



Appeal Decision

Site visit made on 4 October 2022

by Michael Boniface MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 28 November 2022

Appeal Ref: APP/W0530/W/22/3298055 Land South of Fulbourn Road, Cambridge

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by BRE-BMR CIP (Cambridge) Limited (formerly Abstract (Cambridge) Limited) against the decision of South Cambridgeshire District Council.
 - The application Ref 21/00772/OUT, dated 18 February 2021, was refused by notice dated 4 November 2021.
 - The proposal is a hybrid planning application for a total of 56,473sqm of commercial floorspace for Use Classes E(g) i (offices), ii (research and development), ii (light industrial) and B8 (storage and distribution – limited to data centres) uses, comprising a) an Outline Application with all matters reserved (except for access) for the development of up to 44,671 sqm of floorspace, with associated access, structural landscaping, car and cycle parking and associated infrastructure works; b) a Full Application for the first Phase comprising the main access, one commercial building, a multi-decked car and cycle park and associated landscaping and infrastructure works; and c) a Full Application for the details of initial enabling works comprising site wide earth works and drainage.
-

Decision

1. The appeal is allowed and planning permission is granted for 56,473sqm of commercial floorspace for Use Classes E(g) i (offices), ii (research and development), ii (light industrial) and B8 (storage and distribution – limited to data centres) uses, comprising a) an Outline Application with all matters reserved (except for access) for the development of up to 44,671 sqm of floorspace, with associated access, structural landscaping, car and cycle parking and associated infrastructure works; b) a Full Application for the first Phase comprising the main access, one commercial building, a multi-decked car and cycle park and associated landscaping and infrastructure works; and c) a Full Application for the details of initial enabling works comprising site wide earth works and drainage at Land South of Fulbourn Road, Cambridge in accordance with the terms of the application, Ref. 21/00772/OUT, dated 18 February 2021, subject to the conditions contained in the attached Schedule.

Preliminary Matters

2. As set out above, the application was submitted on a hybrid basis, in part seeking outline planning permission and, in part, full planning permission. For the outline element, matters of appearance, landscaping, layout and scale remain reserved for subsequent consideration but some details of access have been provided for consideration. I have considered the appeal on this basis.

3. The Council refused planning permission for two reasons, relating to highways and transportation; and impacts on the surrounding Green Belt and landscape. However, it subsequently confirmed that it would not defend the appeal, that no evidence would be offered and that the Council now believed that planning permission should be granted.
4. The application is accompanied by an Environmental Statement (ES) prepared in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (EIA Regulations), including technical appendices and a non-technical summary. It covers a range of relevant topics, informed by a Scoping Opinion from the Council. This information was supplemented during the course of the appeal, following a Regulation 25 request on behalf of the Secretary of State. I am satisfied that the totality of the information provided is sufficient to meet the requirements of Schedule 4 of the EIA Regulations and this information has been taken into account in reaching a decision.

Main Issues

5. The main issue is whether the site is a suitable location for the proposed development, having regard to planning policy and other material considerations.

Reasons

6. The development plan, so far as it is relevant to the appeal proposal, comprises the South Cambridgeshire Local Plan (2018) (LP). It contains a range of policies aimed at supporting sustainable development, whilst protecting the environment. Policy S/2 sets out the vision for the growth of the district, which includes supporting its position as a world leader in research and technology. The appeal site has been removed from the Green Belt with development in mind and Policy E/3 specifically allocates it for employment uses.
7. In order to ensure a suitable form of development, the policy specifies that proposals will need to demonstrate how the site can be designed and landscaped to effectively mitigate impact on the wider Cambridge Green Belt. This will include excavation to achieve appropriate profile and setting against the Cambridge Green Belt and agricultural land, and the creation of landscaped buffers on the southern and eastern boundaries.
8. The appeal proposal has been designed in accordance with the policy, incorporating generous landscaped buffers to the south and east and plans for land excavation to ensure that buildings are set into the currently undulating site, achieving building heights similar to those adjacent within the Peterhouse Technology Park. The proposal is clearly in accordance with Policy E/3 and the Council now agrees.
9. The main parties to the appeal have considered a vast range of other relevant policies and reached agreement, in a Statement of Common Ground, that the proposed development is wholly in accordance with them.
10. The appeal scheme is supported by a comprehensive Landscape and Visual Impact Assessment which considers the likely significant effects of the development upon local townscape, the Cambridge skyline, landscape

character, the landscape resource, specific views, and visual amenity. The viewpoints included within the assessment were agreed between the appellant and the LPA in advance of the assessment being completed. Whilst there would be some landscape and visual impacts arising from the proposed development, as is inevitable when a greenfield site is developed, the effects would be localised. The site is allocated for development of the type proposed and would be seen in the context of similar buildings within the adjacent Technology Park. The harm arising would be very limited and I find no conflict with Policies NH/2 or NH/8 of the LP.

11. The site is not located on Green Belt land, and the proposals include a number of mitigation measures to minimise the impact of the development on the openness of the Green Belt. As set out above, the scheme includes notable landscape buffers and appropriate excavation within the site to lower the height of the buildings and effectively mitigate impacts on the wider Cambridge Green Belt. As such, I find no conflict with Policies E/3 or NH/8 of the LP.
12. Fulbourn Hospital Conservation Area, a designated heritage asset, lies approximately 40 metres to the north east of the site. Three non-designated heritage assets lie within the Fulbourn Hospital Conservation Area, these being Victoria House, Hereward House and Gatehouse. The rural setting of these assets makes a contribution to their significance but the site would be set apart, on the opposite side of Fulbourn Road and beyond proposed landscaped buffers. The wider rural setting of the assets would remain unaffected and no harm would result. Even if less than substantial harm resulted from the change in setting, this would be easily outweighed by the significant benefits arising from the scheme, notably the economic benefits of this form of development. There would be no conflict with Policy NH/14 of the LP.
13. The appeal proposal has been subject to comprehensive transport assessment undertaken in consultation with the Local Highway Authority. The evidence demonstrates that the proposed site access will operate satisfactorily, and that the development would not have an unacceptable impact on the surrounding highway network. The level of parking to be provided would be in accordance with the Council's policies and there is no reason to expect that parking outside of the site will occur. Opportunities exist for travel by sustainable means such as walking, cycling and the use of buses. A range of measures are to be deployed to mitigate the impact of vehicular trips and encourage sustainable travel, including a Parking Management Plan and Travel Plan. Subject to appropriate measures being secured by condition or planning obligation, the development is acceptable in highways and transportation terms and there would be no conflict with Policies S/2, S/3 or TI/2 of the LP.
14. Whilst there may be some disruption to neighbouring occupants during the construction phase of the development this would be short term and the effects can be satisfactorily mitigated through a Construction Environmental Management Plan. Once built, the proposed buildings would be well removed from residential properties, set back within the site beyond a wide road, verge and planting, as well as existing gardens in many cases. Views of the proposed buildings would not be prominent and would not harm living conditions, subject to their detailed design, which is to be considered at the reserved matters stage for those closest to Fulbourn Road.

15. The Council and the appellant agree that there would be no material harm arising in relation to flooding and drainage, ecology or trees, contamination, soil, air or water pollution and that the overall environmental effects of the development would be acceptable. There is no evidence before me that leads me to a different conclusion.
16. A range of benefits would arise from the development, including high quality jobs and employment, publicly accessible open space and landscaping and a biodiversity net gain. Taken together, the benefits of the scheme would be substantial.

Planning Obligations

17. A signed and executed legal agreement securing planning obligations pursuant to S106 of the Town and Country Planning Act 1990 was submitted during the appeal. A range of obligations are secured, including a cap on the number of vehicles allowed to enter and depart the site and financial contributions predominantly aimed at supporting sustainable travel measures and infrastructure. These include contributions towards the Fulbourn to Cambridge Greenway, bus shelter improvement and maintenance, travel plan monitoring and parking surveys. Having regard to the Council's policies and the nature of the development, the obligations accord with Regulation 122 of the Community Infrastructure Levy Regulations 2010, and I have taken them into account.

Planning Balance

18. The appeal scheme is in accordance with Policy E/3 of the LP, which specifically supports the type of development proposed. I have identified no conflict with any other policy of the LP and indeed its general thrust is to facilitate sustainable development and growth. The scheme is clearly in accordance with the development plan taken as a whole. The adverse impacts arising from the development would be very limited, in contrast to the substantial benefits identified, and so material considerations also indicate firmly in favour of the development. As such, planning permission should be granted without delay.

Conditions

19. The Council and the appellant have agreed a range of conditions that are considered necessary in the event that planning permission is granted. I have largely attached these in the form suggested but have altered the wording as necessary to improve their precision and otherwise ensure accordance with the relevant tests contained within the National Planning Policy Framework. The reason for each condition is also contained in the Schedule of Conditions. The informative notes suggested have not been included in my decision as they would have no legal effect and the appellant is clearly aware of their content.

Conclusion

20. In light of the above, the appeal is allowed.

Michael Boniface

INSPECTOR

Schedule of Conditions

Within these conditions, references to "Detailed Permission" are to the two elements of the full permission being the "Enabling Works" and "Phase 1", where "Enabling Works" refers to the works within the area edged red on drawing CIP-SBR-ZZ-XX-DR-A-8102 Rev P3 as shown on the drawings listed at condition 35 and "Phase 1" refers to the works within the area edged by a dashed black line on drawing CIP-SBR-ZZ-ZZ-DR-A-8004 Rev P07 as shown by the drawings listed at condition 16. References to "Outline Permission" refer to the outline permission granted for that part of the site shown edged red on drawing CIP-SBR-ZZ-ZZ-DR-A-8004 Rev P07 and as described by the drawings listed at condition 43.

Conditions applicable to the Detailed Permission and Outline Permission

1. The development hereby permitted shall be carried out in accordance with the following approved documents: CIP-SBR-ZZ-ZZ-DR-A-8100 Rev P4 and CIP-SBR-ZZ-ZZ-DR-A-8102 Rev P3.
Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.
2. No demolition/construction work and/or construction related dispatches from or deliveries to the site shall take place other than between the hours of 08.00 to 18.00 on Monday to Friday, 08.00 to 13.00 hours on Saturdays and no construction works or collection / deliveries shall take place on Sundays, Bank or Public Holidays.
Reason: To protect the amenity of the adjoining properties in accordance with Policy CC/6 of the South Cambridgeshire Local Plan 2018.
3. The development shall be undertaken in accordance with the details provided in the Construction Environmental Management Plan (by Bowmer+Kirkland) dated 2nd September 2021 and the Good Neighbour Plan dated April 2021 (by Bower+Kirkland) unless minor variations to the Good Neighbour Plan are agreed in writing by the Local Planning Authority.
Reason: To protect the amenity of the adjoining properties in accordance with Policy CC/6 of the South Cambridgeshire Local Plan 2018.
4. Notwithstanding the provisions of Article 3 and Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that order with or without modification) and notwithstanding any annotation on the approved drawings, the premises shall be used for uses within Use Classes E(g) and B8 (limited to data centres only) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as in force at the date of this permission and ancillary uses and associated parking, and for no other purpose (including any other purposes in the aforementioned classes of the Schedule or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification).
Reason: In the interests of good planning and to maintain the provision

of employment land to meet strategic needs in accordance with Policy E/3 of the South Cambridgeshire Local Plan 2018. To protect the amenities of adjoining residents in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

5. No development within Schedule 2 Part 4 (Temporary Buildings and Uses), Class A (The provision on land of buildings, moveable structures, works, plant or machinery required temporarily in connection with and for the duration of operations, being or to be carried out on, in, under or over land or on land adjoining that land) of the Town and Country Planning (General Permitted Development) Order 2015, as in in force at the date of this permission, (or any equivalent provision in any order revoking and re-enacting it, with or without modification) other than those expressly authorised by a construction methodology statement, to be submitted to and approved in writing by the authority, or approved by the authority as part of this permission, shall be carried out without a planning application being submitted to and approved by the Local Planning Authority.
Reason: To ensure that construction work and construction equipment on the site and adjoining land does not obstruct air traffic movements or otherwise impede the effective operation of air traffic navigation transmitter/receiver systems in accordance with policy TI/6 of the South Cambridgeshire Local Plan 2018.
6. Collection from and deliveries to the site shall only take place between the hours of 07.00 to 23.00 Monday to Saturday and 09.00 to 17.00 on Sunday, Bank and other Public Holidays.
Reason: To protect the amenity of the adjoining properties in accordance with Policy CC/6 of the South Cambridgeshire Local Plan 2018.
7. Prior to commencement of development (including demolition, ground works, vegetation clearance) a Construction Ecological Management Plan (CEcMP) shall be submitted to and approved in writing by the local planning authority. The CEcMP shall include the following matters in detail for the Enabling Works and Phase 1, and as a strategy for the Outline Permission:
 - i) Risk assessment of potentially damaging construction activities.
 - ii) Identification of "biodiversity protection zones".
 - iii) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
 - iv) The location and timings of sensitive works to avoid harm to biodiversity features.
 - v) The times during construction when specialist ecologists need to be present on site to oversee works.
 - vi) Responsible persons and lines of communication.
 - vii) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
 - viii) Use of protective fences, exclusion barriers and warning signs if applicable.

The approved CEcMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure the protection of on-site biodiversity throughout the construction process, Policy NH/4 of the Local Plan 2018.

8. No development shall take place above ground level until a site wide Landscape and Ecological Management Plan (LEMP) has been submitted to, and approved in writing by, the local planning authority. The content of the LEMP shall include the following matters in detail for the Enabling Works and Phase 1, and as a strategy for the Outline Permission:
- i) Description and evaluation of features to be managed.
 - ii) Ecological trends and constraints on site that might influence management.
 - iii) Aims and objectives of management, including how a minimum of 10% in biodiversity net gain will be achieved across the site as a whole.
 - iv) Appropriate management options for achieving aims and objectives.
 - v) Prescriptions for management actions.
 - vi) Prescription of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
 - vii) Details of the body or organisation responsible for implementation of the plan.
 - viii) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) the requirement for contingencies and/or remedial action to be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved LEMP will be implemented in accordance with the approved details.

Reason: In the interests of environmental protection in accordance with Policy NH/4 of the South Cambridgeshire Local Plan.

9. Development shall not commence until a Bird Hazard Management Plan has been submitted to and approved in writing by the Local Planning Authority. The submitted plan shall include details of:
- i) monitoring of any standing water within the site, temporary or permanent;
 - ii) sustainable urban drainage schemes (SUDS) – Such schemes shall comply with Advice Note 6 'Potential Bird Hazards from Sustainable Urban Drainage schemes (SUDS);

- iii) management of any flat/shallow pitched/green roofs on buildings within the site which may be attractive to nesting, roosting and "loafing" birds. The management plan shall comply with Advice Note 8 'Potential Bird Hazards from Building Design';
- iv) maintenance of planted and landscaped areas, particularly in terms of height and species of plants that are allowed to grow;
- v) which waste materials can be brought on to the site/what if any exceptions e.g. green waste;
- vi) monitoring of waste imports;
- vii) physical arrangements for the collection (including litter bins) and storage of putrescible waste, arrangements for and frequency of the removal of putrescible waste.

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

Reason: To minimise and mitigate the potential for the development to attract and support birds of such species that could endanger the safe movement of aircraft and the operation of Cambridge Airport in accordance with Policy TI/6) of the South Cambridgeshire Local Plan.

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

Reason: To ensure the proposed external landscaping facilities are open to the wider community to enhance the health and wellbeing of the occupants and the wider community in accordance with policy SC/2 of the South Cambridgeshire Local Plan 2018.

11. If, during construction works, any additional or unexpected contamination is identified, then remediation proposals for this material should be agreed in writing by the Local Planning Authority before any works proceed on the relevant part of the site and shall be fully implemented prior to first occupation of the relevant buildings on that part.

Reason – To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy SC/11 of the South Cambridgeshire Local Plan 2018.

12. No development of a building shall take place above ground level, except for demolition, until details of all the materials for the external surfaces of that building to be used in its construction have been submitted to and approved in writing by the local planning authority. The details shall include a material schedule, detailing the specification, photos and manufacturer of the proposed materials. Large scale coloured elevations should also be provided. Development shall be carried out in accordance

with the approved details.

Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan.

13. No part of the development above ground level shall be laid until a sample panel, at least 1m x 1m in size, has been prepared on site detailing the choice of glazing panel and cladding panels for that part of the development. The details shall be submitted to and approved in writing by the Local Planning Authority. The approved sample panel is to be retained on site for the duration of the works for that part of the development for comparative purposes, and works will take place only in accordance with approved details.

Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

14. Prior to occupation of Building 3 within Phase 1, a site-wide Public Art Delivery Plan (PADP) shall be submitted to and approved in writing by the Local Planning Authority. The PADP shall include the following:

- i) Details of the public art and artist commission;
- ii) Details of how the public art will be delivered, including a timetable for delivery;
- iii) Details of the location of the proposed public art on the application site;
- iv) The proposed consultation to be undertaken;
- v) Details of how the public art will be maintained;
- vi) How the public art would be decommissioned if not permanent;
- vii) How repairs would be carried out;
- viii) How the public art would be replaced in the event that it is destroyed.

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

Reason: To ensure that the scheme provides suitable public art strategy in accordance with Policies HQ/1 and HQ/2 of the South Cambridgeshire Local Plan 2018.

Conditions for Phase 1

15. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

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

Planning and Compulsory Purchase Act 2004).

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

- CITP-SBR-ZZ-ZZ-DR-A-8008 Rev P3
- CITP-SBR-ZZ-ZZ-DR-A-8504 RevP2
- CITP-SBR-ZZ-ZZ-DR-A-8505 RevP3
- CITP-SBR-ZZ-ZZ-DR-A-8506 RevP3
- CITP-SBR-CP-ZZ-DR-A-8300 RevP5
- CITP-SBR-CP-ZZ-DR-A-8301 RevP3
- CITP-SBR-CP-ZZ-DR-A-8302 RevP2
- CITP-SBR-CP-ZZ-DR-A-8303 Rev P3
- CITP-SBR-CP-ZZ-DR-A-8304 RevP3
- CITP-SBR-CP-ZZ-DR-A-8305 Rev P2
- CITP-SBR-CP-ZZ-DR-A-8401 RevP3
- CITP-SBR-B3-00-DR-A-8300 RevP4
- CITP-SBR-B3-01-DR-A-8301 RevP4
- CITP-SBR-B3-02-DR-A-8302 RevP4
- CITP-SBR-B3-R1-DR-A-8303 RevP4
- CITP-SBR-B3-ZZ-DR-A-8401 RevP4
- CITP-SBR-B3-ZZ-DR-A-8402 RevP4
- CITP-SBR-B3-00-DR-A-8304 Rev P2
- CITP-SBR-ZZ-00-DR-A-8305 RevP3
- CITP-SBR-CP-ZZ-DR-A-8310 RevP2
- Sheet 1 of 4 2435-LLA-00-GF-PL-L-002-P01
- Sheet 2 of 4 2435-LLA-00-GF-PL-L-003-P01
- Sheet 3 of 4 2435-LLA-00-GF-PL-L-004-P01
- Sheet 4 of 4 2435-LLA-00-GF-PL-L-005-P01
- CITP-LLA-ZZ-00-DR-L-0101-P02
- CITP-LLA-ZZ-00-DR-L-0102-P02
- CITP-LLA-ZZ-00-DR-L-0103-P02
- CITP-LLA-ZZ-00-DR-L-0104-P02
- CITP-LLA-ZZ-00-DR-L-0105-P02
- CITP-LLA-ZZ-00-DR-L-0106-P02
- CITP-LLA-ZZ-00-DR-L-0107-P02
- CITP-LLA-ZZ-00-DR-L-0108-P02
- CITP-LLA-ZZ-00-DR-L-0109-P02
- CITP-LLA-ZZ-00-DR-L-0110-P02
- CITP-LLA-ZZ-00-DR-L-0201-P02
- CITP-LLA-ZZ-00-DR-L-0202-P02
- CITP-LLA-ZZ-00-DR-L-0203-P02
- CITP-LLA-ZZ-00-DR-L-0204-P02
- CITP-LLA-ZZ-00-DR-L-0205-P02
- CITP-LLA-ZZ-00-DR-L-0206-P02
- CITP-LLA-ZZ-00-DR-L-0207-P02
- CITP-LLA-ZZ-00-DR-L-0208-P02
- CITP-LLA-ZZ-00-DR-L-0209-P02
- CITP-LLA-ZZ-00-DR-L-0210-P02
- CITP-LLA-ZZ-00-DR-L-0211-P02
- CITP-LLA-ZZ-00-DR-L-0212-P02

- CITP-LLA-ZZ-00-DR-L-0215-P01
- CITP-LLA-ZZ-00- DR-L-0301
- CITP-LLA-ZZ-00- DR-L-0302
- CITP-LLA-ZZ-00- DR-L-0303
- CITP-LLA-ZZ-00- DR-L-0304
- CITP-LLA-ZZ-00- DR-L-0305
- CITP-LLA-ZZ-00- DR-L-0306
- CITP-LLA-ZZ-00- DR-L-0307
- 20-281-100-003 Rev. E Proposed Highway Layout

Reason: To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

17. Within 6 months of commencement of development of Phase 1, a BRE issued Design Stage Certificate shall be submitted to, and approved in writing by, the Local Planning Authority demonstrating that BREEAM 'excellent' as a minimum will be met, with 3 credits for Wat 01 (water consumption).

Where the Design Stage certificate shows a shortfall in credits for BREEAM 'excellent', a statement shall also be submitted identifying how the shortfall will be addressed. In the event that such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.

Reason: In the interests of reducing carbon dioxide emissions, ensuring efficient use of water and promoting principles of sustainable construction and efficient use of buildings in accordance with Policy CC/1 of the South Cambridgeshire Local Plan and the Greater Cambridge Sustainable Design and Construction SPD 2020.

18. Within six months of the occupation of Phase 1 a BRE issued post Construction Certificate shall be submitted to, and approved in writing by the Local Planning Authority, indicating that the approved BREEAM rating has been met. In the event that such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.

Reason: In the interests of reducing carbon dioxide emissions, ensuring efficient use of water and promoting principles of sustainable construction and efficient use of buildings in accordance with Policy CC/1 of the South Cambridgeshire Local Plan and the Greater Cambridge Sustainable Design and Construction SPD 2020.

19. Prior to the occupation of Building 3 within Phase 1, the building shall be provided with infrastructure within the site to facilitate the connection of a highspeed fibre optic broadband service.

Reason: To contribute towards the provision of infrastructure suitable to enable the delivery of high speed broadband across the district, in accordance with policy TI/10 of the South Cambridgeshire Local Plan 2018.

20. Prior to the installation of plant, a noise assessment and a scheme for the insulation of the building(s) and/or associated plant / equipment or other attenuation measures, in order to minimise the level of noise emanating from the said building(s) and/or plant shall be submitted to and approved in writing by the local planning authority.

The scheme as approved shall be fully implemented before the plant is put into use and shall thereafter be maintained in strict accordance with the approved details.

Reason: To protect the amenity of nearby properties in accordance with Policies HQ/1 and SC/10 of the South Cambridgeshire Local Plan 2018.

21. Prior to occupation, a scheme for the provision of fire hydrants within Phase 1 shall be submitted to the local planning authority. The development shall be carried out in accordance with the approved details and the approved scheme shall be fully operational prior to the first occupation of that development.

Reason: To ensure the provision of adequate water supply.

22. Prior to first occupation of Building 3, a total of 14 fast charge electric vehicle charge points shall be installed and made available for use within the multi storey car park in accordance with the approved plans. The electric vehicle charge points shall be designed and installed in accordance with BS EN 61851 or such other standard as may supersede it. The facilities shall thereafter be retained and shall not be used for any other purpose.

Reason: In the interests of encouraging more sustainable modes and forms of transport and to reduce the impact of development on local air quality, in accordance with Policy SC/14 and TI/2 of the South Cambridgeshire Local Plan 2018.

23. Prior to the first occupation of Building 3, a total of 14 disabled parking bays shall be provided and available for use at all times at ground floor level in accordance with the approved plans. The facilities shall thereafter be retained and shall not be used for any other purpose.

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

24. Notwithstanding the approved plans, prior to the installation of any cycle storage, details of the storage provision for all cycles including non-standard cycles, such as cargo bikes, shall be submitted to and approved in writing by the Local Planning Authority. The approved cycle parking provision shall be installed and made available in accordance with the approved plans prior to the occupation of Building 3. The cycle facilities shall thereafter be retained and shall not be used for any other purpose.

Reason: To ensure appropriate provision for the secure storage of bicycles in accordance with Policy TI/3 of the South Cambridgeshire Local Plan.

25. All hard and soft landscaping works shall be carried out in accordance

with the approved details. The works shall be carried out within the first planting season after the occupation of Building 3. If within a period of five years from the date of planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

26. Prior to the installation of any artificial lighting, an artificial lighting scheme, including hours of lighting, shall be submitted to and approved in writing by the local planning authority. The scheme shall include details of any artificial lighting of the site and an artificial lighting impact assessment with predicted lighting levels at proposed and existing residential properties shall be undertaken. Artificial lighting on and off site must meet the Obtrusive Light Limitations for Exterior Lighting Installations contained within the Institute of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Light - GN01/20 (or as superseded). The approved lighting scheme shall be installed, maintained and operated in accordance with the approved details / measures.

Reason: To minimise the effects of light pollution on the surrounding area and to protect biodiversity interests in accordance with Policies SC/9 and NH/4 of the South Cambridgeshire Local Plan 2018.

27. Prior to first occupation of the development hereby approved, details of how pedestrians using the westbound bus stop will be able to walk from the bus stop to Building 3 shall be submitted to and approved in writing by the Local Planning Authority. The details will include provision of any temporary path(s) required within the site to provide a walkable connection between the bus stop and Building 3. The pedestrian link shall be implemented in accordance with the approved details and retained until a permanent pedestrian link is approved and provided through a reserved matters application.

Reason: In the interests of encouraging more sustainable travel to and from the site in accordance with Policy TI/2 of the South Cambridgeshire Local Plan 2018.

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

Reason: In the interests of encouraging sustainable travel to and from the site in accordance with Policy TI/2 of the South Cambridgeshire Local Plan 2018.

29. Prior to the first use of Building 3 a Car Parking Management Plan (CPMP) shall be submitted to and approved in writing by the local planning authority. The CPMP shall ensure that the number of parking spaces made

available for Phase 1 does not exceed 275 spaces. The CPMP shall also include details of how parking provision will be phased throughout the site wide development to ensure that a balance between sustainable travel provision and adequate on-site parking is achieved, including the allocation of spaces to car sharing and off peak journeys. The CPMP should identify how the permitted MSCP is used for the whole development, as well as any temporary provision for contractor parking during construction.

Reason: In the interests of encouraging sustainable travel in accordance with Policy TI/2 of the South Cambridgeshire Local Plan.

30. No construction above ground level shall take place until details at a minimum scale of 1:20 (including plans, elevations and sections) of the proposed retaining wall adjacent to the southern elevation of Building 3 have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

31. No construction of the roofs on Building 3 and the refuse store and substation enclosure shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority.

- i) The means of access to such roofs for maintenance;
- ii) Plans and sections showing the make-up of the sub-base to be used which may vary in depth from between 80-150mm;
- iii) Planting/seeding with an agreed mix of species (the seed mix shall be focused on wildflower planting indigenous to the local area and shall contain no more than a maximum of 25% sedum);
- iv) Where solar panels are proposed, biosolar roofs should be incorporated under and in-between the panels. An array layout will be required incorporating a minimum of 0.75m between rows of panels for access and to ensure establishment of vegetation;
- v) A management/maintenance plan for the roof(s).

The roof(s) shall be constructed and laid out in accordance with the approved details and planting/seeding shall be carried out within the first planting season following the practical completion of the roof. The planting shall be maintained in accordance with the approved management/maintenance plan.

The roof(s) shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance/repair or escape in case of emergency.

Reason: To help mitigate and respond to climate change and to enhance ecological interests in accordance with Policies CC/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

32. Prior to the first use of Building 3 an Operational Waste Management Plan for Phase 1 shall be submitted to and approved in writing by the local

planning authority. The development hereby permitted shall be undertaken in accordance with the approved details.

Reason: To ensure appropriate and secure areas for waste and recycling storage and with accessible collection points.

33. The development hereby permitted shall be undertaken in accordance with the details included in the Drainage Strategy and SuDS Report prepared by Ramboll dated 30 September 2021, reference CITP-RMB-XX-XX-RP-C-0001 Rev P05.

Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development in accordance with policy CC/8 of the South Cambridgeshire Local Plan.

Conditions for Enabling Works

34. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

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

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

- CITP-LLA-ZZ-00-DR-L-0213 PO2
- CITP-LLA-ZZ-00-DR-L-0214 PO2 (in respect of those landscape works within Landscape Framework Zone C as shown on Parameter Plan 'Open Space and Landscape' (CITP-SBR-ZZ-ZZ-DR-A-8007 P8) only)
- CITP-LLA-ZZ-00-DR-L-0215
- CITP-SBR-ZZ-ZZ-DR-A-8020 RevP4
- CITP-SBR-ZZ-ZZ-DR-A-8520 RevP2
- CITP-SBR-ZZ-ZZ-DR-A-8021 RevP1
- CITP-SBR-ZZ-ZZ-DR-A-8104 RevP1
- CITP-SBR-ZZ-ZZ-DR-A-8103 RevP1
- CITP-RMB-XX-XX-SK-C-0005 I02

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

36. The development hereby permitted shall not be commenced until such time as a scheme to treat or remove suspended solids from any excavation dewatering or surface water run-off during construction works has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.

Reason: Significant excavations are expected. Such works regularly require dewatering, more so than anticipated in many cases, particularly around Cambridge and to ensure compliance with Policies CC/6 and CC/7 of the South Cambridgeshire Local Plan 2018.

37. The soft landscaping works comprised in the Enabling Works shall be those works shown in drawings CITP-LLA-ZZ-00-DR-L-0213 PO2 and CITP-LLA-ZZ-00-DR-L-0214 PO2 in respect of those landscape works within Landscape Framework Zone C as shown on Parameter Plan 'Open Space and Landscape' (CITP-SBR-ZZ-ZZ-DR-A-8007 P8). The works shall be carried out within the first planting season following completion of the remaining site wide Enabling Works or to an alternative programme that is submitted to and approved in writing by the local planning authority. If within a period of five years from the date of planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place.
Reason: To ensure that the development provides sufficient landscape buffer on the southern and eastern sides of the site to meet the requirements of Policy E/3 and NH/8 of the Local Plan and to ensure the development provides a high quality attractive, accessible, inclusive and safe environment in line with Policy HQ/1 of the South Cambridgeshire Local Plan.
38. The development hereby permitted shall be undertaken in accordance with the Tree Protection Plan, drawing no. 8474-D-AIA (included as Appendix A in the CEMP approved in condition 3).
Reason: To protect the visual amenity of the area and to ensure the retention of trees on site in accordance with Policies HQ/1 and NH/8 of the South Cambridgeshire Local Plan 2018.
39. The development hereby permitted shall be undertaken in accordance with the details included in the Soil Management Plan prepared by Bowmer + Kirkland), Issue B dated 17th May 2021.
Reason: Significant earthworks are proposed and the condition is to ensure compliance with Policies CC/6 and CC/7 of the South Cambridgeshire Local Plan 2018.
40. The drainage comprised in the Enabling Works as shown on drawing CITP-RMB-XX-XX-SK-C-0005 hereby permitted shall be undertaken in accordance with the details included in the Drainage Strategy and SuDS Report prepared by Ramboll dated 30 September 2021, reference CITP-RMB-XX-XX-RP-C-0001 Rev P05.
Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development in accordance with policy CC/8 of the South Cambridgeshire Local Plan.

Conditions for Outline Permission

41. Prior to the commencement of each phase of development, details of the appearance, landscaping, layout, scale and access (hereinafter called the 'reserved matters') for that phase shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved.

Reason: This is an Outline permission only and these matters have been reserved for the subsequent approval of the Local Planning Authority. Not all access detail was provided at the outline stage.

42. Application(s) for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of five years from the date of this permission. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: In accordance with the requirements of Section 92 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

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

- CITP-SBR-ZZ-ZZ-DR-A-8004 RevP7
- CITP-SBR-ZZ-ZZ-DR-A-8005 RevP7
- CITP-SBR-ZZ-ZZ-DR-A-8006 RevP6
- CITP-SBR-ZZ-ZZ-DR-A-8007 RevP8
- CITP-LLA-ZZ-00-DR-L-0006 Rev 7 (only the 'Landscape Open Space Strategy' drawing)

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

44. Prior to or concurrently with the submission of the first reserved matters application, details of the phasing of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with such approved details. References within this Outline Permission to a "phase" shall be to a phase as identified in the approved phasing plan.

Reason: To secure the coherent and comprehensive development of the site and a reasonable timescale for the benefit of future occupiers and surrounding residents and ensure compliance with policies S/5, HQ/1, SC/9, SC/10 and SC/14 of the South Cambridgeshire Local Plan 2018.

45. All reserved matters applications for occupied non-residential buildings shall be accompanied by a BREEAM pre-assessment prepared by an accredited BREEAM Assessor, indicating that the building is capable of achieving the applicable 'excellent' rating as a minimum, with a minimum of 2 credits achieved for Wat 01.

Reason: In the interests of reducing carbon dioxide emissions, ensuring efficient use of water and promoting principles of sustainable construction and efficient use of buildings in accordance with Policy CC/1 of the South Cambridgeshire Local Plan and the Greater Cambridge Sustainable Design and Construction SPD 2020.

46. Prior to, or concurrently with each reserved matters application for a phase, a renewable energy statement for that phase shall be submitted, which demonstrates that at least 10% of the total predicted carbon emissions for that phase will be reduced through the implementation of on-site renewable energy sources, or an alternative bespoke scheme that achieves an equivalent reduction in carbon dioxide emissions. The statement shall include the total predicted carbon emissions and set out a schedule of proposed on-site renewable technologies, their respective carbon reduction contributions, size specification, location, design and maintenance programme.

Reason: In the interests of reducing carbon dioxide emissions, ensuring efficient use of water and promoting principles of sustainable construction and efficient use of buildings in accordance with Policy CC/1 of the South Cambridgeshire Local Plan Policy and the Greater Cambridge Sustainable Design and Construction SPD 2020.

47. Prior to, or concurrently with, any reserved matters application for a phase, a noise assessment and a scheme for the insulation of the building(s) and/or associated plant / equipment or other attenuation measures, including any renewable energy provision sources such as any air source heat pump or wind turbine, in order to minimise the level of noise emanating from the said building(s) and/or plant on the existing residential premises shall be submitted to and approved in writing by the local planning authority. The scheme as approved for a phase shall be fully implemented before the use of that phase hereby permitted is commenced and shall thereafter be maintained in strict accordance with the approved details.

Reason: To protect the amenity of nearby properties in accordance with Policies HQ/1 and SC/10 of the South Cambridgeshire Local Plan 2018.

48. Within each reserved matters application which includes the provision of any form of illumination an artificial lighting scheme shall be submitted for approval. The scheme shall include details of the height, type, position and angle of glare of any final site lighting / floodlights including horizontal and vertical isolux contours and the hours of lighting. The details and measures so approved shall be carried out and maintained in accordance with the approved lighting scheme/plan.

Reason: To protect the amenities of nearby residential properties in accordance with policy SC/9 of the South Cambridgeshire Local Plan.

49. Prior to or concurrently with the first reserved matters application, a site wide trim trail specification shall be submitted. The details shall include the position, width and surfacing of the trim trail and the siting, number and type of pieces of exercise / equipment to be provided. The trim trail shall be provided in accordance with the approved details prior to occupation of the final building on the site.

Reason: To enhance the health and wellbeing of the occupants and the wider community in accordance with policy SC/2 of the South Cambridgeshire Local Plan 2018.

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

Soft Landscaping -

- i) Full details of planting plans and written specifications, including cultivation proposals for maintenance and management associated with plant and grass establishment, details of the mix, size, distribution, density and levels of all trees/hedges/shrubs to be planted and the proposed time of planting. The planting plan shall use botanic names to avoid misinterpretation. The plans should include a full schedule of plants.
- ii) 1:100 plans (or at a scale otherwise agreed) with cross-sections of mounding, ponds, ditches and swales and proposed treatment of the edges and perimeters of the site.
- iii) The landscape treatment of roads through the development.
- iv) A specification for the establishment of trees within hard landscaped areas including details of space standards (distances from buildings etc.) and tree pit details.

Hard Landscaping -

- v) Full details of all proposed methods of boundary treatment including details of all gates, fences, walls and other means of enclosure both within and around the edge of the site.
- vi) The location and specification of minor artefacts and structures, including furniture, refuse or other storage units, signs and lighting columns/brackets.
- vii) 1:200 plans (or at a scale otherwise agreed) including cross sections, of roads, paths and cycleways.
- viii) Details of all hard surfacing materials (size, type and colour).

The landscaping within the phase shall be implemented in accordance with the approved timing condition for implementation and replacement of landscaping (condition no. 51). No development within the phase shall commence until the landscaping scheme has been approved in writing by the local planning authority. The scheme shall be carried out in accordance with the approved details.

Reason: To ensure that the landscaping works deliver the environmental mitigation set out in the Environmental Statement and to ensure that each reserved matters application provides high quality landscaping in accordance with policies HQ/1 and E/3, South Cambridgeshire Local Plan 2018.

51. All hard landscaping for a phase shall be completed prior to the occupation/use of any building(s) within that phase. All planting, seeding or turfing comprised in the approved details of soft landscaping, shall be carried out in the first planting and seeding seasons following the

occupation of the buildings or completion of the development within the phase, whichever is the sooner, unless an alternative landscaping phasing plan is submitted to and approved in writing by the local planning authority. Any trees or plants which, within a period of five years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species as those originally planted, unless the local planning authority gives written consent to any variation.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

52. The roof area within Area E on Parameter Plan 2 – Building Heights, comprising a brown roof(s), shall not be accessible for occupants of the building(s) to which it relates. Access shall only be provided for maintenance and repairs of the building(s) and brown roof(s).

Reason: To protect the amenities of nearby residential properties in accordance with policies HQ/1 and SC/9 of the South Cambridgeshire Local Plan 2018.

53. The reserved matters application(s) that includes the development of buildings within Area E on Parameter Plan 2 – Building Heights shall include details of the means of enclosure for the building(s) set back. The details shall include sections and plans of the means of enclosure together with the materials to be used.

Reason: To ensure a high quality appearance and to protect the amenities of nearby residential properties in accordance with policies HQ/1 and SC/9 of the South Cambridgeshire Local Plan 2018.

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

- i) Description and evaluation of features to be managed.
- ii) Ecological trends and constraints on site that might influence management.
- iii) Aims and objectives of management, including how a minimum of 10% in biodiversity net gain will be achieved across the whole site.
- iv) Appropriate management options for achieving aims and objectives.
- v) Prescriptions for management actions.
- vi) Prescription of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- vii) Details of the body or organisation responsible for implementation of the plan.
- viii) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will

be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

Reason: In the interests of environmental protection in accordance with Policy NH/4 of the South Cambridgeshire Local Plan.

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

- i) Risk assessment of potentially damaging construction activities.
- ii) Identification of "biodiversity protection zones".
- iii) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- iv) The location and timings of sensitive works to avoid harm to biodiversity features.
- v) The times during construction when specialist ecologists need to be present on site to oversee works.
- vi) Responsible persons and lines of communication.
- vii) The role and responsibilities on site of an ecological clerk of works (EcoW) or similarly competent person.
- viii) Use of protective fences, exclusion barriers and warning signs if applicable.

The approved CecMP for any phase shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure the protection of on-site biodiversity throughout the construction process, Policy NH/4 of the Local Plan 2018.

56. Each reserved matters application for a phase shall include updated tree protection details to include all trees on the site including those planted in earlier phases of development on the site. The approved details shall be implemented prior to commencement of a phase in accordance with the approved details and remain in place as necessary throughout the construction phase, or as stated in the agreed details.

Reason: To ensure that trees are retained and not damaged during any construction activities in order to preserve the visual amenity of the area in accordance with Policies HQ/1 and NH/8 of the South

Cambridgeshire Local Plan 2018.

57. If any phase does not commence within two years from the date of the planning permission, the approved ecological mitigation measures secured through conditions 7 and 8 shall be reviewed and, where necessary, amended and updated for that phase. The review shall be informed by further ecological surveys commissioned to:

- i) establish if there have been any changes in the presence and/or abundance of bats, Great Crested Newts or Water Voles; and
- ii) identify any likely new ecological impacts that might arise from any changes.

Where the survey results indicate that changes have occurred that will result in ecological impacts not previously addressed in the approved scheme, the original approved ecological measures will be revised and new or amended measures, and a timetable for their implementation, will be submitted to and approved in writing by the local planning authority prior to the commencement of development of the relevant phase. The development shall be carried out in accordance with the proposed new approved ecological measures and timetable.

Reason: In the interests of environmental protection in accordance with Policy NH/4 of the South Cambridgeshire Local Plan.

58. Notwithstanding the provision for 8m flues on Parameter Plan 2 – Building Heights (drawing CITP-SBR-ZZ-ZZ-DR-A-8005), any flues to be installed on any building within Area B as shown on Parameter Plan 2 – Building Heights, shall be a matter determined through reserved matters.

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

59. Any future building within a reserved matters application shall be accompanied by infrastructure within the site to facilitate the connection of a highspeed fibre optic broadband service. Such provision shall be provided prior to the occupation of that building.

Reason: To contribute towards the provision of infrastructure suitable to enable the delivery of high speed broadband across the district, in accordance with policy TI/10 of the South Cambridgeshire Local Plan.

60. Each reserved matters application shall include an updated Transport Assessment. The updated Assessment will include a review of vehicle trips and Travel Plan monitoring to assess whether the peak hour vehicle flows are within the vehicle cap referred to in the s106 planning obligation and confirm that the anticipated additional trips would not result in the trip cap being exceeded. The updated Transport Assessment shall include details of the measures to address any exceedance of the trip cap.

Reason: To enable the traffic impacts of the development and mitigation to be reassessed with updated information in accordance with policy TI/2 of the South Cambridgeshire Local Plan, policy 19.

61. Each reserved matters application shall include an updated Travel Plan for the site which shall specify the methods to be used to discourage the use of the private motor vehicle and the arrangements to encourage use of alternative sustainable travel arrangements such as public transport, car sharing, cycling and walking and how the provisions of the Plan will be monitored for compliance and confirmed with the local planning authority. The Travel Plan shall be implemented and monitored as approved upon the occupation of that reserved matters development.

Reason: In the interests of encouraging more sustainable modes of travel to and from the site in accordance with Policy TI/2 of the South Cambridgeshire Local Plan 2018.

62. Each reserved matters application for a phase shall include an updated Car Park Management Plan (CPMP) which shall include the provision of car parking spaces for the phase. The CPMP should identify how the permitted Multi-Storey Car Park in Phase 1 is used for the whole development, as well as any temporary provision for contractor parking during construction.

Reason: In the interests of encouraging more sustainable modes of travel to and from the site and to balance potential overprovision of car parking on the site with potential impacts on adjacent residential streets and the wider highway network in accordance with Policy TI/2 of the South Cambridgeshire Local Plan 2018.

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

Reason: In the interests of reducing impacts of developments on local air quality and encouraging sustainable forms of transport in accordance with Policies SC/12 and TI/2 of the South Cambridgeshire Local Plan 2018 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

64. Any reserved matters application for new building(s) shall include details of facilities for the covered, secure parking of bicycles including non-standard bicycles for use in connection with these building(s) and demonstrate that the provision is in accordance with Cycle Strategy drawing CITP-SBR-ZZ-ZZ-DR-A-8011 Rev 3. The facilities shall be provided in accordance with the approved details before use of the relevant building commences and shall thereafter be retained and shall not be used for any other purpose.

Reason: Reason: To ensure appropriate provision for the secure storage of bicycles in accordance with Policy TI/3 of the South Cambridgeshire Local Plan 2018.

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

ZZ-ZZ-DR-A-8010 Rev 3.

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

66. With each reserved matters application that the approved Site Wide Public Art Delivery Plan identifies for the provision of public art, a Public Art Delivery Plan (PADP) shall be submitted to the Local Planning Authority and approved in writing. The PADP shall demonstrate compliance with the approved site wide Public Art Delivery Plan. Where any amendments to the site wide PADP are proposed details of the amendment and how it accords with the principles of the site wide PADP shall be submitted.

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

Reason: To ensure that the scheme provides suitable public art strategy in accordance with Policies HQ/1 and HQ/2 of the South Cambridgeshire Local Plan 2018.

67. Within any reserved matters application for a phase, a scheme for the provision of fire hydrants to serve that phase shall be submitted to the local planning authority. Development shall be carried out in accordance with the approved details and the approved scheme shall be fully operational prior to the first occupation of that phase.
Reason: To ensure the provision of adequate water supply for emergency use.

68. Within any reserved matters application for a phase, details of any biodiverse (green, blue or brown) roof(s) within that phase shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on that phase. Details of the biodiverse roof(s) shall include means of access for maintenance, plans and sections showing the make-up of the sub-base to be used and include the following:

- i) Roofs can/will be biodiverse based with extensive substrate varying in depth from between 80-150mm,
- ii) Planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (the seed mix shall be focused on wildflower planting indigenous to the local area and shall contain no more than a maximum of 25% sedum (green roofs only),
- iii) The biodiverse (green) roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency,

- iv) Where solar panels are proposed, biosolar roofs should be incorporated under and in between the panels. An array layout will be required incorporating a minimum of 0.75m between rows of panels for access and to ensure establishment of vegetation,
- v) A management/maintenance plan approved in writing by the Local Planning Authority.

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

Reason: To ensure proposals are in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

69. Each reserved matters application for a phase shall include an Operational Waste Management Plan for that phase which shall include the provision of refuse and recycling storage for each occupied building including access to the store and the size and number of bins proposed within that application. The Plan shall also include who is responsible for presenting containers for collection. The development shall be undertaken in accordance with the approved details.

Reason: To ensure appropriate waste and refuse storage provision.

70. Each reserved matters application for a phase shall include either:

- i) Details confirming compliance with the Drainage Strategy and SuDS Report prepared by Ramboll dated 30 September 2021, reference CITP-RMB-XX-XX-RP-C-0001 Rev P05; or
- ii) where the application is not in accordance with the abovementioned Drainage Strategy a Revised Drainage Strategy and SuDS Report which shall include for that phase:
 - Details of the design, location and capacity of all SuDS features;
 - Full results of the proposed drainage system modelling for 3.3% Annual Exceedance Probability (AEP) (1 in 30), 1% AEP (1 in 100) storm events storm events (as well as 1% AEP plus climate change) , inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with a schematic of how the system has been represented within the hydraulic model;
 - Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers;
 - Full details of the proposed attenuation and flow control measures;
 - Site Investigation (including long term groundwater level measurement) and test results to confirm infiltration rates;
 - Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;

- Full details of the maintenance/adoption of the surface water drainage system that shall include ownership and long-term adoption;
- Measures taken to prevent pollution of the receiving groundwater and/or surface water.

The scheme shall be subsequently implemented in full accordance with the approved details pursuant to i) or ii) above prior to occupation of the building(s) on that phase.

Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development in accordance with policy CC/8 of the South Cambridgeshire Local Plan.

71. Within any reserved matters application that includes the northern parcel of land to the west of the proposed site access, details of a hard standing to provide a pedestrian link from the new west bound bus stop on Fulbourn Road into the site shall be submitted with the details for approval. The pedestrian link shall be provided in accordance with the approved details prior to the occupation of any building on that phase.
Reason: In the interests of encouraging more sustainable travel to and from the site in accordance with Policy TI/2 of the South Cambridgeshire Local Plan 2018.