and agreed in writing by the local planning authority in consultation with Cambridgeshire County Council.

The service shall be undertaken in accordance with the approved details.

Reason – To improve connectivity to the site and reduce the reliance on private car. (Policies TI/2 and TI/3 of the South Cambridgeshire Local Plan and Policy 81 of the Cambridge City Local Plan 2018).

Cycle Parking

14. Notwithstanding the approved plans, no occupation of any building forming part of the development permitted shall take place until details of the storage provision for all cycles and scooters for that building, including room for expansion, 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 for a building shall be installed and made available in accordance with the approved plans prior to the occupation of that 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 (Policy TI/3 of South Cambridgeshire Local Plan 2018 and Policy 82 of the Cambridge Local Plan 2018)

Parking Management Plan

15. Prior to the occupation of any building forming part of the development permitted, a Parking Management Plan (PMP) shall be first submitted to and approved in writing by the Local Planning Authority for that building. The PMP shall include details to ensure that the Site Wide Parking Management Plan (SWPMP) (in so far as it relates to that building) is being adhered to, and shall include details of appropriate on plot and off plot parking for that building. The PMP for a building shall be implemented in accordance with its approved details.

Reason: In the interests of encouraging sustainable travel to and from the site (Policy TI/2 of the South Cambridgeshire Local Plan 2018 and Policy 82 of the Cambridge City Local Plan 2018).

ENVIRONMENTAL HEALTH IMPACTS

Demolition and Construction Environmental Management Plan (DCEMP)

16. Prior to the commencement of any development within a reserved matters area, a Demolition and Construction Environmental Management Plan (DCEMP) for that reserved matters area shall be submitted to and approved in writing by the Local Planning Authority.

The DCEMP shall be in accordance with the outline CEMP (May 2026) submitted as part of this application and include the consideration of the following aspects of demolition and construction for that reserved matters area:

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 and agreed prior notice and agreement procedures for works outside agreed limits and hours.

d) Delivery times and collections / dispatches 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.

e) Soil / Materials Management Strategy having particular regard to potential contaminated land and the reuse and recycling of soil on site, the importation and storage of soil and materials including audit trails.

f) 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.

g) Vibration impact assessment methodology, mitigation measures, 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. Details of any piling construction methods / options, as appropriate.

h) Dust mitigation, management / monitoring and wheel washing measures in accordance with the provisions of Control of dust and emissions during construction and demolition - Greater Cambridge supplementary planning guidance 2020.

i) Use of concrete crushers.

j) Prohibition of the burning of waste on site during demolition/construction.

k) Site artificial lighting including hours of operation, position and impact on neighbouring properties.

l) Drainage control measures including the use of settling tanks, oil interceptors and bunds.

m) Screening and hoarding details.

n) Access and protection arrangements around the site for pedestrians, cyclists and other road users.

o) Procedures for interference with public highways, including permanent and temporary realignment, diversions and road closures.

p) External safety and information signing and notices.

q) Implementation of a Stakeholder Engagement/Residents Communication Plan, Complaints procedures, including complaints response procedures.

r) Membership of the Considerate Contractors Scheme.

Development of that reserved matters area shall be carried out in accordance with the approved DCEMP.

Reason: To protect the amenity of the adjoining properties (South Cambridgeshire Local Plan 2018 Policy CC/6 and Cambridge City Local Plan 2018 Policy 35).

Construction Environmental Management Plan (CEMP)

17. Prior to the commencement of each reserved matters area, a detailed CEMP shall be submitted to and approved in writing by the Local Planning Authority, in respect of that reserved matters area. The detailed CEMP shall be in accordance with the outline CEMP (May 2026) submitted as part of this application and include reference as appropriate to each of the items above referred to in relation to the DCEMP.

The CEMP for each reserved matters area shall be implemented in accordance with the approved details unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure the environmental impact of the construction of the development is adequately mitigated and in the interests of the amenity of nearby residents (South Cambridgeshire Local Plan 2018 Policy CC/6 and Cambridge City Local Plan 2018 Policy 35).

Plant, Machinery and Equipment Noise Assessment

18. No operational plant, machinery or equipment shall be installed until a noise assessment and any noise insulation/mitigation as required for that reserved matters area has been

submitted to and approved in writing by the Local Planning Authority. Any required noise insulation/mitigation shall be carried out as approved and retained as such.

Reason: To protect the amenity of nearby properties (South Cambridgeshire Local Plan 2018 Policies HQ/1, SC/10 and Cambridge City Local Plan 2018 Policy 35).

Control of Odour from Kitchens

19. Prior to, or concurrently with the submission of any detailed reserved matters application for any reserved matters area with uses requiring odour/fume ventilation, a ventilation scheme detailing plant, equipment or machinery for the purposes of extraction, filtration and abatement of odours shall be submitted to and approved in writing by the local planning authority for that reserved matters area. The approved scheme for any individual building shall be installed before the use requiring mitigation within that building is commenced and shall be fully maintained in accordance with the manufacturer specifications/instructions to ensure its continued satisfactory operation and retained thereafter.

Reason: To protect the amenity of nearby properties (South Cambridgeshire Local Plan 2018 Policies SC/14 and Cambridge City Local Plan 2018 Policy 36).

Control of all pollutants

20. Prior to, or concurrently with the submission of any detailed reserved matters application for any reserved matters area pursuant to this permission with uses requiring plant equipment or machinery for the purposes of ventilation or the extraction and filtration of odours, dust or fumes, details of such plant equipment or machinery shall be submitted to and approved in writing by the Local Planning Authority. In each case the approved scheme shall be installed before the use to which it relates is commenced and shall be retained as such.

Reason: To protect the amenity of nearby properties (South Cambridgeshire Local Plan 2018 Policy SC/14 and Cambridge Local Plan 2018 Policy 36).

Artificial Lighting Assessment

21. Before relevant works are commenced within each reserved matters area pursuant to this permission, an artificial lighting scheme for that reserved matters area to include details of any external lighting such as street lighting, floodlighting, security lighting and an assessment of impact on any sensitive residential premises off site, shall be submitted to and approved in writing by, the Local Planning Authority. The scheme shall include layout plans / elevations for that reserved matters area with luminaire locations annotated, full isolux contour map / diagrams showing the predicted illuminance in the horizontal and vertical plane (in lux) at critical locations within the reserved matters area, on the boundary of the reserved matters area and at adjacent properties, hours and frequency of use, a schedule of equipment in the lighting design (luminaire type / profiles, mounting height, aiming angles / orientation, angle of glare, operational controls) and shall assess artificial light impact in accordance with the Institute of Lighting Professionals “Guidance Notes for the Reduction of Obtrusive Light GN01:2011”.

The approved lighting scheme for a reserved matters area shall be installed, maintained and operated in accordance with the approved details / measures unless the Local Planning Authority gives its written consent to any variation.

Reason: To protect the amenity of nearby properties (South Cambridgeshire

Local Plan 2018 Policy SC/9 and Cambridge Local Plan 2018 Policy 34).

Low Emissions Strategy

22. No development within a reserved matters area shall commence until a site-based Low Emission Strategy (LES) for that reserved matters area is submitted to and approved in writing by the Local Planning Authority. The LES shall include the following for that reserved matters area:

a. Provision of Electric Vehicle Charging Points

b. Provision of additional Sustainable Transport Measures in line with the Greater Cambridge Sustainable Design and Construction SPD 2020.

c. An implementation plan for the above to including the details of location of charging unit, capacity, charge rate, details of model, location of cabling and electric infrastructure drawings. (Informative Note: The slow charge points shall provide a power transfer of between 2.4kW and 7.3kW. The chargers shall be either Mode 2 (3.6kW) or Mode 3 (7.2kW) with a Type 1 socket.)

The development of each reserved matters area shall be carried out in accordance with the approved LES for that reserved matters area and retained as such.

Reason: In the interests of reducing impacts of developments on local air quality and encouraging sustainable forms of transport (South Cambridgeshire Local Plan 2018 Policies SC/12 and TI/2, Cambridge Local Plan 2018 Policy 36 and section 3.6. Pollution of the Greater Cambridge Sustainable Design and Construction SPD 2020.)

Emissions Modelling

23. Prior to commencement on any reserved matters area, any development proposals within that reserved matters area which include ventilation stacks and/or back-up generators, must undertake emissions modelling and submit proportionate air quality assessments to be agreed in writing by the local planning authority. This is to ensure the full extent of the operational air quality impacts of the proposed development are understood.

Reason: In the interests of reducing impacts of developments on local air quality. (South Cambridgeshire Local Plan 2018 Policy SC/12 and Cambridge Local Plan 2018 Policy 36).

Contamination – Investigation

24. No development within a reserved matters area shall take place, unless otherwise agreed, until:

a) The reserved matters area has been subject to a detailed scheme for the investigation and recording of contamination, based on the Phase 1 Desk Study, and remediation objectives have been determined through risk assessment. The resulting Phase 2 Intrusive Site Investigation Report is to be submitted to and approved in writing by the Local Planning Authority.

b) A Remediation Method Statement for that reserved matters area containing proposals for the removal, containment or otherwise rendering harmless any

contamination, based upon the Phase 2 Intrusive Site Investigation, 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 (South Cambridgeshire Local Plan 2018 Policies SC/11 and CC/7, Cambridge Local Plan 2018 Policies 31 and 33 and the Environment Agency Groundwater Protection Position Statement (The Environment Agency's Approach to Groundwater Protection, Feb 2018, version 1.2) and the NPPF (2026).

Remediation Method Statement

25. No building forming part of the development within a reserved matters area shall be occupied until the works specified in the approved Remediation Method Statement for that reserved matters area are complete and a Verification Report demonstrating compliance with the approved Remediation Method Statement 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. (South Cambridgeshire Local Plan 2018, Policies CC/7 and SC/11, Cambridge Local Plan Policies 31 and 33 and the Environment Agency Groundwater Protection Position Statement (The Environment Agency's Approach to Groundwater Protection, Feb 2018, version 1.2) and the NPPF (2026).

Unexpected Contamination

26. If, during development, any additional or unexpected contamination is identified within a reserved matters area, then remediation proposals for this material should be agreed in writing by the Local Planning Authority before any works within that reserved matters area proceed and shall be fully implemented prior to first occupation of the buildings forming part of the development within that reserved matters area hereby approved.

Reason: To ensure that any unexpected contamination is rendered harmless in the interests of environmental and public safety. (South Cambridgeshire Local Plan 2018, Policies CC/7 and SC/11, Cambridge Local Plan Policies 31 and 33 and the Environment Agency Groundwater Protection Position Statement (The Environment Agency's Approach to Groundwater Protection, Feb 2018, version 1.2) and the NPPF (2026).

Waste Management Plan

27. Each reserved matters application for any reserved matters area shall be accompanied by a Waste Collection and Waste Management and Minimisation Plan for that reserved matters area. No occupation of any building forming part of the development within that reserved matters area shall take place until the Plan has been approved in writing by the Local Planning Authority. The Plan shall be implemented in accordance with the approved details.

Reason: To ensure that waste is managed sustainably during the occupation of the development (South Cambridgeshire Local Plan 2018 Policy TI/8, Cambridge City Council Local Plan 2018 Policy 28).

Parking Electric Vehicle Charge Point Provision and Infrastructure Strategy

28. Prior to the commencement of development within each reserved matters area, a 'Parking Electric Vehicle Charging Point Provision and Infrastructure Strategy' including an implementation plan for that reserved matters area shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall provide full details of the provision of Non-Residential allocated parking spaces for dedicated electric vehicle charging in line with the principles set out in the NPPF (2026), the South Cambridgeshire Local Plan, Cambridge Local Plan and Cambridge City Council's Air Quality Action Plan. The strategy shall include consideration of both active (slow, fast and rapid) and passive electric vehicle charge point provision and design to enable the charging of electric vehicles in safe, accessible and convenient locations.

Reason: In the interests of encouraging more sustainable modes and forms of transport and to reduce the impact of development on local air quality. (South Cambridgeshire Local Plan 2018 Policy SC/12, Cambridge Local Plan 2018 Policy 36, the Greater Cambridge Air Quality Strategy 2024-2029 and the NPPF (2026).

LANDSCAPE, ECOLOGY AND PUBLIC REALM

Hard and Soft Landscape

29.Before relevant works are commenced within each reserved matters area a hard and soft landscaping scheme for that reserved matters application shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following:

a) a tree pit layout plan showing the location of all proposed trees and the tree pit type proposed for each tree;

b) plans identifying underground constraints, including utilities, drainage infrastructure, services, structures and other below-ground constraints;

c) details of available and proposed soil volumes for each tree pit;

d) tree pit construction details, including dimensions, soil specifications, irrigation, support, drainage and aeration measures;

e) any planned habitat creation and enhancement works to create or improve habitat to achieve biodiversity net gain in accordance with the approved Biodiversity Gain Plan for that reserved matters area.

The development of that reserved matters area shall be carried out in accordance with the approved details and any timetable for delivery contained therein.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity (South Cambridgeshire Local Plan 2018 Policies HQ/1 and NH/4 and Cambridge Local Plan 2018 Policies 55, 57, 59 and 69).

Landscape and Ecological Management Plan (LEMP)

30.Before relevant works are commenced within each reserved matters area a Landscape and Ecological Management Plan (LEMP) shall be submitted to, and approved in writing by,

the local planning authority for that reserved matters area. The LEMP shall include the following:

a) Long-term design objectives.

b) Aims and objectives of management.

c) Description and evaluation of features to be managed.

d) Ecological trends and constraints on site that might influence management.

e) Prescriptions for management actions.

f) Prescription of a maintenance schedule and phasing plan for a 30-year period for all hard and soft landscaping areas including those covered in the Landscape Management and Stewardship Plan, including ecological mitigation, including an annual work plan capable of being reviewed every 5 years and for any significant on-site biodiversity net gain enhancements a plan for 30 years monitoring and maintenance from completion of the development.

g) Details of the body or organisation responsible for its implementation and its funding.

h) Ongoing monitoring and remedial measures including identification of contingencies and/or remedial action.

The Landscape and Ecological Management Plan for a reserved matters area shall include management prescriptions for all strategic landscape infrastructure identified within the approved Strategic Landscape Masterplan within that reserved matters area, including arrangements for governance, stewardship, inspection, tree succession, replacement planting, maintenance activities, monitoring and periodic review. The Plan shall set out long-term management objectives and management actions for each principal landscape typology identified within the Strategic Landscape Masterplan within that reserved matters area.

The approved LEMP for a reserved matters area shall be implemented in full in accordance with the approved details.

Reason: To ensure that before any development commences an appropriate landscape and ecological management plan has been agreed (South Cambridgeshire Local Plan 2018 policies HQ/1 and NH/4).

Strategic Landscape Masterplan

31. No development above ground level, other than demolition, remediation and enabling works, shall commence within a reserved matters area until a Strategic Landscape Masterplan has been submitted to and approved in writing by the Local Planning Authority.

The Strategic Landscape Masterplan shall provide a coordinated framework for the delivery of the strategic landscape infrastructure of Cambridge Science Park and shall include for that reserved matter area (as relevant):

a. identification of the principal landscape typologies and strategic landscape infrastructure across the site, including retained and proposed woodland,

ecological buffers, The Park (D12), The Street (D13), the First Public Drain corridor, waterbodies, strategic SuDS features, open space links, public realm and green infrastructure;

b. plans identifying the location, extent and disposition of the strategic landscape infrastructure;

c. identification of landscape, public realm, green infrastructure and blue infrastructure elements to be delivered as strategic infrastructure and those to be delivered through future Reserved Matters applications;

d. identification of the party responsible for the delivery of each element of the strategic landscape infrastructure;

e. details of the relationship between the strategic landscape infrastructure and any landscape infrastructure to be delivered as part of future development parcels, including Hearts of Cluster spaces;

f. a strategic woodland management, tree retention and tree succession strategy based upon an up-to-date tree survey undertaken in accordance with BS5837:2012 Trees in relation to design, demolition and construction – Recommendations (or any superseding standard);

g. a strategic planting framework, including canopy cover objectives and delivery mechanisms;

h. strategic blue infrastructure proposals, including waterbody enhancements, sustainable drainage features and riparian landscape treatments;
i. the phasing and implementation of the strategic landscape infrastructure, including trigger points for delivery relative to development parcels; and an implementation programme.

The development of each reserved matters area shall thereafter be carried out in accordance with the approved Strategic Landscape Masterplan for that relevant reserved matters area.

Reason: To ensure that before any development commences an appropriate strategic landscape masterplan has been agreed (South Cambridgeshire Local Plan 2018 policies HQ/1 and NH/4).

Landscape Maintenance and Management Plan

32. Before buildings forming part of the development within a reserved matters area 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 for that reserved matters area, 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 (South Cambridgeshire Local Plan 2018 Policies HQ/1 and NH/4).

Construction Ecological Management Plan (CEcMP)

33. No development on any individual reserved matters area shall commence (including demolition, ground works) and no vegetation clearance shall occur, until a Construction Ecological Management Plan (CEcMP) has been submitted to and approved in writing by the Local Planning Authority.. The CEcMP shall include the following for the reserved matters area:

a. Risk assessment of potentially damaging construction activities.

b. Identification of biodiversity protection zones.

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.

i. Consideration of the impact avoidance, mitigation and enhancement measures for water voles as detailed in the Cambridge Science Park Water Vole Survey Update dated 12 August 2026 by Applied Ecology.

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. (South Cambridgeshire Local Plan 2018, Policies HQ/1 and NH/4 and Cambridge City Local Plan 2018 Policies 57,59 and 70).

Ecological Enhancement Scheme

34. Prior to or concurrently with each reserved matters application an ecological enhancement scheme shall be submitted and approved in writing by the local planning authority for that reserved matters area. The scheme shall include details of bat and bird box installation, hedgehog provisions and other ecological enhancements within that reserved matters area. The approved scheme shall be fully implemented prior to first occupation of buildings forming part of the development within that reserved matters area or in accordance with a timescale agreed in writing by the local planning authority.

Reason: To conserve and enhance ecological interests in accordance with South Cambridgeshire Local Plan 2018 policies HQ/1 and NH/4, Cambridge Local Plan Policies 57, 59 and 70, and the Greater Cambridge Planning Biodiversity Supplementary Planning Document (2022).

Lighting Strategy for sensitive biodiversity

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

The scheme shall:

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

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

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

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

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

Reason: To fully conserve and enhance ecological interests (South Cambridgeshire Local Plan 2018 policies HQ/1 and NH/4).

Biodiverse roofs

36. Prior to any development above ground level for each reserved matters application 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).

Arboricultural Method Statement and Tree Protection Plan (AMS/ TPP)

37. With each reserved matters application for any reserved matters area 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 for that reserved matters area, before any tree works are carried out and before equipment, machinery or materials are brought onto the reserved matters area 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 (South Cambridgeshire Local Plan Policies HQ/1, NH/2, SC14 Cambridge Local Plan 2018 Policy 71 and Section 197 of the Town and Country Planning Act 1990).

DRAINAGE

Strategic Surface Water Drainage Strategy

38. Prior to the submission of the first reserved matters application involving buildings, roads or other impermeable surfaces within a reserved matters area, a detailed strategic surface water drainage strategy for that reserved matters area shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be based on the parameters set out in the Drainage Strategy Report or any subsequent, revised version that has first been approved in writing by the Local Planning Authority.

The scheme shall include phasing arrangements, details of primary infrastructure for each reserved matters area and plans for drainage asset operation, maintenance and contingency. The scheme shall set out what information, design parameters and design details will need to be submitted at the Reserved Matters stage for each reserved matters area of the development.

The development shall subsequently be implemented in accordance with the approved scheme.

Reason: To ensure a satisfactory method of surface water drainage and to prevent an increased risk of flooding on or off site. This condition is pre-commencement because commencing development prior to agreeing this scheme could jeopardise the delivery of a strategic solution. Reason: To reduce the impacts of flooding and potential pollution risk. (South Cambridgeshire Local Plan 2018 Policies CC/7, CC/8, CC/9 and Cambridge Local Plan 2018 Policy 31).

Detailed Surface Water Strategy

39. Any reserved matters application shall include a detailed surface water strategy pursuant to the reserved matters area for which approval is sought. The strategy shall demonstrate how the management of water within the reserved matters area for which approval is sought

accords with the approved details of the strategic surface water strategy.

The strategy shall maximise the use of measures to control water at source as far as practicable to limit the rate and quantity of run-off and improve the quality of any run-off before it leaves the site or joins any water body.

The strategy shall include details of all flow control system and the design, location and capacity of all SuDS features and shall include ownership, long-term adoption, management and maintenance schemes and monitoring arrangements/responsibilities. The strategy should also demonstrate that the exceedance of the designed system has been considered through the provision of overland flow routes.

The development of each reserved matters area shall be carried out in full accordance with the approved details and no building pursuant to that particular reserved matters area for which approval is being sought shall be occupied or used until such time as the approved detailed surface water measure for that building have been fully completed in accordance with the approved details.

Reason: In order to reduce the risk of flooding, to ensure adequate flood control, maintenance and efficient use and management of water within the site, to ensure the quality of the water. Reason: To reduce the impacts of flooding and potential pollution risk. (South Cambridgeshire Local Plan 2018 Policies CC/7, CC/8, CC/9 and Cambridge Local Plan 2018 Policy 31).

Additional Surface Water Run Off

40. Development shall not commence on any reserved matters area until details of measures indicating how additional surface water run-off from that parcel/plot will be avoided, and water quality will be managed, 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; or cause detriment to water quality; recognising that initial works to prepare the site could bring about unacceptable impacts. Reason: To reduce the impacts of flooding and potential pollution risk. (South Cambridgeshire Local Plan 2018 Policies CC/7, CC/8, CC/9 and Cambridge Local Plan 2018 Policy 31).

Survey of Surface Water Drainage System

41. 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. Reason: To reduce the impacts of flooding and potential pollution risk. (South Cambridgeshire Local Plan 2018 Policies CC/7, CC/8, CC/9 and Cambridge Local Plan 2018 Policy 31).

On-going Maintenance of existing water and drainage assets

42. Prior to the commencement of development in a reserved matters area, a site layout plan detailing the location of existing water and drainage assets, and any proposed asset diversion or build over agreement for that reserved matters area, should be submitted to and approved by the Local Planning Authority, in consultation with Anglian Water. In order to ensure on-going maintenance is possible all existing water and drainage assets should be located in areas of public open space and/or adoptable highways.

Reason: To reduce the impacts of flooding and potential pollution risk. (South Cambridgeshire Local Plan 2018 Policies CC/7, CC/8, CC/9 and Cambridge Local Plan 2018 Policy 31).

Strategic Foul Water Strategy

43. No development shall commence in a reserved matters area, until a strategic foul water strategy has been submitted to and approved in writing by the Local Planning Authority, in consultation with Anglian Water for the reserved matters area. This strategy should identify the connection point to the 450mm diameter sewer in Milton Road and including the details of the re-use of the existing connections strategy to the 450mm diameter sewer in Milton Road. Prior to occupation of any building hereby permitted, the foul water drainage works associated with that building must have been carried out in complete accordance with the approved scheme.

Reason: To reduce the impacts of flooding and potential pollution risk. (South Cambridgeshire Local Plan 2018 Policies CC/7, CC/8, CC/9 and Cambridge Local Plan 2018 Policy 31).

Foul Water Flows

44. Prior to occupation of any building forming part of the development within a reserved matters area hereby permitted, written confirmation will be submitted to and approved in writing by the Local Planning Authority, in consultation with the Environment Agency, evidencing that the anticipated additional net increase in waste water generated by the development of the reserved matters area is capable of being accommodated by the Cambridge Water Recycling Centre, or there is sufficient on-site capacity to deal with a net increase in waste water flows from the development

Reason: To ensure that foul water can be adequately managed without causing significant environmental harm, and to protect water quality from pollution associated with increased flows from the development, connected to the Cambridge Waste Water Treatment Works, being discharged to the River Cam in accordance No. Condition with Regulations 33 of The Water Environment (Water Framework Directive) (England & Wales) Regulations 2017, and the NPPF (2026).

Surface Water Management Strategy

45.No development shall commence in a reserved matters area, until a surface water management strategy has been submitted to and approved in writing by the Local Planning

Authority for that reserved matters area. No hard-standing areas within a reserved matters Area to be constructed until the works have been carried out in accordance with the strategy for that reserved matters area. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse.

Reason: To reduce the impacts of flooding and potential pollution risk. (South Cambridgeshire Local Plan 2018 Policies CC/7, CC/8, CC/9 and Cambridge Local Plan 2018 Policy 31).

OTHERS

Arsenal-style Condition Binding Future Reserved Matters Applicants to Outline S106

46. No development shall commence on a reserved matters area until such time as:

a) a confirmatory deed pursuant to section 106 of the Town and Country Planning Act 1990 has been entered into which binds the relevant leasehold interests including all chargees of that reserved matters area with the relevant obligations set out in the section 106 agreement entered into in connection with the grant of this permission; or

b) such leasehold interests have been surrendered or come to an end (however they end) and evidence of it having been surrendered or having come to an end has been provided to the relevant Council.

Reason: This permission has been granted subject to a s.106 agreement/unilateral undertaking. At the time permission was issued, not all parties with an interest in the application site were able to be bound by the terms of the planning obligations contained therein. This condition is necessary to ensure that the planning obligations are enforceable in respect of all land within the application site prior to development commencing, in the interests of securing the infrastructure and mitigation required to make the development acceptable in planning terms.

Height Limitation on Buildings and Structures

47. No building or structure (including temporary obstacles such as cranes) within a reserved matters area shall be permitted to be erected above 55m Above Mean Sea Level (AMSL) while Cambridge City Airport remains operational.

Reason: Any development that penetrates the Obstacle Limitation Surfaces (OLS) surrounding Cambridge Airport could endanger aircraft movements and the safe operation of the aerodrome. Development exceeding this height would penetrate the Obstacle Limitation Surface (OLS) surrounding Cambridge Airport and endanger aircraft movements and the safe operation of the aerodrome.

Bird Hazard Management Plan

48. No development above ground level in a reserved matters area, until a Bird Hazard Management Plan has been submitted to and approved in writing by the Local Planning Authority for that reserved matters area. The submitted plan shall include details of:

- Monitoring of any standing water within the site temporary or permanent management of any flat/shallow pitched/green roofs on buildings within the site which may be attractive to

nesting, roosting and “loafing” birds.

-The management plan shall comply with CAST Advice Note 3 ‘Wildlife Hazards Around Aerodromes’

-Signs deterring people from feeding the birds.

The Bird Hazard Management Plan for a reserved matters area shall be implemented from commencement of the development within that the relevant reserved matters area and shall remain in force for the life of the buildings. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Local Planning Authority.

Reason: It is necessary to manage the flat/shallow pitched roof spaces in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of Cambridge Airport in the interests of public safety in accordance with the NPPF (2026).

Glint and Glare Assessment

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

Reason: Cambridge Airport requires a glint and glare assessment to determine the full impact on the Air Traffic Control Tower, and aircraft operations (South Cambridgeshire Local Plan 2018 Policy TI/6).

Health Impact Assessment

50. Applications for reserved matters shall include a Health Impact Assessment (HIA) that demonstrates how the application, phase or development parcel supports health and wellbeing. The Health Impact Assessment should accord with the recommendations set out in paragraphs 7.333 - 7.334 of Chapter 7: Health of the Cambridge Science Park Environmental Statement Addendum, September 2026.

Reason: To ensure new development will have a positive impact on health and wellbeing. (South Cambridgeshire Local Plan 2018 Policy SC/2, Cambridge Local Plan 2018 Policy 28 and Greater Cambridge Health Impact Assessment SPD, 2025).

INFORMATIVES

Cranes

Due to the site being within 6km of Cambridge City 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.

For notification, please follow the link via CAA website: Crane notification | UK Civil Aviation Authority

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

Specific CAA guidance for crane lighting/marking is given in CAP1096: Guidance to crane users on the crane notification process and obstacle lighting and marking | UK Civil Aviation Authority

Wind Turbines

Wind Turbines can impact on the safe operation of aircraft through interference with aviation radar and/or due to their height. Any proposal that incorporates wind turbines must be assessed in more detail to determine the potential impacts on aviation interests.

This is explained further in CAST Advice Note 5, 'Renewable Energy Developments' (available at CAST Advice Notes | Civil Aviation Authority).

Cadent Gas

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. Prior to carrying out works, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

The original holding objection was triggered due to the presence of a High-Pressure Major Accident Hazard Pipeline (MAHP) and/or an Intermediate Pressure Pipeline and/or an Above Ground Installation.

The minimum building proximity distance (BPD) for the pipelines and associated installations is as follows:

- Specific IP BPD (3 METERS MIN)
- Specific AGI BPD (based upon the hazardous area zoning)10 METERS MIN

The building proximity distance taken from The Institution of Gas Engineers and Managers publication IGEM/TD/1 Edition 6 which is the standard applicable to steel pipelines and associated installations for high pressure gas transmission and IGEM/TD/3 Edition 5 Steel and PE pipelines for gas distribution.

Awarded Watercourse

The First Public Drain is an Awarded Watercourse. Under the Land Drainage Act 1991, development that involves a culvert or any impediment to flow on an Awarded Watercourse will require prior written consent from Cambridgeshire County Council as Lead Local Flood Authority. This is applicable to both permanent and temporary works. In addition, South Cambridgeshire District Council has a 5 metre byelaw strip which prevents development on this land and allows the Council to access the site to carry out any necessary work. Additional consent is required from South Cambs for works on the byelaw strip.

Pollution Control

Surface water and groundwater bodies are highly vulnerable to pollution and the impact of construction activities. It is essential that the risk of pollution (particularly during the construction phase) is considered and mitigated appropriately. It is important to remember

that flow within the watercourse is likely to vary by season and it could be dry at certain times throughout the year. Dry watercourses should not be overlooked as these watercourses may flow or even flood following heavy rainfall.

Construction Surface Water Maintenance

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

Public Right of Way Obstruction

DMapI 01 Public Rights of Way must remain open and unobstructed at all times. Building materials must not be stored on Public Rights of Way and contractors vehicles must not be parked on it (it is an offence under s 137 of the Highways Act 1980 to obstruct a public Highway).

Access

DMapI 02 Public Rights of Way must not be used to access the development site unless the applicant is sure they have lawful authority to do so (it is an offence under S34 of the Road Traffic Act 1988 to drive on a Public Right of Way without lawful authority)

Surface

DMapI 03 No alteration to the Public Rights of Ways surface are permitted without our consent (it is an offence to damage the surface of a public footpath under s 1 of the Criminal Damage Act 1971).

Boundary Maintenance

DMapI 04 Landowners are reminded that it is their responsibility to maintain boundaries, including trees, hedges and fences adjacent to Public Rights of way, and that any transfer of land should account for any such boundaries (s154 Highways Act 1980).

Obstruction

DMapI 05 The granting of planning permission does not entitle a developer to obstruct a Public Right of Way (Circular 1/09 para 7.1).

Protection of Ecosystems

DMap 10 It is the responsibility of the Applicant to ensure that any works which may result in a material loss of established vegetation and/or damage to existing ecosystems (including potentially both habitats and protected species) within the existing public right of way or adjoining land, comply with relevant legislation and that any supplementary permits or permissions are secured prior to undertaking their public rights of way works.

Temporary Closure of Rights of Way for works

DMap 11 If temporary closures are required during construction work, this requires a Temporary Traffic Regulation Order (TTRO). Please apply to the Street Works Team, further information regarding this can be found on the County Councils website at https://www.cambridgeshire.gov.uk/residents/travel-roads-and-parking/roads-andpathways/highway-licences-and-permits/.

Operational Noise

Any noise and vibration assessment of 'Operational Noise' including mitigation/insulation scheme for all non-residential use classes (e.g. Industrial/commercial premises, mobility hub and any associated operational plant and equipment) will have due regard to and shall be in accordance with industry best practice / technical guidance including DEFRA's Noise Policy statement for England (as referenced in the NPPF, March 2012) and 'Greater Cambridge Sustainable Design and Construction Supplementary Planning Document, Adopted January 2020' – Section 3.6 Pollution - Noise Pollution (including vibration) (pages 89 -113) and appendix 8 : Further technical guidance related to noise pollution.

Air Source Heat Pumps

The granting of permission and or any permitted development rights for any Air Source Heat Pump (ASHP) does not indemnify any action that may be required under the Environmental Protection Act 1990 for statutory noise nuisance. Should substantiated noise complaints be received in the future regarding the operation and running of an air source heat pump and it is considered a statutory noise nuisance at neighbouring premises a noise abatement notice will be served. It is likely that noise insulation/attenuation measures such as an acoustic enclosure and/or barrier would need to be installed to the unit in order to reduce noise emissions to an acceptable level. To avoid noise complaints it is recommended that operating sound from the ASHP does not increase the existing background noise levels by more than 3dB (BS 4142 Rating Level - to effectively match the existing background noise level) at the boundary of the development site and should be free from tonal or other noticeable acoustic features.

In addition equipment such as air source heat pumps utilising fans and compressors are liable to emit more noise as the units suffer from natural aging, wear and tear. It is therefore important that the equipment is maintained/serviced satisfactorily and any defects remedied to ensure that the noise levels do not increase over time.

General Informatives

The applicant should have consideration of the 'Greater Cambridge Sustainable Design and Construction Supplementary Planning Document, Adopted January 2020'.

The applicant may contact The Food & Safety Team, South Cambridgeshire District Council, for advice concerning the proposed premises design/layout, Food and Occupational Safety/Welfare Regulations/requirements and Food Premises Registration, Tel No: 08450 450063.

Overall, any future detailed design matters should be in accordance with the appropriate Design Codes/SPDs published.

Guided Busway Works

Any works affecting the Guided Busway, including but not limited to new or modified

access points, pedestrian or cycle connections, and crossing facilities, will require the separate approval of the County Council's Busway Team. The granting of planning permission does not imply or confer such approval.

Works Within the Public Highway

The granting of planning permission does not authorise the applicant to carry out any works within the public highway. Separate approval and appropriate licences, permits, technical approvals and/or legal agreements may be required from the Highway Authority prior to the commencement of any works within or affecting the public highway. The applicant is advised to contact the Highway Authority at the earliest opportunity to discuss any such proposals.