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Tuesday 03 October 2023

To: Chair – Councillor Dr. Martin Cahn
Vice-Chair – Councillor Peter Fane
All Members of the Planning Committee - Councillors Ariel Cahn,
Bill Handley, Geoff Harvey, Dr. Tumi Hawkins, Judith Rippeth,
Peter Sandford, Heather Williams, Dr. Richard Williams, Eileen Wilson and
Henry Batchelor

Quorum: 3

Substitutes Councillors Graham Cone, Sue Ellington, Mark Howell, Bunty Waters,
if needed: Dr. Shrobona Bhattacharya, Anna Bradnam, Dr Lisa Redrup,
Helene Leeming and William Jackson-Wood

Dear Councillor

You are invited to attend the next meeting of **Planning Committee**, which will be held in the **Council Chamber, First Floor** on **Wednesday, 11 October 2023 at 10.00 a.m.**. **A weblink to enable members of the press and public to listen to the proceedings will be published on the relevant page of the Council's website , normally, at least 24 hours before the meeting.**

Members are respectfully reminded that when substituting on committees, subcommittees, and outside or joint bodies, Democratic Services must be advised of the substitution ***in advance of*** the meeting. It is not possible to accept a substitute once the meeting has started. Council Standing Order 4.3 refers.

Yours faithfully
Liz Watts
Chief Executive

The Council is committed to improving, for all members of the community, access to its agendas and minutes. We try to take all circumstances into account but, if you have any specific needs, please let us know, and we will do what we can to help you.

Agenda

Pages

1. **Chair's announcements**
2. **Apologies**
To receive apologies for absence from committee members.

- 3. Declarations of Interest**
- 1. Disclosable pecuniary interests (“DPI”)**
A DPI is where a committee member or his/her spouse or partner has any kind of beneficial interest in the land under consideration at the meeting.
 - 2. Non-disclosable pecuniary interests**
These are interests that are pecuniary involving a personal financial benefit or detriment but do not come within the definition of a DPI. An example would be where a member of their family/close friend (who is not their spouse or partner) has such an interest.
 - 3. Non-pecuniary interests**
Where the interest is not one which involves any personal financial benefit or detriment to the Councillor but arises out of a close connection with someone or some body /association. An example would be membership of a sports committee/ membership of another council which is involved in the matter under consideration.
- 4. Minutes of Previous Meeting** **5 - 10**
To authorise the Chairman to sign the Minutes of the meeting held on 12 September 2023 as a correct record.
 - 5. 23/00123/FUL - Land South Of Pond, Cambourne Business Park, Cambourne** **11 - 78**
Erection of 256 No. dwellings and change of use of the existing marketing suite to a café, landscaping, car parking, substations, bin and bike store and associated works.
 - 6. 22/05549/OUT - TWI, Granta Park, Great Abington** **79 - 162**
Outline application for the development of the TWI campus (including means of access) for use by TWI (comprising but not limited to a range of related uses including office and laboratory space, and ancillary facilities including conferencing and non-residential education/training uses) and/or for Research and Development purposes (Use Class E(g)(ii)), following the erection of two new buildings centred off the central service spine (B4 and B5), one building (B6) immediately to the north, and an extension to the existing engineering hall (B3) (with a combined floor area up to 31,500m² (GEA) excluding plant), the reconfiguration and external works to the Bevan Braithwaite building, central service spine and the servicing yard, and the provision of a decked car park to the north, surface car parking and cycle parking, landscaping and associated infrastructure (following the phased demolition of a number of buildings, namely BBH, Robert Jenkins, Resonance Shed and Trevor Gooch comprising 10,185m² (GEA)) with all other matters, namely layout, scale, appearance and landscaping reserved.
 - 7. 23/00329/LBC - TWI, Granta Park, Great Abington** **163 - 170**
Creation of a 4 m opening to the curtilage listed wall to enable the

creation of an east-west shared access which forms part of the outline application 22/05549/OUT, together with the general repair of copings and masonry to the wall.

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| 8. | Compliance Report | 171 - 174 |
| 9. | Appeals against Planning Decisions and Enforcement Action | 175 - 184 |

Exclusion of Press and Public

The law allows Councils to consider a limited range of issues in private session without members of the Press and public being present. Typically, such issues relate to personal details, financial and business affairs, legal privilege and so on. In every case, the public interest in excluding the Press and Public from the meeting room must outweigh the public interest in having the information disclosed to them. The following statement will be proposed, seconded and voted upon.

"I propose that the Press and public be excluded from the meeting during the consideration of the following item number(s) in accordance with Section 100(A) (4) of the Local Government Act 1972 on the grounds that, if present, there would be disclosure to them of exempt information as defined in paragraph(s) of Part 1 of Schedule 12A of the Act."

If exempt (confidential) information has been provided as part of the agenda, the Press and public will not be able to view it. There will be an explanation on the website however as to why the information is exempt.

Notes

- (1) Some development control matters in this Agenda where the periods of consultation and representation may not have quite expired are reported to Committee to save time in the decision making process. Decisions on these applications will only be made at the end of the consultation periods after taking into account all material representations made within the full consultation period. The final decisions may be delegated to the Corporate Manager (Planning and Sustainable Communities).
- (2) The Council considers every planning application on its merits and in the context of national, regional and local planning policy. As part of the Council's customer service standards, Councillors and officers aim to put customers first, deliver outstanding service and provide easy access to services and information. At all times, we will treat customers with respect and will be polite, patient and honest. The Council is also committed to treat everyone fairly and justly, and to promote equality. This applies to all residents and customers, planning applicants and those people against whom the Council is taking, or proposing to take, planning enforcement action. More details can be found on the Council's website under 'Council and Democracy'.

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Agenda Item 4

South Cambridgeshire District Council

Minutes of a meeting of the Planning Committee held on
Wednesday, 13 September 2023 at 10.00 a.m.

PRESENT: Councillor Dr Martin Cahn – Chair
Councillor Peter Fane – Vice-Chair

Councillors: Ariel Cahn Bill Handley
Geoff Harvey Dr Tumi Hawkins
Judith Rippeth Peter Sandford
Heather Williams Dr Richard Williams
Eileen Wilson

Officers in attendance for all or part of the meeting:

Christopher Braybrooke (Principal Planning Compliance Manager),
Laurence Damary-Homan (Democratic Services Officer), Michael Hammond
(Principal Planner), Charlotte Peet (Senior Planner), Richard Pitt (Principal
Planning Lawyer) and Rebecca Smith (Delivery Manager)

1. Chair's announcements

The Chair made several brief housekeeping announcements.

2. Apologies

There were no Apologies for Absence.

3. Declarations of Interest

With respect to Minute 5, Councillor Dr Martin Cahn declared that he had called the application in and that he would withdraw from the Committee and instead speak as local Member. Councillor Ariel Cahn declared that his father was local Member, but that he had held no discussions regarding the application and was coming to the matter afresh. A general declaration was made with regard to the fact that many Members had been present when the original consent for the proposed development was given, with all Members who had been present coming to the matter afresh.

With respect to Minute 6, Councillor Peter Sandford declared that he had discussed the application with the Chair of Caxton Parish Council regarding the planning process only and was coming to the matter afresh.

4. Minutes of Previous Meeting

By affirmation, the Committee authorised the Chair to sign the Minutes of the meeting held on 9 August 2023 as a correct record.

5. 22/03407/S73 - Land to the West Neal Drive, Orchard Park

The Delivery Manager informed the Committee that there had been some changes to the

National Planning Policy Framework (NPPF) between the time of report publication and the commencement of the meeting. Members were advised that officers had reviewed the reports in the agenda in light of the changes to the NPPF and were satisfied that there were no impacts on the reports or recommendations.

The Chair withdrew from the Committee, in line with his Declaration of Interest. The Vice-Chair assumed the role of Chair and Councillor Bill Handley was appointed Vice-Chair by affirmation.

The Principal Planner presented the report. Members raised a number of questions, to which officers responded, regarding:

- Student accommodation- it was confirmed that conditioning would prevent the development from becoming dedicated student accommodation and changes to this would require a change of use application. Members were advised that individual dwellings could be rented to students on a private basis.
- Reduced cycle storage- Members were informed that the slight reduction in cycle parking spaces was in response to the change of the mix of dwellings and subsequent reduction in demand for cycle storage. In response to a question, officers advised that the cycle parking would predominantly utilise Sheffield stands and that there was no proposed provision of parking for cargo bikes and that much of the external cycle storage proposed in the original permission had been relocated to internal cycle storage in block B.
- Parking- Members had concerns over parking provision but were advised that the County Transport Team and County Highways Development Management had no objection to the proposal. The Chair advised that parking matters would be discussed in the debate.
- Community Council concerns over the appropriateness of a S73 application- officers advised that it was appropriate for the proposal to be brought in the form of a S73 application, rather than a new full application, as there was no firm definition of “minor amendments” in Planning guidance and the description of the development had not changed.
- Concerns over housing mix and compliance with policy H/9- officers advised that the Strategic Housing Team had no objection to the proposal and there were exceptions to policy H/9.
- Data behind County Transport Team comments- Members raised concerns over the underlying data used by the County Transport Team regarding car ownership and the potential for car club spaces to reduce demand for resident parking spaces; officers agreed to come back with the data after the public speakers.

It was also clarified that disable parking and 10 electric vehicle charging points were to be provided by the proposal.

The Committee was addressed by the agent of the applicant, Paul Harney of Paul Harney Associates, and clarified that research on build to rent demographics had led the approach to apartment mix and parking (both car and cycle) provision, with a recent permission in the locality (20/03802/FUL) also influencing the car parking provision. The clerk of Orchard Park Community Council, Victoria McNeill, addressed the Committee on behalf of the Community Council who objected to the application. In response to comments on the appropriateness of a S73 application, Members requested advice on if a S73 application was acceptable for the scale of changes to the approved scheme. The Principal Planning Lawyer advised that the operative part of the permission had not changed and the essence of the proposed development remained the same, thus it would be unwise to refuse the application on the grounds that the level of change to the original permission were inappropriate for a S73 application; the Delivery Manager advised that the level of consultation required for a S73 application was the same as required for a full application.

Councillor Dr Martin Cahn addressed the Committee as local Member in objection to the application.

Prior to the debate, the Principal Planner provided clarity over how the comments of the County Transport Team and displayed the underlying information that led them to conclude that the parking provision was adequate. The Census Data 2011 for Orchard Park and nearby parcels of land was displayed, as was the England & Wales Car Club Annual Survey 2017/18 from ComoUK, and the Principal Planner explained how these sets of information had led the County Transport Team to conclude that it would be reasonable to assume that the proposed parking provision would be sufficient. In response to the data provided by the Principal Planner, Councillor Dr Richard Williams quoted Census Data 2021 to show that car ownership in Orchard Park was higher than suggested by the Census Data 2011.

In the debate, some Members felt that parking provision was not appropriate for the scale of the development and that projected levels of car ownership were too low. Concerns were raised that the County Transport Team's use of Census Data 2011 was inappropriate given that more recent Census Data (2021) was available, and Members expressed discomfort with the weight that was being given to the nearby development at Topper Street (20/03802/FUL). Some Members cited their local knowledge of the area as justification for their concerns over parking, stating that there was already pressure on parking in Orchard Park. Comment was made that the change in apartment mix would not necessarily result in lower demand for parking spaces, and concerns were raised over the parking provision with respect to being able to accommodate a variety of vehicles; some Members felt that the short term leases that would be delivered by the proposal could lead to occupancy by tenants with varying parking demands, such as contractors with large trade vehicles.

Harm to visual amenity and impact on the character and appearance of the area was also discussed. The Committee noted the objections from the Landscape Officer and Urban Design Team and some felt that the changes to the proposed landscaping would lead to unacceptable harm. Comment was made that the changes felt significant, but the Committee noted the legal advice and did not conclude that the use of a S73 application was inappropriate.

By 6 (Councillors Bill Handley, Dr Tumi Hawkins, Peter Sandford, Heather Williams, Dr Richard Williams and Eileen Wilson) votes to 3 (Councillors Peter Fane, Ariel Cahn and Geoff Harvey), the Committee **refused** the application, contrary to the officer's recommendation laid out in the report from the Joint Director of Planning and Economic Development. Councillor Judith Rippeth did not vote. The reasons for refusal were as follows:

- 1- The proposed development fails to provide sufficient levels of car parking to serve future occupants of the development and would harm the amenity of the surrounding area by virtue of the additional pressure this would cause on on-street parking on the surrounding streets. As such, the proposal fails to provide a designed approach to car parking and is contrary to South Cambridgeshire Local Plan (2018) Policies HQ/1 and TI/3, Paragraphs 110 and 130 of the National Planning Policy Framework (2023) and guidance within the Orchard Park Design Guide Supplementary Planning Document (2011).

The proposed development, by reason of the insufficient level of soft landscaping provided resulting from the large quantum of hardstanding, would harm the visual amenity of the area and as such the character and appearance of the area. The proposal is therefore contrary to South Cambridgeshire Local Plan (2018) Policy HQ/1, Paragraphs 130 and 134 of the National Planning Policy Framework (2023) and guidance within the

Orchard Park Design Guide Supplementary Planning Document (2011).

6. **23/01335/OUT - Land East of Ermine Street, Caxton**

The Senior Planner presented the report and, in response to questions, officers provided clarity that:

- The biodiversity net gain was just over 1%.
- The cycle path extended up to the Cambourne West development.
- The Council had opted in to be a Right to Build Vanguard Authority, which was given weight in the assessment of the planning balance.
- The S106 obligations laid with the developer, rather than the individual builders/occupants of each plot.
- The established vegetation on the boundary of the application site was to be retained, as secured by conditioning.
- Policy H/8 of the Local Plan prescribed average densities for developments, with variances to be based on local considerations/ site context. It was confirmed that the proposal was compliant with policy H/8.

The Committee was addressed by the agent of the applicant, Olly Ansell (Grass Roots Planning), who clarified, in response to a question, that the S106 agreement would ensure that the development was delivered as self-build housing, with the developers bringing forward a Reserved Matters application prior to the sale of the individual plots to the purchasers delivering the dwellings. Councillor Laurence Kelly of Caxton Parish Council addressed the Committee on behalf of Caxton Parish Council.

In the debate, Members noted the weight given to the obligations of the Council as a Vanguard Authority and stated that many of the issues raised by consultees had been resolved. In response to concerns around the potential for the plots to end up as market housing, the Principal Planning Lawyer advised that there was a protected occupation period of three years placed upon land designated as self-build, with a requirement for the dwelling to be occupied by the party who directly acquired the plot from the owner, as their principal residence. In response to concerns over access, it was suggested that the trigger for the access upgrade obligation in the Heads of Terms could be altered to prior to commencement of development, with an obligation to maintain the upgraded access added to the obligation. The Committee agreed to this alteration of the Heads of Terms by affirmation. It was also clarified that the roads on site were to be addressed at the Reserved Matters stage.

By 9 (Councillors Dr Martin Cahn, Peter Fane, Ariel Cahn, Bill Handley, Geoff Harvey, Dr Tumi Hawkins, Judith Rippeth, Heather Williams and Eileen Wilson) votes to none, with two abstentions (Councillors Peter Sandford and Dr Richard Williams), the Committee **approved** the application in accordance with the officer's recommendation, and subject to the conditions and the completion of a S106 agreement, as laid out in the report from the Joint Director of Planning and Economic Development.

7. **Compliance Report**

The Principal Planning Compliance Manager presented the report and provided update on staffing matters within the Compliance Team. Members noted that, whilst some information on ongoing cases was no longer being presented in the report, compliance issues were still being dealt with. The Principal Planning Compliance Manager stated that he was happy to discuss specific cases with Members in private where it was not appropriate to put information into the public domain.

The Committee **noted** the report.

8. Appeals against Planning Decisions and Enforcement Action

The Delivery Manager presented the report and informed the Committee that possible alterations to the layout and detail of future reports were being explored, and also informed the Committee that delays in the Planning Inspectorate were impacting the appeal timelines of some cases.

The Committee **noted** the report.

The Meeting ended at 12.52 p.m.

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Agenda Item 5



Planning Committee Date	11 October 2023
Report to:	South Cambridgeshire Planning Committee
Lead Officer:	Joint Director of Planning and Economic Development
Reference	23/00123/FUL
Site:	Land South Of Pond Cambourne Business Park Cambourne Cambridgeshire
Ward / Parish	Cambourne
Proposal	Erection of 256 No. dwellings and change of use of the existing marketing suite to a café, landscaping, car parking, substations, bin and bike store and associated works.
Applicant	South Cambridgeshire Investment Partnership
Presenting Officer	Aaron Coe, Principal Planning Officer
Reason Reporting to Committee	Application brought to Committee because South Cambridgeshire District Council has a direct interest in the application as part applicant
Member Site Visit Date	4 th October 2023
Key Issues	Principle of Development Housing Provision Design, Layout, Scale, Character and Visual Amenity Character / Visual Amenity Landscape Trees Carbon Reduction and Sustainable Design

Biodiversity
Water Management and Flood Risk
Highway Safety and Transport Impacts
Cycle and Car Parking Provision
Residential Amenity
Renewables / Climate Change
Open Space and Recreation
Developer Contributions
Other Matters

Recommendation

APPROVE subject to conditions and Section 106 agreement

1.0 Executive Summary

- 1.1 The application is a Regulation 3 planning application which is made by the South Cambridge Investment partnership (SCIP) which is a joint venture set up by South Cambridgeshire District Council and Hill. The purpose of the partnership is to deliver high quality homes in sustainable locations. The application site is located to the north west of Cambourne. The site is bound by the Cambourne Business Park to the north and east, lower Cambourne to the south and the Cambourne West development lies immediately to the west.
- 1.2 The site is allocated for development under Policy SS/8 of the South Cambridgeshire Local Plan 2018.
- 1.3 The application seeks full planning permission for the erection of 256 dwellings including 102 affordable dwellings, change of use of the existing marketing suite to a café, a Local Area of Play (LAP) and a Local Equipped Area of Play (LEAP), landscaping, car parking, substations, bin and bike stores.
- 1.4 The application has been the subject of pre-application advice with officers, including the advice of specialist officers. The applicant also presented the scheme to Cambridgeshire Quality Panel at pre-application stage and made alterations to the scheme through the pre application process to address the comments raised.
- 1.5 The proposal would provide a high quality scheme which would make a strong positive contribution to the local context of the site and to the character of the area. The proposal would comply with the requirements of the relevant local and national planning policies.
- 1.6 The use of planning conditions and a Section 106 Agreement can secure appropriate detailing, technical information and financial contributions such that the proposal would accord with Local Plan policies. Officers recommend that the Planning Committee approves the application subject to conditions and completion of a Section 106 (legal) Agreement.

2.0 Site Description and Context

- 2.1 The application site is located to the north west of Cambourne. Cambourne consists of three linked villages; Lower Cambourne which is located to the south of the site, Great Cambourne and Upper Cambourne which are both located to the east of the site. The site is bound by the Cambourne Business Park to the north and east and then the Cambourne West development lies immediately to the west.
- 2.2 The site measures 9.64 hectares as a whole and as existing comprises a broadly rectangular shaped parcel of undeveloped grassland area. There is a hard surfaced parking area in the north-eastern corner located to the south of the Business Park Road together with part of the gyratory and public square located to the front of the Council offices, and a parcel of land to the north upon which the former marketing suite building is located. The site has green edges that run along all four boundaries. A landscaped edge forms the northern boundary which includes a double row of trees with a footpath running in between, beyond which is Cambourne Business Park Road followed by three landscaped ponds which provide a civic edge to the business park. A strong landscape buffer frames the southern and western boundaries. The western boundary planting is uninterrupted while paths break the southern boundary trees and vegetation connecting the site to the bridleway and then to Lower Cambourne. The eastern boundary is formed by a footpath which connects the business park to the existing bridleway. The footpath is framed by a row of landscaped trees on the eastern side.
- 2.3 The site is accessed via the Cambourne Business Park Road which is a private unadopted road.
- 2.4 The site falls within the allocation area of Policy SS/8 of the 2018 Local Plan which changed the land use designation as defined by the previous Local Plan from commercial use to residential use.
- 2.5 In terms of site constraints the site falls within Flood Zone 1 so is considered at low risk of flooding from rivers or the sea. The site is largely within an area at very low risk of surface water flooding, but with some areas of low, medium and high risk. The site is not located within a designated conservation area or within the setting of any listed heritage assets.

3.0 The Proposal

- 3.1 The development seeks full planning permission for 256 new dwellings and change of use of the existing marketing suite to a café with associated landscaping, car parking, substations, bin and bike stores.
- 3.2 The proposals have been subject to detailed discussed with the Councils' officers as part of a pre application process which has been ongoing since the beginning of 2022.

3.3 During the course of the planning application amended plans and additional information has been received to address statutory consultees. These include revised biodiversity net gain calculations, additional bat survey data, amended flood risk assessment and drainage strategy, further refuse strategy details, revised plans to address various landscape and urban design officer comments and additional external lighting details.

4.0 Environmental Screening

4.1 In August 2021 a Screening Request for the development of the Land South of Cambourne Business Park was submitted to the Local Planning Authority under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, to determine whether the proposed development constituted EIA development (planning reference 21/03771/SCRE).

4.2 The request was supported by an EIA Screening Report. The report concluded that the proposed development fell under 10(b) 'Urban Development Projects' as listed in Column 1 of Schedule 2 of the regulations and the proposals exceeded the criteria of more than 150 dwellings and an overall development area of over 5 hectares.

4.3 The Local Planning Authority issued a Screening Opinion on 18th February 2022 based on the information submitted, the proposed development was Schedule 2 development under the EIA regulations but would not constitute EIA development.

4.4 The Council's Screening Response found no potential significant environmental effects arising from the proposed development and as such the submission of an Environmental Statement with the application submission was not required.

4.5 Notwithstanding the February 2022 Screening Response, officers note that since this time, circumstances have changed and new evidence has emerged relating to ground water abstraction and potential impact on water resources. The Screening Response has been reviewed by officers, specifically the potential impact on water resources. Officers maintain the view that, given the scale of the development proposed, the development proposals would not constitute EIA development.

4.6 In terms of dealing with the current application, it is accepted that the proposed development is Schedule 2 development within the EIA regulations, as noted above, and that the proposal would result in new development that has water demand which is not currently present on site.

4.7 The application is supported by technical documents dealing with sustainability measures, including an Energy Statement. The energy statement sets out an overview of the specification to be used. The applicants have committed to water use of no more than 99 litres per person

per day which exceeds the adopted Local Plan policy requirement of 110 litres. An overview of the specifications of sanitaryware and appliances proposed to be used have been submitted to demonstrate the water efficiency standards will be met. It is also important to note that these measures will be secured through the planning process to require compliance with the proposed maximum water usage via planning condition(s).

- 4.8 In this instance, given the scale of the development proposed officers are satisfied that the proposal can proceed without an Environmental Statement and that the potential impact on water supply can be considered as part of the planning application process, with water efficiency measures that can be secured by way of planning condition.
- 4.9 Set out a brief description of the history as relevant. Address more fully in officer assessment particularly if there has been an appeal or previous refusal by Planning Committee

5.0 Policy

National Planning Policy

National Planning Policy Framework (NPPF) – September 2023
National Planning Practice Guidance (NPPG)
National Design Guide 2021 (NDG)

South Cambridgeshire Local Plan 2018

S/1 – Vision
S/2 – Objectives of the Local Plan
S/3 – Presumption in Favour of Sustainable Development
S/5 – Provision of New Jobs and Homes
S/6 – The Development Strategy to 2031
S/7 – Development Frameworks
S/8 – Rural centres
SS/8 – Cambourne West
S/9 – Minor Rural Centre
CC/1 – Mitigation and Adaptation to Climate Change
CC/3 – Renewable and Low Carbon Energy in New Developments
CC/4 – Water Efficiency
CC/6 – Construction Methods
CC/7 – Water Quality
CC/8 – Sustainable Drainage Systems
CC/9 – Managing Flood Risk
HQ/1 – Design Principles
HQ/2 – Public Art
NH/2 Protecting and enhancing landscape character
NH/4 – Biodiversity
NH/6 - Green infrastructure
H/8 – Housing density

H/9 – Housing Mix
H/10 – Affordable Housing
H/12 – Space Standards
SC/2 – Health Impact Assessment
SC/4 – Meeting Community Needs
SC/6 – Indoor Community Facilities
SC/7 – Outdoor Play Space, Informal Open Space and New Developments
SC/9 – Lighting Proposals
SC/10 – Noise Pollution
SC/11 – Contaminated Land
SC/12 – Air Quality
TI/2 – Planning for Sustainable Travel
TI/3 – Parking Provision
TI/8 – Infrastructure and New Developments
TI/10 – Broadband

South Cambridgeshire Supplementary Planning Documents (SPD):

Biodiversity SPD- Adopted July 2009

Trees and Development Sites SPD- Adopted January 2009

South Cambridgeshire Supplementary Planning Documents (SPD)

Sustainable Design and Construction – Adopted January 2020

District Design Guide – Adopted 2010

6.0 Consultations

6.1 Cambourne Town Council- Object

6.2 The Town Council object due to the lack of employment uses proposed and the lack of an all motor vehicle connection between the site and Cambourne West.

6.3 The Town Council have raised the following design issues with the proposal:

- All units should be designed so the ground floors are fully accessible.
- Garden sizes and balcony sizes are too small for the size of the units proposed.
- Too much hard surfacing is proposed within the parking courts. These should be broken up by additional soft landscaping.
- Concerned there will be conflict between pedestrians and motor vehicles within areas of shared surface which lead to pedestrian links (between blocks K & L and H & I).
- There is a lack of variation between the rooflines along the business park frontage.
- Poorly designed dormer windows.
- Security concerns with the proposed rear parking arrangement.
- Concerned with the access arrangement and distance from a number of plots to the car parking locations.

- Distance between play spaces and dwellings.
- The Town Council are concerned by the potential maintenance charges associated with the private road serving the development.
- The Town Council are concerned by the proposed drainage strategy and the reliance on cellular tanks underground which discharge into the adopted sewer.
- Environmental concerns. Details of the offsite provision should be secured prior to determination.
- The Town Council has provided various Section 106 contribution requests which are based on a pro rata of the Cambourne West development contributions.

6.4 Cambridgeshire County Council (Highways Development Management)- No Objection subject to conditions.

- Maintenance scheme for the non-adoptable roads
- Compliance with Traffic Management Plan
- Details of the link from Business Park to Cambourne West

6.5 Cambridgeshire County Council (Transport Assessment Team)- No Objection subject to condition and Section 106 financial contribution.

6.6 The transport officers have considered that the local junctions in Cambourne within CCC's network appear to be operating in a satisfactory manner. There is sufficient spare capacity that if the impacts were found to be above that currently being predicted in the assessment modelling, there would not be a significant impact on the local network.

6.7 The transport team confirmed agreement with the conclusion of the Cambourne Business Park Road Note (Stantec) dated May 2023 which details the reasons why the new link road should serve buses, cycles and pedestrians only. This is in accordance with policy SS/8 and will enable the Greater Cambridge Partnership Cambourne to Cambridge Better Public Transport Scheme.

6.8 The transport assessment team have requested a financial contribution towards the Cambourne to Cambridge project which reflects the scale of the development compared to the Bourn Airfield scheme (£5714 per dwelling which would equate to a total contribution of £1,462,784.00 from the proposed 256 unit scheme).

6.9 The transport assessment team confirmed agreement to the costs associated with providing the link through the Business Park which will serve the Cambourne to Cambridge scheme and as such the contribution request could be reduced by £523,000.00. Resulting in a final contribution request of £939,784.00.

6.10 Cambridgeshire County Council (Archaeology Team)- No Objection. No objection to the proposals and no conditions required.

- 6.11 **Cambridgeshire County Council (Education, Library, Strategic Waste) No Objection subject to Section 106 contributions.**
- 6.12 As submitted the Cambridgeshire County Council Education, Library and Strategic Waste team requested contributions towards the following:
- £421,757 towards Early Years Places in Cambourne
 - £1,109,407 towards Primary School Places serving Cambourne (this contribution is no longer required by Cambridgeshire County Council as detailed at paragraph 6.13 below).
 - £933,098 towards Secondary School facilities serving the development
 - £37,760 towards additional capacity at Cambourne Library
 - £46,336 towards St Neots Household Recycling Centre
 - £150 monitoring fee
- 6.13 Following receipt of the consultation response the applicants submitted a rebuttal letter which confirmed the original comments had failed to take into account the primary school provision made by Cambourne West which would mitigate the impact of the additional children that will occupy this development. The forecast indicates 61 primary aged children would be generated by the development and there is capacity across the primary schools serving Cambourne to accommodate this development and therefore no contribution is requested towards primary school places.
- 6.14 The Cambridgeshire County Council (Education Library and Strategic Waste) submitted an updated consultation response dated 21st July 2023 which confirmed a financial contribution towards primary school places is not required.
- 6.15 **Urban Design Officer- No Objection subject to conditions.**
- 6.16 Urban Designer Comment: Details required in respect of the design of the pedestrian, cycle and bus link between the Business Park and Cambourne West.
Officer response: Details to be secured by condition 26.
- 6.17 Urban Designer Comment: Additional soft landscaping and tree planting should be included within the car parking courts.
Officer response: The landscape plans have been updated to introduce additional soft landscaping to soften the appearance of the courtyard spaces.
- 6.18 Urban Designer Comment: The public square should be introduced in an earlier phase to allow the trees to mature in this prominent location whilst the development is being built out.
Officer response: Phasing plan to be secured by condition 27.
- 6.19 Urban Designer Comments:

Clarification required in respect of material details for Apartment blocks A and B.

Conditions required to secure details of brick/materials and the approval for the construction of a sample brick panels for the entire development is required.

A condition on materials and detailing for furrow detailing, composite window panels, corner windows, balconies, eaves, porches, doors, windows, rainwater goods, rear boundaries, railings, parapets, soffits including the Apartment blocks is required.

Officer response: Material details secured by conditions 6 and 7

6.20 Urban Designer Comment: A condition for the design of the shelter within the public space.

Officer response: Details to secured by condition 8.

6.21 **Landscape Officer- No Objection subject to conditions.**

6.22 No objection subject to hard and soft landscaping conditions.

6.23 **Tree Officer- No Objection.**

6.24 No objection.

6.25 **Public Right of Way Officer – No Objection.**

6.26 No objection subject to informative.

6.27 **Sustainability Officer- No Objection subject to conditions.**

6.28 Acceptable subject to a condition which requires the implementation of the development in accordance with the submitted energy strategy.

6.29 **Waste Services- Requested the following information:**

- Site wide vehicle tracking required.
- Provide a clearer refuse strategy (bin locations, drag distances, vehicle reverse distances, vehicle turning courtyards, confirmation of parking enforcement details and if the roads will be built to adoptable standards).
- Provide capacity details in accordance with GCSWS capacities.

6.30 **Environmental Health Officer- No Objection subject to conditions**

- Demolition Construction Environmental Management Plan (which includes a noise, vibration and dust impact assessment, mitigation and monitoring plan).

- Noise assessment and insulation scheme

- Air Source Heat Pump noise impact assessment/ mitigation scheme

- Artificial lighting

- 6.31 **Environment Agency- No comments.**
- 6.32 No comments as the proposed development falls outside of the Environment Agency external consultations checklist (as the development was not considered EIA development).
- 6.33 **Contaminated Land Officer- No Objection.**
- 6.34 Acceptable subject to watching brief informative.
- 6.35 **Health and Safety Executive- No comments.**
- 6.36 No comment as the proposals do not appear to fall under the remit of planning gateway one because the height condition of a relevant building is not met.
- 6.37 **Cambridgeshire and Peterborough Integrated Care System- No Objection.**
- As submitted*
- 6.38 The existing local medical practise does not have capacity to accommodate the additional growth proposed. The healthcare provider has identified that the development would give rise to a need for additional primary healthcare provision to mitigate the impact arising from the development. A developer contribution of £179,600.00 would be required to accommodate the patient growth generated by this development.
- As Amended*
- 6.39 The initial assessment did not acknowledge that the Upper Cambourne 950 development is fully occupied and as such the Section 106 monies that has already been secured has provided the required additional capacity to serve the future occupants of this development and as such the request is retracted.
- 6.40 **East of England Ambulance Service (NHS Trust)**
- 6.41 The development is considered to give rise to a need for additional emergency ambulance healthcare and a developer contribution is required to mitigate the impacts arising from the development. A financial contribution of £110,779.00 is requested.
- 6.42 **Lead Local Flood Authority- No Objection subject to conditions.**
- 6.43 Following the submission of the Flood Risk Assessment and Drainage Strategy (produced by Create dated February 2023) and the Geo Environmental Report (produced by Enzygo dated June 2021). The submitted information was considered acceptable subject to conditions to secure a detailed surface water drainage scheme, details of long term management/ maintenance, management of surface water during

construction and a completion report which demonstrates the surface water drainage scheme has been constructed in accordance with the approved details.

6.44 Housing Officer- No Objection.

- 6.45 The proposed development is considered acceptable to the Strategic Housing Team.
- 40% affordable housing contribution (70% affordable rent, 30% intermediate/ shared ownership).
 - All clusters are equally dispersed and below the maximum number of 25 units.
 - Affordable units are not distinguishable from the market housing by external appearance.

6.46 National Highways- No Objection.

- 6.47 The National Highways raised no objection to the proposed development.

6.48 Ecology Officer- No Objection subject to conditions.

6.49 *As submitted*

6.50 *Insufficient information to determine the application. Additional information required:*

- 6.51 -Completion and submission of bat activity surveys of the boundaries of the site to inform the lighting strategy. As this is a Full application such surveys cannot be conditioned.

- 6.52 -Submission of the Impact Assessment and Conservation Payment Certificate to provide the evidence required to show participation in the Natural England District Level Licencing Scheme.

- 6.53 -Clarification of potential public access to Elsworth Wood SSSI, to ascertain the potential for increased visitor pressure.

- 6.54 -Confirmation of the Biodiversity Net Gain strategy.

6.55 *As Amended*

- 6.56 During the course of the application bat activity survey data and analysis was submitted for spring and summer months 2023 . The bat survey data and analysis submitted showed that the western, southern, and eastern boundary are important for commuting and foraging bats. There are questions remaining regarding the impact to foraging and commuting bats on the southern and western boundary due to both lighting impacts (western boundary carparks) and protection of vegetation (rear garden curtilage southern and western boundaries). Following the concerns raised regarding the impact of lighting the applicants submitted test designs to show that the lighting design for the car parks on the western boundary could be designed in such a way that no significant light spill would impact the woodland boundary. When making decisions on the luminaries, the applicant should consult Bats and Artificial Lighting At Night guidance (Bat

Conservation Trust and the Institution of Lighting Professionals, 2023) which has been recently published.

- 6.57 The guidance suggests the following:
- All luminaries should be LED
 - Have a warm white light source (2700Kelvin or lower)
 - Light sources should feature peak wavelengths higher than 550nm
 - Only luminaries with negative or zero Upward Light Ratio, with good optical control.
 - Luminaries should always be mounted horizontally.
 - And if necessary, consider baffles and reflectors.
- 6.58 Overall the ecology officer is satisfied that the applicant has provided a detailed analysis of the lighting issues, and that a truly sensitive lighting strategy can be installed to remove any risk of impact to commuting bats. The final details of the design can be secured through condition with reference to Bat Conservation Trust and the Institution of Lighting guidance.
- 6.59 The applicants submitted an Impact Assessment and Conservation Payment Certificate to provide the evidence required to show participation in the Natural England District Level Licencing Scheme
- 6.60 In respect of Biodiversity Net Gain the report submitted has provided an updated baseline assessment and recommended that an offsite solution will be required to meet the 20% net gain target set out by the applicant. The report states that the most viable option would be to purchase the required units from a third-party provider, which is acceptable. Planning conditions and the Section 106 agreement will secure the net gain provision and management/ monitoring for a 30 year period.
- 6.61 **Cambridge Fire and Rescue- No comments.**
- 6.62 No comments received.
- 6.63 **Natural England**
- 6.64 To assess the recreational pressure impacts of residential developments please refer to the Natural England guidance note dated 12th July 2019.
- 6.65 **Anglian Water- No Objection.**
- 6.66 The foul drainage from this development is in the catchment of Uttons Drove Water Recycling Centre which currently does not have capacity for the flows. However, Anglian Water has applied and is working to agree a new permit to address the exceedance. The proposed connection as set out in the submitted FRA and drainage strategy is acceptable.
- 6.67 **Designing Out Crime Officer**

As submitted- Further information required;

- Lighting details required
- Cycle storage details
- Boundary treatment details
- Concerned with footpath designs between properties
- Locations of public cycle parking

As Amended

- Content for lighting details to be conditioned.
- Content for cycle storage details to be conditioned.
- Remain concerned with hit and miss fencing proposed.
- Remain concerned with footpath locations between plots.

6.68 Cambourne Village College- Objection

6.69 Object to the application as it does not include a through road from the Business Park to Cambourne West for all vehicles. The lack of a through route will lead to additional pollution as journeys will be longer. Drivers currently drop children along Swansley Lane instead of the school car park which has already resulted in complaints from residents. Acknowledge the expense of upgrading the business park road but it is considered an important connection to Cambourne West.

6.70 Cambridge Past Present and Future

6.71 Supports the provision of a large park but objects to the central location without links to other green spaces or community features such as the market square

6.72 Cambridge Past, Present and Future support the provision of a single large park but object to its location within the centre of the site, without links to other green spaces. CPPF has offered biodiversity credits at Coton Countryside Reserve in order to achieve the 20% Biodiversity net gain. Coton Countryside Reserve is owned and managed by CPPF who have long term plans for the management and biodiversity improvement to the site. Coton Countryside Reserve is only 8 miles from Cambourne and is therefore easily accessible by, and a valuable resource to residents of the development.

6.73 The Wildlife Trust- Comments

6.74 The Wildlife Trust (WT) has reviewed the updated reports (Botanical Survey, BNG design and Biodiversity Metric spreadsheet). The WT has found the Botanical Survey findings and recommendations to be acceptable. The WT has assessed the biodiversity metric calculations and agrees that they are accurate.

6.75 The WT acknowledges the method for securing 20% net gain (combination of onsite and off site provision).

- 6.76 The WT preference is for the enhancement of existing land within Cambourne. However, if this is not possible then the use of a Habitat Bank elsewhere within the district would be acceptable.
- 6.77 Disappointed that there is no landscape buffer along the Wildlife Trust land. The increased pressure on the County Park should require a contribution (secured through the Section 106) towards the long term management of the Country Park.
- 6.78 **Cambridge Past Present and Future- Neutral comments.**
- 6.79 Supports the provision of a large park but not within the centre of the site without links to other green spaces or community features within the development.
- 6.80 Note that to achieve a 20% biodiversity net gain, off site provision is needed and would like to offer biodiversity credits at Coton Countryside Reserve in order to achieve the 20% Biodiversity net gain.

7.0 Third Party Representations

- 7.1 Representations have been received from 79 properties.
- 7.2 The full comments can be found on the Council's website using the planning application reference number (23/00123/FUL). In summary, the following concerns have been raised within the representations:

7.3 Principle of development

Concerned by the lack of employment use which is contrary to the requirement of policy SS/8 (criterion 7/8) which requires 8.1 hectares of employment land in addition to the retail and community/ leisure facilities that are required.

Concerned by the lack of employment use within the proposal as it will threaten the ability to deliver a sustainable integrated community and will be detrimental to business and employment growth. The Local plan policies seek to maintain employment opportunities where new housing is located to lead to more sustainable patterns of growth and avoid commuter towns being created. The site falls within the Arc and the Council should be prioritising world class tech and life sciences rather than housing on this site.

Concerned that there are insufficient facilities and infrastructure within Cambourne to accommodate the additional housing proposed.

Concerned that the proposals conflict with policy S/2 which requires developments to support economic growth, technology based industries, research and development

Highway matters/ Access

Concerned by the lack of an all motor vehicular access through the Cambourne Business Park. Conflicts with the requirement of policy SS/8 (criterion 12 part g). The proposal will lead to additional traffic to the school

and result in people travelling through the housing estate roads (within Cambourne West) to get to the school. This will impact the safety of the highway and lead to greater travel emissions.

Concerns about the functionality of local buses which currently do not travel all around Cambourne

Biodiversity/ Landscape

Object to the loss of greenspace and the impact on wildlife

Amenity

Concerned that the development conflicts with NPPF paragraph 187 as the proposal as submitted has failed to demonstrate the development can be integrated effectively with existing businesses.

Other matters

Object to the application as residents would prefer community facilities on site rather than more housing.

Concerned that there is unlikely to be enough demand for a café use as residents can access the other facilities in the centre of Cambourne and Cambourne West.

8.0 Summary of design changes undertaken through the pre application process

- 8.1 The design and proposed layout of the development has evolved throughout the pre-application process following on from a number of pre application meetings and workshops with the LPA and as a result of feedback from two presentations of the scheme to the Cambridgeshire Quality Panel. The main areas of change are summarised below.
- 8.2 Through the pre application process various alterations have been made to the layout of the public square to create a more urban square environment with seating, trees and additional hard surfacing. The location and design of the foraging routes were also regularly discussed prior to submission to ensure the pedestrian/ cycling connectivity was enhanced across the site and with additional links to the surrounding area (Cambourne, the business park and Cambourne West). The pre app discussions also focused on creating a scheme which would provide a range of open spaces which are strategically located with their own character.
- 8.3 During the design process the applicants worked with officers to create a strong, continuous urban frontage character along the Business Park Road with rhythm and repetition of buildings along business park road frontage. The scheme also introduced 'the backs' to ensure car parking could be hidden from the street scene to prevent visual dominance of parked cars. The design and appearance of the apartment blocks were also frequently discussed at the pre application workshops. Additional detailing and material choices were made to add architectural interest to the apartment blocks.

- 8.4 Throughout the design process the applicants considered and presented various character areas, building forms, heights and arrangements. As a result of various pre application workshops and discussions with officers the scheme submitted has responded appropriately to the sites surroundings.
- 8.5 The above representations are a summary of the comments that have been received. Full details of the representations are available on the Council's website.

9.0 Assessment

- 9.1 The key issues to consider in the determination of this application are the principle of development, housing provision, character / visual amenity, landscaping, biodiversity, trees, flood risk and drainage, highway safety and transport impact, residential amenity, renewables / climate change, open space provision, contamination, developer contributions and other matters.

Principle of Development

- 9.2 In terms of assessing the principle of development the key South Cambridgeshire Local Plan 2018 policy consideration is policy SS/8 which allocated the site for the development of a sustainable new settlement linked to Cambourne for approximately 1200 dwellings. An additional parcel of land immediately to the north of the allocation was put forward for development as part of the outline application (reference S/2903/14/OL, as amended by S/1775/19/NM) and consent was granted for 2350 dwellings together with employment, education and community facilities. Policy SS/8 has various criteria and each of these require assessment in order to determine whether the proposals comply with this policy. These are assessed in turn below:
- 9.3 *1) Land shown on the Policies Map south of the A428, north west of Lower Cambourne, including an area within the current Business Park is allocated for the development of a sustainable, fourth linked village to Cambourne of approximately 1,200 dwellings by 2031 with high levels of green infrastructure, subject to:*
- 9.4 The number of dwellings approved by the outline consent has exceeded the allocation due to site area of the original allocation being extended. This application seeks consent for development on a parcel of land which was included within the original site allocation. The proposed site plan clearly demonstrates that the site can comfortably accommodate 256 new dwellings on the application site. The development also incorporates green infrastructure in the form of a central park area, public square, informal open space and a community orchard. The scheme is considered compliant with criteria 1.
- 9.5 *2) Development taking place in accordance with a Masterplan to be submitted for approval by the Local Planning Authority as part of the first*

application for planning permission. The Masterplan will set out the principles of good design and be supplemented by a Design and Access Statement. Design Guides / Design Codes for the development will be prepared as part of applications for the grant of approval for reserved matters. The Masterplan will demonstrate how the development will integrate with the rest of Cambourne, the Business Park and with Cambourne Village College.

- 9.6 The application site is not within the site boundary for the Cambourne West development for which a masterplan and design code document was developed and approved by the Local Planning Authority. This application is a full planning application and has been established independently from the wider Cambourne West development. The proposals are considered to be well integrated into the Cambourne Business Park and well connected to the surrounding areas via dedicated footpaths and cycle links. The scheme is considered compliant with criteria 2.
- 9.7 *3)A Landscape Strategy must be submitted for approval by the Local Planning Authority as part of the first application for planning permission, and include the provision of a high quality landscaped setting around the boundary of the settlement to (amongst other things) provide appropriate open space between the new village and Lower Cambourne. This setting will form part of the publicly accessible green infrastructure of the settlement, and be well connected to Cambourne's existing green network and the wider countryside, including through an enhanced network of footpaths and bridleways.*
- 9.8 A landscape strategy has been submitted alongside the application. This has been developed through pre application engagement with officers and the Council's landscape architect has reviewed the information and considered the details to be acceptable subject to conditions securing the details of hard and soft landscaping and a planting schedule. The scheme is considered compliant with criteria 3.
- 9.9 *4)Building heights and landscaping will minimise the visibility of the settlement and the secondary school from adjoining roads to the north, west and south.*
- 9.10 In terms of building heights, the proposal consists of 2-3 storeys for dwellings and 4 storeys for the apartment blocks. The heights proposed are considered appropriate as they are similar to surrounding residential estates and commercial buildings within the Business Park. In respect of landscaping as existing the site is relatively well contained with broadleaved plantation woodland along the southern and western boundaries. To the north and east and there are trees which are proposed to be retained and protected as part of the proposal. The scheme is considered compliant with criteria 4.
- 9.11 *5)Existing woods, hedges, unimproved grassland areas and water features will be retained which would contribute to the character and amenity of*

Cambourne West, managed to enhance their ecological value and linked together by areas of open space to provide a network of accessible green infrastructure.

- 9.12 The woodland and trees at the boundaries of the site make a valuable contribution to the character of the site and would be retained as part of the development proposal. The site does not contain unimproved grassland but rather semi-improved grassland which will be regularly managed. In respect of Biodiversity Net Gain, the applicants are targeting a 20% net gain. The net gain will be secured by both on site enhancements and off site. The Biodiversity Net Gain details will be secured via planning condition and the Section 106 (legal) agreement which will also require the details of the management/ monitoring for a 30-year period. The scheme is considered compliant with criteria 5.
- 9.13 *6)Residential, primarily dwelling homes (Use Class C3), but could also include nursing and residential care homes. Housing densities to vary across the site with higher densities close to the village centre and bus routes and lower densities around the settlement boundary. The starting point for negotiations concerning the provision of affordable housing on this site will be Policy H/10.*
- 9.14 The application proposes a primarily residential development with a café use also proposed. The proposed housing density equates to 31 dwellings per hectare. To the north of the site a higher density is proposed (closer to the business park), and lower density development is proposed along the southern edge. This creates a transition in character when moving from the more commercial character of the Business Park towards the residential estates within Lower Cambourne to the south. In terms of affordable 40% affordable housing is proposed. This accords with Policy H/10 of the Local Plan. The scheme is considered compliant with criteria 6.
- 9.15 *7)Land south of the Business Park access road will be developed primarily for residential uses and will include provision of a segregated cycle and pedestrian path linking to Cambourne Village College along the southern boundary, enhancing the existing footpaths and bridleways. It will only come forward once replacement employment land in criterion 7 is secured.*
- 9.16 *8)An equivalent quantity of employment land to that lost on the Business Park (8.1ha. in June 2013) will be delivered in the northern part of the Cambourne West site rather than its current location. In order to be compatible with residential development this will primarily be in Use Class B1, although other suitable employment uses will be included to provide a mix of employment opportunities, including smaller units.*
- 9.17 It is considered appropriate to consider criterion 7 and 8 together. It should be noted that there is a typographical error within criterion 7, which should refer to criterion 8 (the part of the policy which requires the provision of an equivalent quantity of employment land to that lost on the business park to be delivered as part of the policy SS/8 allocation).

- 9.18 The outline consent for Cambourne West (application reference S/2903/14/OL as amended by S/1775/19/NM) includes 6.25ha of employment land and there is no indication that alternative schemes will come forward within the Cambourne West site for additional employment uses. The applicant has considered the provision of employment land within the Cambourne West development to be 8.59 hectares. The applicants have reached this figure as following the amendments to the Town and Country Planning Use Class Order (September 2020) a number of the other uses were granted consent (such as community and leisure facilities and retail uses) which now fall within Use Class E and the applicant has concluded that these could come forward as employment uses which were previously defined as a B1 use (office, business use) without the need for planning permission. Whilst the applicants' position on this matter is acknowledged the requirement of policy SS/8 (8) was established and adopted before the uses were combined into Class E. Therefore, the amount of dedicated B1 uses considered necessary at the time of the creation of the policy SS/8 (8.1ha) would have been in addition to the provision of the retail, community and leisure facilities also provided within the Cambourne West development. As such it is the view of the Local Planning Authority that the proposed development does involve a clear conflict with policy SS/8 as the Cambourne West development has only delivered 6.25 ha rather than the 8.1 ha required by the policy.
- 9.19 Notwithstanding the above, as set out within criterion 1 of the policy Cambourne West was originally allocated for approximately 1200 dwellings. However, as a result of a 5 year housing land supply shortage in 2017 the Council granted outline consent for 2350 homes on a larger site (including additional land to the north) but this site excluded the land to the south of the Business Park. Following the granting of consent for Cambourne West, which only included up to 6.25ha of employment land, it is no longer possible to achieve the required 8.1ha as set out within policy SS/8 unless an alternative scheme for the northern part of the Cambourne West site comes forward. It would be unreasonable to prevent the development of the land south of the business park coming forward for residential development as a result of the shortfall in provision of employment land within the northern part of Cambourne West as originally required by policy SS/8 (8).
- 9.20 The officer committee report for the Cambourne West outline application stated *'any development of the vacant land on the business park would include some employment provision'* and *'the proposed employment land on Cambourne West would be a significant contribution towards the quantity of Use Class B1 employment land that would be lost on the business park if the proposals for a mixed use residential scheme are progress for the vacant land to the south of the business park road'*. This reference is noted, however, every application must be judged on its own merits. The relevant policies within the South Cambridgeshire Local Plan 2018 make no reference to a requirement for the Land South of the Business Park to deliver employment land on the Site and there were no conditions or

obligations within the Cambourne West Section 106 agreement that secured the delivery of employment uses on this Site.

- 9.21 In respect of criterion 7, the wording of this part of the policy prevents development coming forward for the land south of the business park until replacement employment land is delivered as per the requirement of criterion 8. Officers do not consider that the intentions of policy SS/8 is to sterilise the development of the allocation following the granting of outline permission for a scheme which included reduced levels of employment land. Inevitably, as a result of the reduced employment provision within the northern part of Cambourne West, any proposal that comes forward for the land south of the business park will conflict with criterion 7 of the policy. On balance, officers consider it to be reasonable to give only limited weight to this conflict due to the change in circumstances following the reduced employment provision within the approved Cambourne West development.
- 9.22 Moreover, criterion 7 does not state that the land south of the business park must provide the employment within the site to compensate for the reduced employment provision within the northern part of Cambourne West. Officers consider that it would be unreasonable to now interpret the requirements of the policy to suggest that the land south of the business park is responsible for re-providing the employment land that failed to come forward as part of the proposals for the northern part of Cambourne West development. Therefore, the proposed development only conflicts with the policy in respect of the timing of the delivery of the land south of the business park rather than the uses proposed and officers consider that limited weight should be applied to this conflict.
- 9.23 Furthermore, as set out within paragraph 3.53 of the South Cambridgeshire Local Plan 2018, a key motive for the allocation requiring employment land to the north of Cambourne West and a primarily residential development at the land south of the business park was in the interest of strategic place making and to enable better integration between the fourth village (Cambourne West) and the rest of Cambourne. Officers consider that significant weight should be applied to the fact the proposals consist of a primarily residential scheme which will provide a significant contribution to the districts housing numbers, promotes sustainable connectivity, and successfully integrates the Cambourne West development with the wider Cambourne village.
- 9.24 A number of third party representations refer to policy wording which suggests the Site should be developed as 'primarily residential', with the suggestion that the scheme should be mixed use. Officers acknowledge the use of the word 'primarily' may be interpreted to suggest a secondary use other than residential should be included. However, given the absence of a specific requirement for a mixed use scheme officers do not agree with this interpretation and consider that the policy criterion does not require a mixed use development to be delivered on this site. Therefore, the scheme is considered to be generally compliant with criteria 7 and 8.

- 9.25 *9)Small scale shops and other town centre uses to serve the needs of the village and adjoining Business Park. Provide for convenience shopping needs with a store of up to 500 m2 (gross floorspace) within a 600 metre walk of the great majority of homes. A retail assessment will be submitted with the first planning application to demonstrate that the quantity of town centre uses proposed will support the needs of the development whilst not having a significant adverse impact on the vitality and viability of other centres including Cambourne village centre.*
- 9.26 The development of Cambourne West (application reference S/2903/14/OL as amended by S/1775/19/NM) includes 1.04ha of retail uses and will provide 1500sqm of retail floor space (as secured by the discharge of condition 6 of the outline consent). Additionally the Site is also within walking distance of the retail uses within the wider Cambourne village (Coop within Lower Cambourne, Morrisons to the east of the site). The scheme does not conflict with Criteria 9.
- 9.27 *10)If necessary to expand the capacity of the school, to provide land to enable the expansion of Cambourne Village College*
- 9.28 Cambridgeshire County Council (Education, Library, Strategic Waste) have been consulted on the application and requested a contribution of £933,098.00 towards the Secondary School facilities and this is considered reasonable and necessary to mitigate the impact of the proposed development on the education provision. The applicants have agreed to this contribution. The scheme is considered compliant with this criteria.
- 9.29 *11)Community needs for other services and facilities being provided in accordance with policies and standards set out in Chapter 9 including Policy SC/4*
- 9.30 The application proposes a new café facility within the business park and additional Section 106 contributions will be secured to mitigate the impact of the development on existing community facilities. The contributions will go towards improvements to the community building, the sports centre extension and swimming pool and community development staff. The scheme is considered compliant with this criteria.
- 9.31 *12)Development will provide for the additional travel demands generated. Coordination will be required with other developments on the A428 corridor to deliver the necessary improvements. The development will need to address, but is not limited to, the following (subject to detailed strategy development and to the transport assessment of development proposals):*
- a. Any measures necessary to ensure that a bus journey between Cambourne West and the junction of the A428 and the A1303 is direct and unaffected by any congestion suffered by general traffic;*
 - b. High quality segregated bus priority measures on the A1303 between its junction with the A428 and Queens Road, Cambridge;*

- c. Direct, segregated high quality pedestrian and cycle links to west Cambridge, Papworth Everard, Caxton and Bourn;*
 - d. The impact of the proposals on the junctions of the A428 with the A1303 and the A1198 will be assessed in detail and contributions towards or direct funding of improvements to the junctions may be required;*
 - e. Delivery or funding of any measures required to mitigate the traffic impact on Bourn, Caldecote, Toft, Comberton and Barton;*
 - f. A Smarter Choices package including residential, school and workplace travel planning;*
 - g. Vehicular access to be provided through an enhanced route through the Business Park, one or more access points from the Caxton Bypass, and via Sheepfold Lane;*
 - h. Bus prioritisation measures, including a bus link from one of the roundabouts on the Caxton bypass through the Cambourne West site, linking through to Great Cambourne by the Cambourne Business Park;*
 - i. Creation of high quality segregated cycle and pedestrian routes within the new settlement*
- 9.32 The application is supported by a Transport Assessment and the Cambridgeshire County Council (CCC) Transport Assessment Team have been consulted on the application.
- 9.33 The transport officers are of the view that the local junctions in Cambourne within CCC's network will operate in a satisfactory manner in future years with the proposed development added. There is sufficient spare capacity that if the impacts were found to be above that currently being predicted in the assessment modelling, there would not be a significant impact on the local network.
- 9.34 The transport team confirmed agreement with the conclusion of the Cambourne Business Park Road Transport Note (Stantec) dated May 2023 which details the reasons why the new link road should be a bus, cycle and pedestrian only link. This is in accordance with policy SS/8 and will enable the Greater Cambridge Partnership Cambourne to Cambridge Better Public Transport Scheme.
- 9.35 The transport assessment team have requested a financial contribution towards the Cambourne to Cambridge project which reflects the scale of the development compared to the Bourn Airfield scheme (£5714 per dwelling which would equate to a total contribution of £1,462,784.00 from the proposed 256 unit scheme).
- 9.36 The transport assessment team confirmed agreement to the costs associated with providing the link through the Business Park which will serve the Cambourne to Cambridge scheme and as such the contribution request could be reduced by £523,000.00. This resulted in a final contribution request of £939,784.00. This financial contribution will go towards funding the Cambourne to Cambridge scheme which will mitigate the traffic impact on surrounding villages. The Applicant has confirmed agreement to this financial contribution.

- 9.37 In respect of part f), the County Council have requested a condition which secures a detailed travel plan which encourages sustainable modes of transport for travel to and from the site.
- 9.38 In relation to part g), the approved access and circulation plan approved as part of the outline consent shows a 'potential future link from the Business Park'. The proposed development includes a bus, pedestrian and cycle connection link through to Cambourne West and this route would not be open to private motor vehicle traffic. This will enhance sustainable connectivity between the site and the Cambourne West development. A number of objections have been received and have raised concerns that the scheme does not provide a link for private motor vehicles between the Business Park site and the Cambourne West development. The inclusion of an additional private motor vehicular route between the Business Park and Cambourne West would be contrary to the objectives of national and local planning policy which seek to minimise the use of the private motor vehicle and only encourage sustainable transport modes. The transport and highway details have been assessed by the Cambridgeshire County Council Transport Assessment Team and Highways Development Management Engineers and the existing access via Sheepfold Lane is considered sufficient to serve the development.
- 9.39 Officers consider that policy SS/8 is clear that there is a requirement for there to be a link between the Business Park Road through to Cambourne West, however, the policy wording does not state that this access requirement is for an 'all vehicular' link. Moreover, the Cambourne West outline application was determined without an enhanced route through the Business Park and as set out in the officers committee report for the outline application 'the proposed level of connectivity between Cambourne and Cambourne West is considered acceptable without that route'. Therefore, officers consider the provision of a bus, cycle and walking link rather than an all vehicle route to be acceptable and in accordance with policy SS/8 by supporting sustainable modes of transport and active travel measures.
- 9.40 In response to part h), a bus route is proposed through the Business Park to Cambourne West, with new stops to be introduced. The business park road forms part of the Cambourne to Cambridge route. The proposals are considered to promote public transport use both to and from the centre of Cambourne and to Cambridge, St Neots and Huntingdon.
- 9.41 Lastly, in respect of part i) a segregated pedestrian and cycle routes are provided through the site to increase permeability and encourage active travel. During the course of the application amendments have been made to the cycle routes to ensure appropriate desire lines for cyclists commuting through the Business Park to Cambourne West and surrounding areas. The scheme also includes pedestrian and cycle paths within the proposed development and pedestrian and cycle connections through the surrounding woodland towards Cambourne West to the west and to Lower Cambourne to the south. The scheme is considered compliant with this criteria.

- 9.42 *13)Sustainable design and construction measures which will exceed the minimum standards set out in Policies CC/3 and CC/4 in recognition of the opportunities to exceed those standards afforded by strategic scale developments*
- 9.43 An energy statement has been submitted to support the application. The details have been assessed by the Council's sustainability officer and are considered acceptable . A site wide 72% carbon reduction is achieved. This is a significant improvement above the Local Plan policy CC/3 requirement of 10% and the proposed water use is a maximum of 99 litres per person per day which exceeds the policy requirement of 110 litres per person per day.
- 9.44 *14)Satisfactory provision being made for the provision, management and on-going maintenance of sustainable surface water drainage facilities to control the risk of flooding on site and which will reduce the risk of flooding to areas downstream and upstream of the development.*
- 9.45 A Flood Risk Assessment and Drainage Strategy have been prepared to support the application. The submission successfully demonstrates that surface water from the proposed development can be managed through the use of a combination of permeable paving, swales and geo-cellular storage. LLFA comments have reviewed the information and confirmed the details are acceptable subject to conditions.
- 9.46 *15)Satisfactory arrangements being made for foul drainage and sewage disposal, to be explored and identified through a Foul Drainage Strategy;*
- 9.47 A Flood Risk Assessment and Drainage Strategy have been prepared to support the application. In terms of foul water drainage, this development site is in the catchment of Uttons Drove Water Recycling Centre which currently does not have capacity for the flows. However, Anglian Water has applied and is working to agree a new permit to address the exceedance. The proposed connection as set out in the submitted FRA and drainage strategy is acceptable. A foul water drainage condition is recommended by officers. Subject to the recommended conditions, officers are satisfied that the proposal would be acceptable.
- 9.48 *16)Satisfactory arrangements to control traffic noise from the A428 and A1198 which do not involve the use of acoustic fences and walls such as gently contoured landscaped soil bunds;*
- 9.49 This requirement relates to the Cambourne West development and proposals within close proximity to the A428 and A1198. Therefore, this is not relevant to the application site.
- 9.50 *17)Planning permission will only be granted where there are satisfactory legal agreements for the improvement, provision, management and*

maintenance of infrastructure, services and facilities, open spaces and other matters necessary to make the scheme acceptable in planning terms;

- 9.51 Details of the management and maintenance of the access road, landscape and open spaces are proposed to be secured by conditions 10 and 24. Relevant obligations will also be included with the Section 106 agreement.
- 9.52 *18)Satisfactory arrangements being made concerning site accesses, haul roads, construction traffic routes, storage compounds, use of plant and machinery, working days and hours, and retention of construction spoil on site.*
- 9.53 Appropriate conditions including a CEMP, phasing plan, traffic management plan and construction hours will be imposed to ensure the impacts of the development during construction are mitigated.

Conclusion on the principle of development.

- 9.54 The principle of the development has been carefully considered by officers. The development proposal for the land south of the business park is considered to not accord with policy SS/8 criterion (8) in terms of timing of delivery as the site is coming forward for residential development in advance of the 8.1ha of employment land being secured. Criterion 8 clearly states '8.1ha will be delivered in the northern part of Cambourne West'. However, officers consider that it would be unreasonable to impose the requirement to deliver the shortfall of employment land upon the Applicants. Moreover, it is the view of officers that the principle of a shortfall of employment land has already been accepted following the approval of the Cambourne West development (application reference S/2903/14/OL as amended by S/1775/19/NM). Policy SS/8 makes no reference to a requirement for employment land to come forward specifically at the land south of the business park and a primarily residential development is proposed which is in accordance with the policy (criterion 7). Therefore, the proposed development is considered to meet the strategic placemaking objective of the policy and significant weight is given to this factor. As such the principle of the development proposed is considered acceptable.

9.55 **Housing Provision**

Density

- 9.56 Policy H/8 of the Local Plan states that housing developments will achieve an average net density of 30 dwellings per hectare (dph) in Rural Centres, Minor Rural Centre villages, and Group villages; 40 dph in urban extensions to Cambridge and in new settlements. The net density on a site may vary from the above where justified by the character of the locality, the scale of the development, or other local circumstances.

9.57 The measures approximately 9.64 hectares (including the business park road). The provision of 256 dwellings equates to a density of 26.56 dwellings per hectare. Excluding the business park road (main site area) the proposals equate to an overall density of 31 dwellings per hectare. The housing is proposed to be distributed across the site appropriately with a higher density proposed along the business park frontage and adjacent to the commercial buildings and a medium density is proposed within the semi urban and green edge character areas. The proposal is considered to comply with policy H/8 of the South Cambridgeshire Local Plan 2018.

Housing Mix

Affordable Housing

9.58 The proposed development includes 40 per cent affordable housing equating to 102no. affordable dwellings. This complies with Policy H/10 of the Local Plan which requires 40 per cent of the total number of dwellings be provided as affordable housing on sites of 11 dwellings or more. The tenure split consists of 71% rented and 29% intermediate homes, equating to 72 affordable rent units and 30 shared ownership units. The affordable housing mix has been assessed by the Council’s Housing Strategy team and the scheme is considered to provide a balanced mix of units which is policy compliant.

9.59 Market Housing mix

<u>Policy Requirement</u>	<u>Market (number of units and p</u>
30% 1 or 2 bedroom homes	46 (30%)
30% 3 bedroom homes	46 (30%)
30% 4 bedroom homes	47 (30%)
10% flexibility	15 (5 bedroom units) (10%)

9.60 As set out above the mix of market housing is considered acceptable and compliant with policy H/9.

9.61 In terms of the distribution of affordable housing, Policy H/10(1.c) of the Local Plan requires affordable housing to be provided in small groups or clusters distributed through the site. The Greater Cambridge Housing Strategy 2019-2023 Annex 10: Clustering and Distribution of Affordable Housing Policy sets out that for large mixed tenure residential developments 200 units or over, there should be maximum clusters of 25 units (including blocks of flats), which should not abut each other and be dispersed appropriately across the whole development.

9.62 The proposed layout of the site creates a number of separate groups of affordable units dispersed across the site. All of the proposed clusters of affordable units are below the maximum number of 25 units. The affordable units have been designed to ensure they are not distinguishable from the market housing in terms of their external appearance.

- 9.63 Officers, in consultation with the Council's Housing Team, are satisfied that the proposed distribution and appearance of the affordable units within the site is acceptable.

Self and Custom Build Homes

- 9.64 The application includes 3 custom build plots. Policy H/9 of the South Cambridgeshire Local Plan 2018 requires proposals which consist of 20 units or more to include self and custom build plots. Whilst this policy does not specify a numerical value or percentage of the overall development which is required to be self or custom build, the emerging Greater Cambridge Local Plan requires 5% of the overall number of units to be self or custom build for schemes of 20 units or more. This would equate to a requirement for 13 units to be self or custom build. The proposed 3no. build units is lower than that which would be required under the emerging joint local plan. However, given that the current Local Plan 2018 does not provide a specific numerical value for the number of units that are required to be self or custom, this level of provision is considered acceptable and in accordance with policy H/9. A condition has been imposed (condition 38) to secure further details of the custom build strategy for the three identified plots (L3,L4,L5). Subject to the imposition of this condition the development is considered to meet the requirements of policy H/9.

M4(2) compliant units

- 9.65 Policy H/9(4) requires 5% of homes in a development to be built to the accessible and adaptable dwellings M4(2) standard. 41% of the units (105 dwellings) are proposed to meet M4(2) standards, this exceeds the policy requirement of 5%. Four of the units are proposed to be M4 (3) compliant. The proposal is in accordance with policy H/9.

Residential Space Standards

- 9.66 Policy H/12 of the Local Plan states that new residential units will be permitted where their gross internal floor areas meet or exceed Nationally Described Space Standards (2015) or successor document. The proposal will meet the prescribed national space standards in line with Policy H/12.
- 9.67 **Design, Layout, Scale and Character**
- 9.68 Policy HQ/1 'Design Principles' provides a comprehensive list of criteria by which development proposals must adhere to, requiring that all new development must be of high-quality design, with a clear vision as to the positive contribution the development will make to its local and wider context.
- 9.69 The site is an undeveloped area of open space with the exception of the temporary car park arrangement in the north east corner of the site. The proposed site layout is a result of an extensive pre application process which has seen the layout evolve.

Business Park frontage

- 9.70 Along the business park road the proposals consist of a mixture of detached, semi detached and terrace properties. The townhouses are designed to incorporate two storey elements between the three-storey forms to express the roof form and create a rhythm along the frontage. The three-storey element of these houses have pitched roofs with flat roofs proposed to the lower two-storey elements which also include a roof terrace area above. To the rear of the dwellings that front onto the business park an area which has been referred to as 'the backs' within the submission package is proposed. Within this area a rear access arrangement is proposed and this seeks to serve a functional purpose by enabling servicing to both the dwellings fronting north and south. This rear access arrangement also creates a practical landscaped space for future occupants in terms of access to gardens and a social space for interaction with neighbours.

Apartment blocks

- 9.71 Across the development three blocks of apartments are proposed, two blocks at four storey and one block at three storey. The four storey apartment buildings have been located at landmark points, adjacent to the existing commercial development at Cambourne Business Park, this helps to provide a transition between the larger scale commercial development to the north / east and the proposed residential development. Apartment block A is located immediately adjacent to the public square and South Cambridgeshire District Council Hall, it has been positioned to provide enclosure to the public square and to form a vista stop. Apartment block B is positioned on the eastern edge of the development set back from the business park road. The building has been designed to take account of the adjacent commercial buildings to the east and winter gardens have been introduced to mitigate any noise impact on future occupants. Apartment block C is the three storey building which is proposed to be located in the south west corner. The building has been designed to fit in with the immediate surroundings and the lower density area within the scheme. A reduced mass has been achieved by dividing the building into separate parts within differing plan depths. Dual pitched roofs have also been included to reduce the height and massing of the building.

The Backs

- 9.72 The Backs is a private shared surface area that is designed to serve the houses facing onto the business park and the dwellings that front onto the central park. The inclusion of the backs enables the development to achieve a car free frontage along the business park frontage. The backs design ensures there is convenient access to the properties from the rear and the inclusion of roof terraces as well as rear upper floor windows offers passive surveillance of this space.

The Central Park

- 9.73 A mix of two and a half and three storey detached and semi detached units are proposed around the central park. The dwellings have been positioned appropriate and ensure there is a strong sense of enclosure around the park space. Varied roof forms (gables and eaves fronted roof forms) and these contribute to the scheme achieving a strong sense of rhythm along the edges of the park.

Mews streets

- 9.74 The mews streets located to the east and west of the central park. Two and two and a half storey detached and semi detached units are proposed with materials and detailing that reflect the appearance of the dwellings to the north and south of the park. The mews streets have been designed to create vista terminations and carefully considered street corners. Features such as corner windows and contrasting brick detailing have been introduced where considered appropriate. The dwellings within the mews streets have on plot car parking proposed between the units and are accessed via a shared surface.

The Courtyards

- 9.75 The southern edge of the development adjacent to Lower Cambourne is lower density with dwellings centred around open courtyard spaces at two storeys in height. These units have been designed to achieve a rural character with larger gardens and appropriate materials being proposed.
- 9.76 Overall the proposed building heights are considered to be reflective of the immediate surrounding characters with tallest buildings (2no 4 storey apartment blocks) appropriately positioned adjacent to the commercial uses (SCDC officers to the north and the east boundary of the site). The density and building heights then reduce to the south of the site to ensure the scheme integrates positively with Lower Cambourne. Officers consider that the materials palette and architectural detailing includes variety and interest within a coherent, place-responsive design, which is legible and creates a positive sense of place and identity whilst also responding to the local context. The proposed development is a high-quality design that would contribute positively to its surroundings and be appropriately landscaped. The proposal is compliant with South Cambridgeshire Local Plan (2018) policies HQ/1, NH/2, NH/6 and SC/9 and the NPPF (2023).

Landscape

- 9.77 In terms of the landscape details within the site the green infrastructure provided as part of the development comprises approximately 1.19 hectares of open space within the site. These areas consist of three key spaces; the central park, the orchard and the main square. The development seeks to create a network of connected public spaces for the local community but

ones that also function as part of the development and enrich the site and associated character areas. The proposed landscape strategy seeks to be in keeping with the green infrastructure that exists across Cambourne and create green routes not only within the site but to other green routes that surround the site on the east, west and southern boundaries.

- 9.78 Soft landscaped frontages are provided on most properties and the dwellings are afforded with private gardens and amenity space.
- 9.79 A Local Equipped Area of Play (LEAP) is proposed to be located in the centre of the site while a Local Area of Play (LAP) is proposed adjacent to the main square and a foraging route between the square and the central park. Planting is incorporated along streets within the development, street furniture is incorporated into the layout and play equipment into the areas of play. The application has been subject to formal consultation with the Council's Landscape Officer who raises no objection to the proposal subject to conditions.
- 9.80 Officers consider it reasonable and necessary to impose a condition requiring a detailed scheme of hard and soft landscaping, boundary treatments and street furniture to ensure the final detailing aligns with the amended Landscape Strategy Plan and contributes positively to the quality of the development and integrating the proposal with its surroundings. Subject to the recommended conditions, officers consider that the proposal would accord with Policies HQ/1, NH/2, NH/4 and NH/8 of the Local Plan.

Trees

- 9.81 The application is supported by an Arboricultural Impact Assessment and Tree Survey produced by Geosphere. None of the trees on site are subject to a Tree Preservation Order (TPO) and the site is not within a designated Conservation Area. Therefore, the trees are not afforded any additional protection.
- 9.82 The proposals involve the removal of four category B trees, two category C trees and a number of trees will require pruning. The submitted AIA has highlighted the mitigation measures that will need to be followed to ensure development conserves the trees on the site and the inclusion of replacement tree planting will ensure the site is enhanced. The details of the species and quality will be secured by condition.
- 9.83 The application has been subject to formal consultation with the Council's Trees Officer who raises no objection. Officers consider it reasonable and necessary to impose conditions requiring the replacement tree planting details and a requirement for the tree protection methodology to be implemented to ensure appropriate protection of retained trees. Subject to these recommended conditions the proposal would accord with Policies HQ/1(b) and NH/4 of the Local Plan.

Carbon Reduction and Sustainable Design

- 9.84 The Council's Sustainable Design and Construction SPD (2020) sets out a framework for proposals to demonstrate they have been designed to minimise their carbon footprint, energy and water consumption and to ensure they are capable of responding to climate change.
- 9.85 The Councils' Sustainable Design and Construction SPD (2020) sets out a framework for proposals to demonstrate they have been designed to minimise their carbon footprint, energy and water consumption and to ensure they are capable of responding to climate change as required by Policy CC/1 of the Local Plan.
- 9.86 Policy CC/3 'Renewable and Low Carbon Energy', requires that proposals for new dwellings and new non-residential buildings of 1,000m² or more will be required to reduce carbon emissions by a minimum of 10% through the use of on-site renewable energy and low carbon technologies.
- 9.87 Policy CC/4 'Water Efficiency' requires that all new residential developments must achieve as a minimum water efficiency to 110 litres pp per day and for non-residential buildings to achieve a BREEAM efficiency standard equivalence of 2 credits. Paras 152 – 158 of the NPPF are relevant.
- 9.88 An energy statement has been prepared to support the application (Qoda, December 2022). The scheme is proposed to be gas free and deliver the Council's first Net Zero Carbon Council rented properties, these units have been designed to Passivhaus principles through a fabric- first construction, use of air source heat pumps, mechanical ventilation and pv panels. The private units are also proposed to be gas free and served by air source heat pumps. The proposed development will reduce carbon emissions by 72% site wide compared to the Part L 2013 baseline, which significantly exceeds the minimum 10 per cent as required under Policy CC/3 of the Local Plan. The proposed development will also achieve a minimum water efficiency equivalent to 110 litres per person per day as required under Policy CC/4 (the submitted information/ specification advises a maximum water usage of 99 litres/person/day- this is secured by condition 23). The application proposes for 100% of houses to have active EV chargers provided. Also, of the car parking spaces serving the apartment blocks, 50% of these spaces are proposed to have active chargers and the remaining 50% passive chargers.
- 9.89 The information submitted has been assessed by the Councils Sustainability officer and considered the development to be acceptable subject to a condition which ensures the scheme is carried out in accordance with the submitted energy statement. The proposed development is considered to comply with Policy CC/1, CC/3P, CC/4 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

Biodiversity

- 9.90 The NPPF states new development should contribute to enhancing the natural environment through biodiversity net gain. The Councils' Biodiversity SPD (2022) require development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off setting. This approach accords with Policy NH/14 which outlines a primary objective for biodiversity to be conserved or enhanced and provides protection of Protected Species, Priority Species and Priority Habitat.
- 9.91 The application as submitted was accompanied by a Preliminary Ecological Appraisal which identified foraging bats, great crested newts, reptiles and possible impacts on nearby statutory protected sites due to increased visitor pressures. As originally submitted the Council's Ecology Officer objected to the application due to insufficient information. During the course of the application the applicants have submitted evidence of participation in the Natural England District Level Licensing Scheme, bat surveys for spring and summer months, a detailed analysis of the lighting issues which has demonstrated that a truly sensitive lighting strategy can be installed to remove any risk of impact to commuting bats.
- 9.92 In respect of Biodiversity Net Gain the report submitted has provided an updated baseline assessment and recommended that an offsite solution will be required to meet the 20% net gain target set out by the applicant. The Biodiversity Net Gain will be secured via planning condition and the Section 106 (legal) agreement which will also require the details of the management/ monitoring for a 30-year period.
- 9.93 In consultation with the Council's Ecology Officer and Natural England, subject to appropriate conditions, officers are satisfied that the proposed development complies with the NPPF, policy NH/4 of the Local Plan (2018), the Biodiversity SPD 2022, and 06/2005 Circular advice.
- 9.94 The application has been subject to formal consultation with the Council's Ecology Officer, who raises no objection to the proposal and recommends several conditions to ensure the protection of species and the estimated biodiversity net gain is delivered.
- 9.95 In consultation with the Council's Ecology Officer, subject to an appropriate condition, officers are satisfied that the proposed development would not result in adverse harm to protected habitats, protected species or priority species and achieve a biodiversity net gain. Taking the above into account, the proposal is compliant with 57, 69 and 70 of the Cambridge Local Plan (2018).

Water Management and Flood Risk

- 9.96 The application site is in flood zone 1 (low risk) and is therefore considered as having low probability of flooding. Small areas of the site are identified as being at risk from surface water flooding. The application is supported by a Flood Risk Assessment and Drainage Strategy and, as amended, Flood Risk Assessment and Drainage Strategy (Create Consulting Engineers Ltd. February 2023). The Assessment considers the impact of the development in respect of flood risk and provides a drainage strategy for the development. The Assessment confirms that the site is in flood zone 1 and therefore the sequential test is not required and the principle of residential development is acceptable from a flood risk perspective.
- 9.97 In terms of surface water drainage. the submission sets out that surface water from the proposed development can be managed through the use of a combination of permeable paving, swales and geo-cellular storage. In addition, water efficiency measures are proposed which are in excess of current Local Plan policy requirements, and are welcomed by Council officers. These can be secured by planning conditions.
- 9.98 The application has been subject to formal consultation with Anglian Water, the Environment Agency and the Lead Local Flood Authority. Following the submission of a revised Flood Risk Assessment and Drainage Strategy, no objection is raised subject to conditions. The Lead Local Flood Authority have recommended conditions to secure a detailed surface water drainage scheme which complies with the submitted drainage strategy (Create, Feb 2023), details of management/ maintenance, management of surface water during construction and submission of a completion survey to demonstrate the drainage infrastructure has been delivered in line with the approved details.
- 9.99 In terms of foul water drainage, this development site is in the catchment of Uttons Drove Water Recycling Centre which currently does not have capacity for the flows. However, Anglian Water has applied and is working to agree a new permit to address the exceedance. The proposed connection as set out in the submitted FRA and drainage strategy is acceptable. A foul water drainage condition is recommended by officers.
- 9.100 The applicants have suitably addressed the issues of surface water management and flood risk, and subject to conditions the proposal is in accordance with Local Plan policies CC/7, CC/8 and CC/9 and NPPF advice.

Highway Safety and Transport Impacts

- 9.101 HQ/1 states that proposals must provide safe and convenient access for all users and abilities to public buildings and spaces, including those with limited mobility or those with impairment such as sight or hearing.

- 9.102 Policy TI/2 requires developers to demonstrate adequate provision will be made to mitigate the likely impacts of the proposed development and, for larger developments, to demonstrate they have maximised opportunities for sustainable travel, and provided a Transport Assessment and Travel Plan.
- 9.103 Para. 111 of the NPPF advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 9.104 The application is supported by a Transport Assessment (Stantec, December 2022), Residential Travel Plan (Stantec, December 2022), Cambourne Business Park Transport Note (Stantec, June 2023).
- 9.105 The proposed access to the development site is via the Cambourne Business Park road which is a privately owned access road. The nearest adopted public highway is situated at the roundabout at the entrance of the private road to the Business Park. As the existing access road is a private road and is not built to adoptable standards the Local Highway Authority have confirmed they will not be seeking to adopt any part of the application site. The Local Highway Authority have recommended a pre commencement management and maintenance condition to ensure the estate roads are managed and maintained to a suitable and safe standard. A traffic management plan and a condition to secure the details of the design/ layout of the proposed link through Cambourne Business Park has also been recommended.
- 9.106 The Transport Assessment Team comment that they raise no objection to the proposal subject to a mitigation package in regard to a contribution towards the Greater Cambridge Partnership Cambourne to Cambridge Better Public Transport Scheme. The transport assessment team have requested a financial contribution towards the Cambourne to Cambridge project which reflects the scale of the development compared to the Bourn Airfield scheme (£5714 per dwelling, which would equate to a total contribution of £1,462,784.00 from the proposed 256 unit scheme).
- 9.107 The transport assessment team have confirmed agreement to the costs associated with providing the link through the Business Park which will serve the Cambourne to Cambridge scheme and as such during the course of the application the contribution request has been reduced by £523,000.00. Resulting in a final contribution request of £939,784.00.
- 9.108 Subject to conditions and S106 mitigation as applicable, the proposal accords with the objectives of policy TI/2 of the Local Plan and is compliant with the NPPF.

Cycle and Car Parking Provision

9.109 Cycle Parking

9.110 Policies HQ/1 and TI/3 set out that car and cycle parking provision should be provided through a design-led approach in accordance with the indicative standards set out in Figure 11 of the Local Plan. Cycle parking should be provided to at least the minimum standards.

9.111 TI/3 requires 1 cycle space per bedroom. The supporting text advises that for residential purposes cycle parking should be within a covered, lockable enclosure and that for houses this could be in the form of a shed or garage, for flats either individual lockers or cycle stands within a lockable, covered enclosure are required. All cycle parking should be designed and located to minimise conflict between cycles, pedestrians and vehicles.

9.112 The application proposes 808 cycle parking spaces in total. 1 cycle parking space per bedroom. For the dwellings the cycle parking spaces are proposed to be located within stores within the rear gardens and within the garages. All dwellings proposed along the Business Park frontage are proposed to have on plot visitor cycle parking in the form of sheffield stands. The proposed blocks of flats also have one cycle parking space per bedroom which are proposed to be located within communal stores at ground floor level. General public visitor cycle parking spaces are also proposed for the café use, within the public square and within the park/orchard spaces.

9.113 Car Parking

9.114 Policy TI/3 requires 2 spaces per dwelling – 1 space to be allocated within the curtilage. The supporting text to the policy advises that the Council will encourage innovative solutions such as shared parking areas, for example where there are a mix of day and night uses, car clubs and provision of electric charging points.

9.115 The application proposes 2 car parking spaces per dwelling in accordance with policy TI/3. The car parking for the houses are proposed to be located on plot (to the side, rear and occasionally front of the dwellings). A number of spaces are proposed within garages or carports for the larger units. The car parking for the apartments are proposed to be located to the rear of the blocks, Each flat has an allocated car parking space and additional car parking spaces are proposed on a flexible basis (to be allocated by the housing department). A total of 20 visitor car parking spaces are proposed across the development which includes the existing 6 spaces which are proposed to be retained to serve the proposed café use.

- 9.116 The Greater Cambridge Sustainable Design and Construction SPD outlines the standards for EV charging at one slow charge point for each dwelling with allocated parking, one slow charge point for every two dwellings with communal parking (at least half of all non-allocated parking spaces) and passive provision for all the remaining car parking spaces to provide capability for increasing provision in the future.
- 9.117 The application proposes for 100% of houses to have active EV chargers provided. Also, of the car parking spaces serving the apartment blocks, 50% of these spaces are proposed to have active chargers and the remaining 50% passive chargers to provide capability for increasing provision in the future.
- 9.118 Subject to conditions, the proposal is considered to accord with policies HQ/1 and TI/3 of the Local Plan and the Greater Cambridge Sustainable Design and Construction SPD.

Residential Amenity

- 9.119 Policy HQ/1 (n), sets out that proposals must protect the health and amenity of occupiers and surrounding uses from development that is overlooking, overbearing or results in a loss of daylight or development which would create unacceptable impacts such as noise, vibration, odour, emissions and dust. The District Design Guide 2010 advises that to prevent the overlooking of habitable rooms to the rear of residential properties and rear private gardens, it is preferable that a minimum distance of 15m is provided between the windows and the property boundary. For two storey residential properties, a minimum distance of 25m should be provided between rear or side building faces containing habitable rooms, which should be increased to 30m for 3 storey residential properties. It advises that a 12 metre separation is allowed where blank walls are proposed opposite the windows to habitable rooms.

Impact on amenity of neighbouring residential properties

- 9.120 The nearest neighbouring residential properties to the proposed development are located within the Lower Cambourne development to the south of the application site beyond the dense tree belt. The closest proposed property would be approximately 55 metres within Akerly Drive. Given this extensive separation distance, the proposed residential development would not give rise to any harmful residential amenity impacts such as loss of light, overlooking or visual enclosure.

Amenity for future occupants

- 9.121 Policy H/12 of the Local Plan states that new residential units will be permitted where their gross internal floor areas meet or exceed the

Government's Technical Housing Standards – Nationally Described Space Standard (NDSS 2015) or successor document. The applicants have submitted an accommodation schedule which demonstrates that all of the proposed properties would meet or exceeds the NDSS and is in accordance with South Cambridgeshire Local Plan 2018 policy H/12.

Garden Size(s)

- 9.122 The District Design Guide 2010 advises that each one or two-bedroom house should have private garden space of 40m² in urban settings and 50m² in rural settings; whilst each house with 3 bedrooms or more should have private garden space of 50m² in urban settings and 80m² in rural settings. Ground floor apartments should have a minimum of 10m² private amenity space immediately outside their living accommodation, or use of a communal garden, where 25m² is allowed for each apartment. Upper floor apartments should have use of a private balcony, of a minimum of 3m², plus use of a communal garden, where 25m² is allowed for each apartment. Each property would benefit from a private garden area or balcony which would meet or exceed the recommendations of the Council's District Design Guide.
- 9.123 All dwellings are proposed to have a private rear garden that meet or exceed the Council's District Design Guide in terms of sizes.
- 9.124 The proposed flats each have private balconies or wintergardens which meet or exceed the minimum standard. Furthermore, there is a significant quantum of public open space present within walking distance of flats both within the application site and nearby to the application site.
- 9.125 Overall, each plot within the development is considered to be provided with a reasonable amenity space that is not significantly compromised by the proposed layout or existing development adjacent to the site. The proposal adequately respects the amenity of its neighbours and of future occupants. Subject to conditions, the proposal is compliant with Local Plan Policy HQ/1 and the District Design Guide SPD (2010).
- 9.126 **Open Space and Recreation**
- 9.127 SC/6 'Indoor Community Facilities' and SC/7 'Outdoor Play Space, Informal Open Space and New Developments' require all housing developments to contribute towards indoor community facilities and outdoor playing space (including children's play space, sports facilities) and informal open space.
- 9.128 There is a minimum but no maximum standard for this provision. This is reinforced by the NPPF, which highlights the importance that access to open space has to the health and wellbeing of a community.

9.129 Policy SC/7 sets out the requirements for outdoor play space (including children's play space, formal outdoor sports facilities) and informal open space in accordance with the following minimum standards:

Outdoor sports – 1.6 ha per 1,000 people;
Formal children's play space – 0.4 ha per 1,000 people;
Informal children's play space – 0.4 ha per 1,000 people; and
Informal open space – 0.4 ha per 1,000 people.
Allotments and community orchards – 0.4 ha per 1,000 people.

9.130 In respect of sports provision Cambourne Town Council has the ambition to deliver a swimming pool and sports centre extension for Cambourne. To date there has been pooling of contributions towards this project from the Cambourne West development at a figure of £4,801,301.99 (indexed from 1st Qtr 2017) and an agreed figure from Bourne Airfield. However, there remains a funding gap to deliver this project and evidence has been provided by the Town Council in the form of a detailed costing estimate provided by the Town Council's quantity surveyor which has indicated there remains a funding shortfall as the total cost for delivering the 6 lane swimming pool project is £7,510,000.00 and a further £2,401,000.00 is required to deliver the sports centre extension (to include studios, stores and a two court badminton court).

9.131 The contribution request of £523,035.45 has been calculated in proportion to the amount secured from the Cambourne West development. The delivery of this project is high on the priority list for the Town Council and the community. A swimming pool would go towards meeting the wider needs of the district as presently many residents have to travel to the surrounding districts for swimming. This would also make Cambourne more sustainable as less of its residents would have to travel to visit swimming pools in the neighbouring districts. The contribution is considered fairly and reasonably related in scale and necessary to make the development acceptable in planning terms in accordance with policy SC/4 and SC/7 of the South Cambridgeshire Local Plan 2018. The applicant has agreed this contribution and this will be secured through the Section 106 agreement.

9.132 In terms of formal children's play space, a total of 0.23ha is the amount required to be considered policy compliant. 0.11ha is provided on site meaning a shortfall of 0.1157ha.

9.133 In respect of informal children's play space 0.234ha is proposed which slightly exceeds the amount required by policy SC/7.

9.134 0.71ha of informal open space is proposed which is an overprovision of 0.47ha when compared to the amount required by policy SC/7.

- 9.135 0.13ha of allotments and community orchards are proposed on site which is an under provision of 0.11ha.
- 9.136 In terms of the provision of open space, the scheme would exceed the overall amount required by policy SC/7. The total amount required is 0.94ha, the total amount proposed is 1.18ha. On balance the under provision in formal children's play space and allotments/ community orchards is counteracted by the over provision of informal open space and informal children's play space. Additionally, officers acknowledge that the site is within close proximity to various formal play spaces that are within a short walking distance from the site (Cambourne Eco Park- 400m to the east of the site, School Lane- 400m to the south within Lower Cambourne and various other formal play spaces planned within Cambourne West).
- 9.137 Overall, officers are satisfied that the proposed development provides a sufficient quantum of onsite open space. The layout of the development incorporates a range of open spaces including a Locally Equipped Area of Play (LEAP), Local Area for Play (LAP) and other incidental open spaces. As set out above through the provision of onsite open space and offsite contributions towards community facilities and sport provision, the proposal would accord with Policy SC/7 of the Local Plan.
- 9.138 **Planning Obligations (S106)**
- 9.139 The Community Infrastructure Levy Regulations 2010 have introduced the requirement for all local authorities to make an assessment of any planning obligation in relation to three tests. If the planning obligation does not pass the tests then it is unlawful. The tests are that the planning obligation must be:
- necessary to make the development acceptable in planning terms;
 - directly related to the development; and
 - fairly and reasonably related in scale and kind to the development.
- 9.140 The applicant has indicated their willingness to enter into a Section 106 planning obligation in accordance with the requirements of the Council's Local Plan and the NPPF and negotiations have commenced between the LPA, applicant and County Council.
- 9.141 Policy TI/8 of the Local Plan states that planning permission will only be granted for proposals that have made suitable arrangements towards the provision of infrastructure necessary to make the scheme acceptable in planning terms.
- 9.142 Policy NH/6 of the Local Plan deals with Green Infrastructure and sets out that all new developments will be required to contribute towards the enhancement of the green infrastructure network within the district. These

contributions will include the establishment, enhancement and the on-going management costs.

- 9.143 Draft Heads of Terms (HoTs) of the Agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) have been agreed in principle between the parties. The planning obligations to be secured from the proposed development includes a 'policy compliant' package of affordable housing provisions.
- 9.144 Where contributions are required by Local Plan policies and/or have been sought by consultees, these are summarised below. All sums are provisional and will be finalised in the S106 Agreement. Contributions will be cost indexed from the date of the consultee request where applicable.
- 9.145 Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition (see para. 55 of the NPPF 2023).
- 9.146 Table 1 sets out the obligations sought with a brief description of the details for the obligation and why it is required and whether agreement has been reached on the obligation.

Table 1- Heads of Terms

Obligation sought	Relevant details	Comments	CIL reg 122 comments
Housing			
40% of the for sale element of the residential development to be affordable housing.	On-site provision of 40% of the for sale element of the residential development to be affordable housing. Tenure mix proposed to be 71% rented and 29% intermediate. There will be a mix of unit sizes. (Policy H/10)	Agreed.	Housing provision necessary to meet the needs of the new population generated by the development. On-site provision. Policy H/10 requires a minimum of 40% affordable homes on sites of 11 dwellings or more.
3 x Custom build plots	The application includes 3 custom build plots.	Agreed.	Policy H/9 of the South Cambridgeshire Local Plan 2018 requires proposals which consist of 20 units or more to include self and custom build plots.
Education, Libraries and Waste			
Financial contribution towards additional	£37,760 requested by County towards additional	Agreed.	Library facilities necessary to meet the

capacity at Cambourne Library.	capacity at Cambourne Library. Contributions sought by County Council. Triggers for contributions to be agreed with County Council.		needs of the new population generated by the development. Off-site provision. Scale determined with reference to County Council guidance and local plan policy SC/4.
Early years, Secondary, SEND and Post-16 Education Facilities	£421,757 towards Early Years Places in Cambourne £933,098 towards Secondary School facilities serving the development Contributions sought by County Council. Triggers for contributions to be agreed with County Council.	Agreed.	Education provision necessary to meet the needs of the new population generated by the development. On-site or off-site provision, to be agreed. Scale determined with reference to County Council guidance and multipliers and policy SC/4.
Contribution towards St Neots Household Recycling Centre	£46,336 towards St Neots Household Recycling Centre	Agreed.	Waste recycling contributions have been identified as necessary to meet the needs of the new population generated through the development, in accordance policy SC/4. The money would be spent on infrastructure related directly to the site and the development.
Transport			
Contribution towards the Cambourne to Cambridge project.	£939,784.00.	Agreed.	Policy TI/2 requires developers to demonstrate adequate provision will be made to mitigate the likely impacts of the proposed development and, for larger developments, to demonstrate they have maximised opportunities for sustainable travel.

Open space, Sports and Recreation			
Off-site sports provision	Contribution to off-site sport provision in line with Local Plan requirements in the sum of £523,035.45 Swimming pool and Sports Centre Extension. Contribution figure calculated on a pro rata basis as agreed as part of the Cambourne West application. Additional evidence of the cost of the project has been provided.	Agreed.	Off site sports facilities are necessary to meet the needs of the new population generated by the development. Off-site provision to include sports hall and swimming pool improvements.
Informal open space and public realm	Provided on site.	Agreed.	Quantum in accordance with policy SC/7.
Play space provision	On-site provision. Obligation to manage and maintain by a management company in accordance with an approved management scheme.	Agreed	Formal play facilities are provided on site and the site is very well connected to other play spaces included as part of the Cambourne West development. The provision is considered to be in accordance with policy SC/7.
Indoor community space	Contribution to off-site community building provision via a contribution to an extension to The Hub community facility (evidence has been provided to demonstrate there is a funding gap related to this project). Amount: £248,503.17	Agreed.	Community meeting space necessary to meet the needs of the new population generated by the development. Scale determined with reference to policies SC/4 and SC/6.
Community development (including young people provision)	£62,240.64 staff and management costs. General community engagement, stakeholder involvement. Identifying	Agreed.	To meet the needs of the new population generated by the development.

	and addressing community needs. Events and meetings with new residents. Enabling access to services.		Scale determined with reference to policy SC/6.
Burial space	Contribution towards burial plots within Cambourne £210 per dwelling- £53,760.00		Burial plots required to meet the needs of the new community. Off-site provision. Scale determined with reference to policy SC/4.
Health			
Ambulance	The Ambulance Service has requested a contribution, but this has not yet been justified to the Council's or Applicant's satisfaction.	Not agreed.	Does not meet the CIL tests at this stage, awaiting further response from the Ambulance service.
Biodiversity			
Biodiversity net gain - delivery and management	On-site provision of 20% biodiversity net gain is almost certainly unachievable. The Heads of terms will include a S106 obligation which requires the applicants to produce a scheme that delivers a minimum 20% net gain (combination of on site enhancements and off site). - A condition will also be imposed to prevent occupation taking place until the strategy for achieving 20% net gain has been approved in writing and the 30 years management/ monitoring details are agreed.	Agreed in principle.	Biodiversity mitigation necessary to offset the impact of the development.
Public art			
Public art	Public art is proposed to be provided on site (within the Square).	Agreed in principle.	Local Plan policies seek to secure public art as an integral part of development. On-site provision. Scale determined with

			reference to policy HQ/2 and SC/4.
Other			
Section 106 monitoring	A contribution towards the costs of monitoring the planning obligations is required.	To be agreed.	Contribution directly related to achieving the implementation of the planning obligations.

9.147 **Planning Balance**

9.148 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).

9.149 The planning obligations set out above are necessary, directly related to the development and fairly and reasonably in scale and kind to the development and therefore the required planning obligation(s) passes the tests set by the Community Infrastructure Levy Regulations 2010 and are in accordance with Policy TI/8 of the South Cambridgeshire Local Plan (2018).

Indoor community facilities

9.150 When the Cambourne West (S/2903/14/OL) contribution towards community facilities is Indexed from the 1st Qtr of 2017 a figure of £2,281,181.43 towards community facilities was secured. Therefore, based on this amount a pro rata contribution of £248,503.17 is requested from this application towards off site community facilities in order to satisfy the policy requirement of policy SC/6 and ensure adequate provision is made to meet the needs generated by the development.

9.151 Cambourne Town Council has put forward community facility projects which the additional funding would go towards. The Town Council have appointed a quantity surveyor who has provided a detailed cost breakdown of delivering these community facility improvement projects. One of the projects is an extension to the Hub Community centre (either the addition of a first floor or a side extension plus first floor). The other project referred to is the improvement and extension to the Lower Cambourne Cricket Pavilion. The community needs and facilities are required to ensure the development is in accordance with the eleventh criterion of policy SS/8.

9.152 *11. Community needs for other services and facilities being provided in accordance with policies and standards set out in Chapter 9 including Policy SC/4.*

- 9.153 It is considered appropriate for Cambourne Town Council to decide which of these two projects the community facility contribution is spent on. The Town council has a strong record of delivering successful community facilities and also has a good understanding of which projects are the priority based on what the social needs of the Cambourne community are.

Off site sports provision

- 9.154 Cambourne Town Council has the ambition to deliver a swimming pool and sports centre extension for Cambourne. To date there has been pooling of contributions towards this project from the Cambourne West development at a figure of £4,801,301.99 (indexed from 1st Qtr 2017) and an agreed figure from Bourne Airfield. However, there remains a funding gap to deliver this project and evidence has been provided by the Town Council in the form of a detailed costing estimate provided by the Town Council's quantity surveyor which has indicated there remains a funding shortfall as the total cost for delivering the 6 lane swimming pool project is £7,510,000.00 and a further £2,401,000.00 is required to deliver the sports centre extension (to include studios, stores and a two court badminton court).
- 9.155 The contribution request of £523,035.45 has been calculated in proportion to the amount secured from the Cambourne West development. The delivery of this project is high on the priority list for the Town Council and the community. A swimming pool would go towards meeting the wider needs of the district as presently many residents have to travel to the surrounding districts for swimming. This would also make Cambourne more sustainable as less of its residents would have to travel to visit swimming pools in the neighbouring districts. The contribution is considered fairly and reasonably related in scale and necessary to make the development acceptable in planning terms in accordance with policy SC/4 and SC/7 of the South Cambridgeshire Local Plan 2018.

9.156 Community development (including young people provision)

- 9.157 The Local Plan sets out a requirement for a Community Development Strategy for larger sites including Cambourne West (Chapter 9: 8:203). A community development contribution is sought to support new residents to build a strong resilient community. The calculation and figure provided by the sustainable communities team is based on staffing arrangements for one day per week for five years plus management and oncosts. The staff will be responsible for general community engagement, stakeholder involvement, identifying and addressing community needs. Support is needed to help people to settle and start the groups, clubs and activities found in more established neighbourhoods. This could include support to help establish good communication and information for new residents, establish new community groups, organise community activities, and support the growth of new sports clubs and community groups. The financial contribution is required to meet the needs of the new population generated

by the development in accordance with policy SC/4 and SC/6. A contribution request of £62,240.64 towards community development staff is requested. Community development workers have been crucial in the development of Cambourne and there would be a further requirement for specialist workers to satisfy the requirements of policy SC/4.

9.158 **Other Matters**

Noise and vibration

9.159 The nearest neighbouring building within the Cambourne business park is Building 1030 which is located to the east of the site and approximately 16metres from the proposed east elevation of apartment block B. This building is currently occupied by ZEISS, a technology company which operates in the optics and optoelectronics industries.

9.160 An objection has been received from the current occupants of Building 1030 (Zeiss- the adjacent occupier on the Business Park) raising concerns that the development will result in unreasonable burdens on their business and require them to mitigate or manage acoustic impacts to create an acceptable living environment for the future occupants. In addition, the objection raises concern that the noise and vibration impacts of the development during the construction phase could prevent their business from operating.

Noise impacts on the future occupants and the adjacent employment use of the development

9.161 The proposed development would introduce a four storey apartment block adjacent to Building 1030. The proposed apartment block would not have any openable windows on the eastern elevation (adjacent to Building 1030). A car parking court (23 car parking spaces) is proposed to the rear of this apartment block. As existing there is a tree lined pedestrian and cycle link which runs along the east of the application site along the Zeiss boundary, this is proposed to be retained as existing and the proposed development will provide connections to this existing footpath.

9.162 The immediate surrounding area consists of employment uses within the Cambourne Business Park with the nearest other commercial building being Building 1020 which is a two storey office block which is approximately 19metres to the east of the Zeiss building (Building 1030). It is acknowledged that the application site is located within close proximity to an established employment site. Notwithstanding, this the application site has been allocated for 'primarily residential uses' under policy SS/8 and as

such the principle of the introduction of a residential development on this site is considered acceptable.

- 9.163 The application is accompanied by a noise assessment which identified that the dominant noise from the application site originates from the existing business operations associated with Building 1030. The submitted noise assessment identified that Apartment Block B as the area most likely to be impacted by noise from this source and appropriate mitigation would be required to create an acceptable living environment for future occupants.
- 9.164 The applicants engaged with the Council's Environmental Health Officers both at pre application stage and during the course of the application. The proposed design of the scheme clearly indicates that the scheme has considered noise matters during the design process through engagement with the applicants appointed acoustic consultant. The scheme includes the installation of a 2.1m acoustic fence (to the engineers specification) along the eastern boundary adjacent to Building 1030, winter gardens are proposed to serve the upper floor units at the rear of the apartment block (adjacent to Zeiss) and the applicant has confirmed within the submission that the windows facing towards the commercial building (on the east elevation) will be fixed shut. A noise insulation and mitigation scheme condition has been recommended by the Council's Environmental Health officer to ensure the noise levels experienced internally and externally by future occupants are acceptable. This condition will also require the applicants to submit details of the building fabric, glazing and ventilation systems within the proposed noise insulation scheme.
- 9.165 Paragraph 187 of the National Planning Policy Framework (the Framework) states that decisions should ensure new development can be integrated effectively with existing businesses and community facilities. Existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. Where the operation of an existing business could have a significant adverse effect on new development in its vicinity, suitable mitigation should be provided before the development has been completed.
- 9.166 The Government's Planning Practice Guidance¹ (PPG) highlights that the cumulative impacts of more than one noise source can influence the prevalence of noise. A Noise Impact Assessment (NIA) was submitted as part of the planning application. This included a survey of the prevailing noise climate, against which the suitability of the scheme was assessed. The noise surveys carried out by the applicant would have recorded any background noise levels associated with the surrounding employment uses at the time of the survey.
- 9.167 As mentioned above the predominant potential sources of noise at the application site are from the plant serving the employment building to the east of the site (Zeiss- Building 1030). The recordings within the submitted

noise impact assessment align with my observations during a site visit, where the noise from plant equipment could be clearly heard from the public footpath along the eastern boundary of the site.

- 9.168 The applicants have highlighted various mitigation measures in the form of acoustic fencing along the eastern boundary, non opening windows along the eastern boundary and winter gardens for upper floor units closest to the Zeiss activities. Further details of the noise mitigation measures will be secured by condition to ensure an acceptable level of amenity for the future occupants is achieved.
- 9.169 Reserved matters consent for Building 1030 was granted under application reference S/6022/99/RM for B1 office use (now use class E- commercial, business and service). As set out within The Town and Country Planning (Use Classes) Regulations 2020, Schedule 2, Part A, (g), a class E use is defined as **'being a use, which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit'**.
- 9.170 As set out in the representations received the operations taking place at the Zeiss building (1030) involve the manufacturing of optical goods which are sensitive to noise, vibration and electromagnetic radiation. Building 1030 has lawful planning consent under S/6022/99/RM for a class E use and as such the activities taking place on this site should only consist of a specified use which can be carried out in any residential area (as set out in bold text above). As such, the approval of this application would not be considered to place unreasonable restrictions or limit the expansion of the existing operations of the class E use at the adjacent site. In the interest of ensuring acceptable noise and vibration limits are adhered to along the eastern boundary of the site during construction it is considered reasonable and necessary to impose a condition which requires the submission of a noise and vibration impact assessment prior to the commencement of development along with the proposed mechanisms to monitor the agreed noise and vibration limits during construction works to ensure appropriate mitigation is achieved. This information will be secured by condition 40. Moreover, the proposal involves the addition of a substation within the car parking court to the rear of apartment block B which is adjacent to the eastern boundary of the site. Condition 39 is recommended to secure the submission of the precise detailed design and location of the proposed substations within the development to ensure the appearance and locations are acceptable. Given the size of the substations proposed and subject to appropriate locations for this infrastructure being agreed the proposal is considered acceptable in this regard.
- 9.171 Overall, consideration has carefully been given to noise and vibration matters during the design process and a reasonable separation distance of 16metres has been included between the proposed development and the adjacent employment use to ensure the new development can be integrated effectively with the existing businesses. As such officers are satisfied that

subject to the recommended conditions the proposals are in accordance with Paragraph 187 of the National Planning Policy Framework (2023) and South Cambridgeshire Local Plan policies HQ/1 and SC/10.

Noise and vibration impacts during construction

- 9.172 Officers are satisfied that a detailed Construction and Environmental Management Plan (CEMP) can be agreed and secured through the imposition of conditions 11. Condition 40 is recommended to secure a noise and vibration impact assessment which is focused on mitigating the impact specifically along the eastern boundary during construction and demolition.
- 9.173 The CEMP (condition 11) will include mitigation for noise, vibration and dust impacts during construction, hours of construction activities, measures to minimise noise from site equipment, programme of consultation, engagement and updates for residents and businesses surrounding the application site, delivery and access arrangements during construction.
- 9.174 Subject to the imposition of conditions the development is considered acceptable and in accordance with the requirements of South Cambridgeshire Local Plan 2018 policies HQ/1, CC/6, SC/10 and the National Planning Policy Framework Paragraph 187.

Broadband

- 9.175 Policy TI/10 requires that infrastructure be installed to create access to broadband internet for future occupants. It is therefore considered reasonable and necessary to impose a broadband condition on any consent granted to fulfil the requirement of this policy.

Air Quality

- 9.176 The Council's Environmental Health Officer has commented that they raise no objections to the proposals in respect of air quality, bar the requirement to mitigate, manage and monitor dust during construction. This has been addressed through the recommended Demolition Construction Environmental Management Plan condition.

Crime

- 9.177 The Designing Out Crime Officer commented on the schemes reasonable levels of natural surveillance, lighting, cycle storage, footpath locations, parking courts, boundary treatments and access arrangements to apartment blocks. During the course of the application the applicant provided responses to various queries. The details of lighting, cycle storage

and boundary treatments are proposed to be conditioned to allow further information to be provided at the detailed design stage. In respect of the proposed footpath locations the proposed routes are considered important features within the scheme as they increase the permeability of the site to the open spaces and the wider area. Therefore, the proposed connections are considered acceptable.

Lighting

- 9.178 Policy SC/9 of the Local Plan sets out that development proposals which include new external lighting will only be permitted where it can be demonstrated that the proposed lighting scheme and levels are the minimum required for reasons of public safety, crime prevention / security, and living, working and recreational purposes, that light spillage and glare are minimised and there is no unacceptable adverse impact on the local amenity of neighbouring or nearby properties and road users. The application has been subject to formal consultation with the Council's Environmental Health Team, who in their comments raise no objection subject to an artificial lighting impact assessment and a requirement of the DCEMP secures details of lighting during construction to protect the amenity of neighbouring properties. Subject to the imposition of these conditions the development is considered acceptable in accordance with policy SC/9.

Refuse/ Waste

- 9.179 A refuse strategy has been submitted with the application which demonstrates that there is adequate space for bin storage for each plot and that there is a bin collection point or communal bin collection point for all properties.
- 9.180 The proposed bin capacity calculations are based on the recommendations of the Greater Cambridge Shared Waste Service Developer Guide (November 2021). The submitted refuse strategy also includes details of the drag distances (for residents and crew members), reverse distances for the refuse vehicle and vehicle tracking. The proposed arrangements are considered acceptable and in accordance with South Cambridgeshire Local Plan 2018 policy HQ/1.

Cambridgeshire Fire and Rescue

- 9.181 Should consent be granted, a condition shall be added to any consent granted to require details of the number and location of fire hydrants on site.

Contaminated Land

- 9.182 The Council's Scientific Officer (contaminated land) has reviewed the submitted Geo-Environmental Report by Enzygo dated October 2022. The contaminated land officer has confirmed there is no evidence of environmental constraints that would warrant further investigation or

assessment of potential contamination risks. Therefore, the development is considered acceptable subject to a condition which requires works to stop and a remediation strategy to be submitted if unsuspected contamination is found during construction. Subject to this condition the development is considered to be in accordance with Policy SC/11 of the adopted South Cambridgeshire Local Plan 2018.

Public Art

- 9.183 Public art is proposed to be provided on site within 'the square'. The submission documents highlight a budget of £25,000 has been allocated to the public art provision. Final details of the proposed public art delivery plan and strategy will be secured by planning conditions.

Planning Balance and Conclusion

- 9.184 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).
- 9.185 The assessment in this report has concluded that the proposals are generally compliant with the sites allocation under policy SS/8 of the Local Plan. The proposals and site layout has evolved through an extensive pre application process with officers and consultees, reviews by the Cambridgeshire Quality Panel and amendments submitted during the course of the application. A collaborative process has taken place and the development is supported.
- 9.186 The scheme would provide a high-quality environment for future occupants. The site layout does not provide an all motor vehicle link through the business park and instead promotes active transport modes by providing a pedestrian, cycle connection and the link which will serve the Cambourne to Cambridge bus route in the future. Moreover, the applicants are committed to achieving a 20% Biodiversity Net Gain and the development will deliver the Council's first Net Zero Carbon Council rented properties, with all affordable units being designed to Passivhaus principle standard through a fabric- first construction, use of air source heat pumps, mechanical ventilation and PV panels.
- 9.187 The proposal would deliver 256 dwellings, including 102 affordable dwellings (40%), along with open spaces and a new café facility. The proposal overall would provide a high-quality scheme that would make a strong and positive contribution to the local and wider context of the site and to the character of the area. In addition, the scheme will secure approximately £3.3million in Section 106 contributions which will go towards key services and facilities within Cambourne including education, community and sports facilities and transport infrastructure.

9.188 The impacts of the proposed development on neighbouring properties, subject to the conditions and safeguards identified, would not have a significant and unacceptable impact upon the living conditions of nearby residents or businesses. Having specific regard to submitted information the application is considered to comply with the requirements of relevant local and national planning policies.

9.189 In the planning balance, the benefits of the scheme as set out above outweigh any issues associated with the proposed development. Based upon the assessment made by officers of all material planning considerations in this case, notably the delivery of the Local Plan policy objectives for new development on this site, the planning balance in this case falls in favour of approval of the application, subject to the recommended planning obligations and conditions.

10.0 Recommendation

10.1 **Approve** subject to:

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

-Satisfactory completion of a Section 106 Agreement which includes the Heads of Terms (HoT's) as set out in the report with minor amendments to the Heads of Terms as set out delegated to officers.

Conditions

Standard time

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

Reason: In accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.

Approved plans

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

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

M4 (2) compliance

3 Notwithstanding the plans hereby approved, 105 of the dwellings shall be constructed in accordance with the submitted details to meet the

requirements of Part M4(2) 'accessible and adaptable dwellings' of the building Regulations 2010 (as amended 2016).

Reason: To secure the provision of accessible housing (Local Plan policy HQ/1).

M4(3) compliance

- 4 Notwithstanding the plans hereby approved, four of the dwellings shall be constructed to meet the requirements of Part M4(3) 'accessible and adaptable dwellings' of the building Regulations 2010 (as amended 2016).

Reason: To secure the provision of accessible housing (Local Plan policy HQ1).

Travel Plan

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

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

Materials

6. No development shall take place above ground level, except for demolition, until details of all the materials for the external surfaces of buildings to be used in the construction of the development have been submitted to and approved in writing by the local planning authority. The details shall include external features such as private cycle stores, weatherboarding, roof tiles, windows, pre-cast stone cill, brise soleil, doors and entrance canopies, external metal work, rainwater goods, balustrades, balcony details, soffits, furrow detailing, edge junction and coping details. 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 South Cambridgeshire Local Plan 2018 policy HQ/1).

Brickwork sample panels

7. No brickwork above ground level shall be laid until a sample panel(s) minimum 1.5mx1.5m has been prepared on site detailing the choice of brick, bond, coursing, special brick patterning [projecting headers, hit and miss, decorative brick quoining] mortar mix, design and pointing technique. 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 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 (South Cambridgeshire Local Plan 2018 Policy HQ/1).

Detailed design of the structure within the square

8. Prior to the installation of the proposed structure/ pergola within the public square, the details of this and all the proposed electric connections within the public square shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure the design and appearance of the structure does not detract from the character and appearance of the area South Cambridgeshire Local Plan 2018 policy HQ/1).

Cycle parking

9. Each phase of the development, hereby permitted, shall not be occupied or the use commenced, until details of facilities for the covered, secure parking of cycles for use in connection with that phase of the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include the means of enclosure, materials, type and layout. The facilities shall be provided in accordance with the approved details and shall be retained as such. Reason: To ensure appropriate provision for the secure storage of bicycles (South Cambridgeshire Local Plan 2018 Policy TI/3).

Hard and soft landscape details

10. No development above ground level, shall commence until details of a hard and soft landscaping scheme (in general accordance with the approved landscape drawings dated Mach 2023) have been submitted to and approved in writing by the Local Planning Authority. These details shall include: a) proposed finished levels or contours; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. Street furniture, artwork, play equipment, fitness equipment, bridges, platforms, refuse or other storage units, signs, lighting, CCTV installations and water features); proposed (these need to be coordinated with the landscape plans prior to be being installed) and existing functional services above and below ground (e.g. pumping stations, drainage, power, communications cables, pipelines indicating lines, manholes, supports); retained historic landscape features and proposals for restoration, where relevant; b) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme; If within a period of five years from the date of the 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 as soon as is reasonably practicable, unless the Local Planning Authority gives its written consent to any variation c) boundary treatments (including the areas that abut the allotments and pumping stations and acoustic barriers) indicating the type, positions, design, and materials of boundary treatments (hard or soft) to be erected. d) landscape maintenance and management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity (South Cambridgeshire Local Plan 2018 policies HQ/1)

DCEMP

11. No development, including demolition, shall commence until a site wide Demolition and Construction Environmental Management Plan (DCEMP) has been submitted to and approved in writing by the Local Planning Authority. The DCEMP shall include the consideration of the following aspects of demolition and construction: a) Demolition, construction and phasing programme. b) Contractors' access arrangements for vehicles, plant and personnel including the location of construction traffic routes to, from and within the site, details of their signing, monitoring and enforcement measures. c) Construction / Demolition hours which shall be carried out between 0800 hours to 1800 hours Monday to Friday, and 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless in accordance with agreed emergency procedures for deviation. d) Delivery times 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 of Public Holidays, unless otherwise agreed in writing by the Local Planning Authority. e) Soil 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 sue

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 uses. 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 shall be carried out in accordance with the approved DCEMP.

Reason: To protect the amenity of the adjoining properties in accordance with Policy CC/6 of the South Cambridgeshire Local Plan 2018.

Noise assessment

12. No development above ground level shall commence until a noise assessment and any noise insulation/mitigation scheme that is required has been submitted to and approved in writing by the local planning authority. The noise assessment/insulation scheme shall have regard to the external and internal noise levels recommended in British Standard 8233:2014 Guidance on sound insulation and noise reduction for buildings and shall include details of: a) the acoustic/noise insulation performance specification of the external building envelope of the residential units having regard to the building fabric, glazing and ventilation; b) mitigation to reduce the level of noise experienced externally and internally. Where submitted, the scheme shall be carried out as approved before the use is commenced or the development is occupied and shall be retained as such. Reason: to protect the amenity of future occupiers in accordance with Policies HQ/1 and SC/10 of the South Cambridgeshire Local Plan 2018.

Noise assessment (ASHPs)

13. Prior to the installation of any Air Source Heat Pumps (ASHPs) a noise impact assessment, noise insulation/mitigation scheme and servicing and maintenance schedule / programme for the ASHPs shall be submitted to and approved in writing by the local planning authority. The noise assessment, insulation/mitigation scheme and servicing and maintenance schedule / programme shall mitigate and reduce noise impacts to future occupiers of properties internally and externally in private amenity areas (gardens, balconies, terraces, patios) from ASHPs, both individually at each property where they are installed and cumulatively. The ASHPs shall be installed and maintained in accordance with the approved details and schemes. The Air Source Heat Pump/s or other equivalent mechanical plant / equipment scheme as approved shall be serviced regularly in accordance with the manufacturer's instructions to ensure that the requirements of this condition are maintained. Reason: To avoid noise from giving rise to significant adverse impacts on health and quality of life and to mitigate and reduce to a minimum potential adverse impacts on proposed and existing noise-sensitive uses resulting from noise and secure acceptable living conditions in accordance with paragraphs 130 f), 174 e) and 185 a) of the National Planning Policy Framework (NPPF),

Policies CE/10 and CE/26 of the Cambridge East Area Action Plan (February 2008) and Policies 13 and 35 of the Cambridge Local Plan 2018 / Policies SS/3, HQ/1 and SC/10 of the South Cambridgeshire Local Plan 2018.

Artificial lighting

14. Prior to the installation of any artificial lighting, an artificial lighting scheme shall be submitted to and approved in writing by the local planning authority. The scheme shall include details of any artificial lighting of the site and an artificial lighting impact assessment with predicted lighting levels at proposed and existing residential properties shall be undertaken. Artificial lighting on 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 - GN01:2011 (or as superseded). The approved lighting scheme shall be installed, maintained and operated in accordance with the approved details / measures.

Reason: To protect the amenity of nearby properties (South Cambridgeshire Local Plan 2018 policy HQ/1).

Unexpected contamination

15. If during the development contamination not previously identified is found to be present at the site, such as putrescible waste, visual or physical evidence of contamination of fuels/oils, backfill or asbestos containing materials, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved to the satisfaction of the Local Planning Authority Reason – To ensure that risks from land contamination to the future users of the land 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 2 without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy SC/11 of the adopted South Cambridgeshire Local Plan 2018.

Surface water strategy

16. No laying of services, creation of hard surfaces or erection of a building shall commence until a detailed surface water drainage scheme for the site, based on the agreed Land North Of Lower Cambourne Flood Risk Assessment and Drainage Strategy prepared by Create Consulting Engineers (ref: B) dated SG/VL/P21-2322/02 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in full accordance with the approved details prior to occupation of the first dwelling.

Reason To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity.

Management and Maintenance (drainage)

17. Details for the long term maintenance arrangements for the surface water drainage system (including all SuDS features) to be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the dwellings hereby permitted. The submitted details should identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter. Reason To ensure the satisfactory maintenance of drainage systems that are not publicly adopted, in accordance with the requirements of paragraphs 163 and 165 of the National Planning Policy Framework.

Surface water management during construction

18. No development, including preparatory works, shall commence until details of measures indicating how additional surface water run-off from the site will be avoided during the construction works have been submitted to and approved in writing by the Local Planning Authority. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved measures and systems shall be brought into operation before any works to create buildings or hard surfaces commence. Reason To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or occupied properties within the development itself; recognising that initial works to prepare the site could bring about unacceptable impacts.

Development completed in accordance with approved strategy

19. 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.

AMS and TPP

20. Prior to commencement and in accordance with BS5837 2012, a phased tree protection methodology in the form of an Arboricultural Method

Statement (AMS) and Tree Protection Plan (TPP) shall be submitted to the local planning authority for its written approval, before any tree works are carried and before equipment, machinery or materials are brought onto the site for the purpose of development (including demolition). In a logical sequence the AMS and TPP will consider all phases of construction in relation to the potential impact on trees and detail tree works, the specification and position of protection barriers and ground protection and all measures to be taken for the protection of any trees from damage during the course of any activity related to the development, including supervision, demolition, foundation design, storage of materials, ground works, installation of services, erection of scaffolding and landscaping.

Reason: To satisfy the Local Planning Authority that trees to be retained will be protected from damage during any construction activity, including demolition, in order to preserve arboricultural amenity (Local Plan policies HQ/1 and NH/2).

Tree protection

21. The approved tree protection methodology will be implemented throughout each phase of the development and the agreed means of protection shall be retained for each phase until all equipment, and surplus materials have been removed from that phase. Nothing shall be stored or placed in any area protected in accordance with approved tree protection plans, and the ground levels within those areas shall not be altered nor shall any excavation be made without the prior written approval of the local planning authority. If any tree shown to be retained is damaged, remedial works as may be specified in writing by the local planning authority will be carried out.

Reason: To satisfy the Local Planning Authority that trees to be retained will not be damaged during any construction activity, including demolition, in order to preserve arboricultural amenity (Local Plan policies HQ/1 and NH/2).

Tree replacement

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

Reason: To satisfy the Local Planning Authority that arboricultural amenity will be preserved in accordance with section 197 of the Town and Country Planning Act 1990 (Local Plan policies HQ/1 and NH/2).

Energy strategy compliance

23. The development hereby permitted shall be carried out in accordance with the energy strategy and water efficiency specification set out in the Energy Statement and Part O Overheating Assessment, Qoda (13.12.2022), with

the affordable rented units constructed in line with Passivhaus principles and the market and social rented units built to the enhanced fabric and energy specifications provided. All units shall achieve potable water use of no more than 99 litres/person/day. The energy and sustainability strategy shall be fully implemented and thereafter maintained in accordance with the approved details prior to the occupation of any dwelling.

Reason: In the interests of reducing carbon emissions and to make efficient use of water (South Cambridgeshire Local Plan 2018, policies CC/3 and CC/4 and the Greater Cambridge Sustainable Design and Construction SPD).

Management and Maintenance of streets

24. No development above ground level shall commence until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time a Private Management and Maintenance Company has been established.

Reason: To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard in accordance with South Cambridgeshire Local Plan 2018 policy HQ/1 and the NPPF (2023) paragraph 110.

Traffic Management Plan

25. No demolition or construction works (including any Enabling Works) shall commence on site until a Traffic Management Plan (TMP) has been agreed in writing with the Local Planning Authority. The TMP shall be a stand-alone document separate from the Construction Environmental Management Plan. The principle areas of concern that should be addressed within the TMP are: i. Movements and control of muck away lorries. ii. Contractor parking; including details and quantum of the proposed car parking and methods of preventing on street car parking. iii. Movements and control of all deliveries. iv. Control of dust, mud and debris, in relationship to the operation of the adopted public highway. v. Routing arrangements for all construction vehicles that will service the site. No demolition or construction works hereby permitted shall be carried out other than in accordance with the approved TMP.

Reason: To ensure that the interface between site traffic and other users of the adopted public highway is appropriately managed in the interests of highway safety, and that any increase in large vehicular traffic that the site will generate during the construction period is appropriately managed in accordance with the NPPF(2023) paragraph 110..

Details of the link between Cambourne West and the Business Park

26. Prior to any works above slab level the detailed design of the proposed link from the existing Cambourne Business Park Road through to the Cambourne West development shall be submitted to and approved in

writing by the Local Planning Authority. The agreed design shall then be fully implemented to the satisfaction of the Planning Authority prior to the first occupation of any residential unit.

Reason: In the interest of good design and for the effective operation of the highway in accordance with policy HQ/1.

Phasing Plan

27. Prior to the commencement of development a Development Phasing Plan shall be submitted to the Local Planning Authority for approval. The Phasing Plan shall include the broad sequence of providing the following elements and a mechanism for the Plan's review and amendment:

a) Development Parcels

b) Delivery of infrastructure including all accesses, primary roads/routes within the site, footpaths and cycleways, including timing of provision and opening of links into and around the site

c) location of the site compound and material storage areas throughout the development.

Reason: To clarify how the site is to be phased to protect the amenity of existing uses within the business park and ensure that infrastructure provision and environmental mitigation is provided in time to cater for the needs and impacts arising out of the development, in accordance with policy SC/3 of the South Cambridgeshire Local Plan 2018.

Fire Hydrants

28. Prior to the commencement of above ground works, a scheme for the provision of fire hydrants shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be implemented in accordance with the approved details. The approved scheme shall detail the implementation strategy for the fire hydrants (noting the hydrants may be installed in a phased manner across the site). No dwellings shall be occupied until the fire hydrants serving that part of the site have been implemented and installed in accordance with the approved Scheme.

Reason: To ensure an adequate water supply is available for emergency use in accordance with South Cambridgeshire Local Plan 2018 policy TI/8.

Biodiversity Net Gain

29. Prior to the first occupation of the development hereby permitted, a scheme demonstrating a biodiversity net gain of not less than 20% shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall:

-Confirm the baseline biodiversity assessment of the site (utilising Defra Biodiversity Metric 4.0) and the baseline assessment of the approved layout together with the approved detailed landscaping scheme for the site.

- Identify the proposed habitat improvements on-site and where applicable, off-site.

- Include an implementation, management and monitoring plan (including the identified responsible bodies) for a period of 30 years for both the on and off-site enhancements as appropriate.

Reason: To provide ecological enhancements in accordance with the NPPF 2023 para 174, South Cambridgeshire Local Plan 2018 policy NH/4 and the Greater Cambridge Shared Planning Biodiversity SPD 2022.

Construction Ecological Management Plan (CEcMP)

30. No development shall take place (including demolition, ground works, vegetation clearance) 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:
- 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 which 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.

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 conserve and enhance ecological interests in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

Sensitive lighting design (biodiversity)

31. Prior to occupation a “lighting design strategy for biodiversity” features or areas proposed to be lit shall be submitted to and approved in writing by the local planning authority.
- The strategy shall:
- a) Identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
 - b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specification) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should

any other external lighting be installed without prior consent from the local planning authority.

Reason: To conserve and enhance ecological interests in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

Enhancement features

32. Prior to the commencement of development above slab level a scheme of ecological enhancement features shall be submitted to the local planning authority for its written approval. The scheme must include details of bat and bird box installation, hedgehog connectivity, and other enhancements as applicable in accordance with the Greater Cambridge Biodiversity Supplementary Planning Document (2022). The installation of the boxes and biodiversity enhancements shall be fully implemented within an agreed timescale unless otherwise agreed in writing.

Reason: To conserve and enhance ecological interests in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

Woodland edge management strategy

33. No dwelling hereby approved shall be occupied until a scheme for the management of the woodland edge that forms the southern and western boundaries of the application site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the means of management and the frequency of maintenance. The approved scheme shall thereafter be implemented in accordance with the approved details.

Reason: To satisfy the Local Planning Authority that arboricultural amenity will be preserved in accordance with section 197 of the Town and Country Planning Act 1990 (Local Plan policies HQ/1 and NH/2).

PV panels

34. Prior to the installation of any solar panels and/or photovoltaic cells, full details including type, dimensions, materials, location and fixing shall be submitted to and approved in writing by the local planning authority. Thereafter the development shall be undertaken in accordance with the agreed details unless the local planning authority agrees to any variation in writing.

Reason: To ensure that the appearance and locations of the PV panels are appropriate in accordance with South Cambridgeshire Local Plan 2018 policy HQ/1.

Broadband

35. Prior to the first occupation of any dwelling, infrastructure to enable the delivery of broadband services, to industry standards, shall be provided for that dwelling.

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.

Public Art Delivery

36. Prior to the commencement of development above slab level a Public Art Delivery Plan (PADP) shall be submitted to and approved in writing by the Local Planning Authority. The PADP shall include a timetable for the delivery of the public art together with the following:

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

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

Reason: To accord with the provisions of South Cambridgeshire Local Plan 2018 policy HQ/2.

Apartment block B (east elevation windows)

37. Notwithstanding the approved plans, all windows on the east facing elevation of apartment block B which are proposed to serve habitable rooms (as shown on drawing reference: 114-PS-405) shall be non-opening and fixed shut. The development shall be retained as such thereafter.

Reason: to protect the amenity of future occupiers in accordance with Policies HQ/1 and SC/10 of the South Cambridgeshire Local Plan 2018.

Custom Build housing

38. Notwithstanding the approved plans, prior to any above ground works a Self-Build and Custom Build housebuilding strategy for the plots identified as L3, L4 and L5 shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall include:
- i) A proposed strategy for marketing the Custom Build plots (L3, L4 and L5) to the eligible purchasers (such purchasers to have first registered their interest for the same with South Cambridgeshire District Council pursuant to the Self and Custom Build Housebuilding Act 2015).

- ii) Details to demonstrate that the proposed Custom Build Plots are consistent with the definition of Self- Build and Custom Housebuilding.
- iii) A Custom Build configurator document to demonstrate that various options will be offered to future purchasers:
 - External façade finishes (brick palettes, patterns/ textures, timber or boarding finishes options, glazed brick options, front door options, roof tile options).
 - Customisable internal layouts and floor plan options for the selected house types.
 - Sustainability upgrade options (such as PV panel upgrades, integrated shading/ blinds)
 - Hard and soft landscaping options for each unit (choices of planting, trees, hard surfaces).
 - Options for the internal specifications (choices for interior finishes, storage options).
 - Kitchen and bathrooms designs/ layout and locations within the property.

Reason: To ensure the development meets the requirements of South Cambridgeshire Local Plan 2018 policy H/9.

39. Notwithstanding the plans hereby approved, no development shall commence above ground level until the precise location and design of the proposed substations have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be constructed in accordance with the approved plans.

Reason: To ensure appropriate locations and designs for the substations are achieved in accordance with South Cambridgeshire Local Plan policy HQ/1.

40. No development shall commence until a noise and vibration impact assessment of the construction and demolition works that shall include stated noise and vibration limits, and mechanisms to monitor these agreed limits along the eastern boundary of the site during the construction and demolition works have been submitted to and agreed in writing by the Local Planning Authority.

Those parts of the development identified within the assessment as requiring ongoing monitoring during the demolition and construction phase of the development shall thereafter be carried out in accordance with the agreed methodology and specifically the noise and vibration limits and monitoring requirements set out within the assessment.

Reason: To ensure suitable noise and vibration limits are adhered to during the construction and demolition phase of the development in the context of the ongoing operations of the adjacent commercial building (Building 1030) occupied by Zeiss in accordance with NPPF Paragraph 187.

Informatives

Public Right Of Way Officer

-Public Bridleway No. 2, Cambourne 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).

-No alteration to the bridleway's surface is permitted without our consent (it is an offence to damage the surface of a public right of way under s 1 of the Criminal Damage Act 1971).

-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).

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

-The applicant will be required to meet the costs of any new or amended signage that may be required as a result of any legal changes to the Public Rights of Way network.

-The applicant may be required to temporarily close public rights of way whilst construction work is ongoing. Temporary Traffic Regulation Orders (TTROs) are processed by the County Council's Street Works Team and further information regarding this can be found on the County Council's website at <https://www.cambridgeshire.gov.uk/residents/travel-roads-andparking/roads-and-pathways/highway-licences-and-permits/>

Sustainability

In line with the transitional arrangements set out in the relevant approved documents, the Council expects the development hereby approved to meet the requirements of Parts O and F of Building Regulations. Where meeting these requirements results in any changes to the design of the proposals hereby approved, these amendments shall be submitted and approved by way of formal application to the local planning authority.

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.

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Agenda Item 6



Planning Committee Date	11 October 2023
Report to	South Cambridgeshire District Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	22/05549/OUT
Site	TWI, Granta Park, Great Abington, Cambridgeshire
Ward / Parish	Great Abington
Proposal	Outline application for the development of the TWI campus (including means of access) for use by TWI (comprising but not limited to a range of related uses including office and laboratory space, and ancillary facilities including conferencing and non-residential education/training uses) and/or for Research and Development purposes (Use Class E(g)(ii)), following the erection of two new buildings centred off the central service spine (B4 and B5), one building (B6) immediately to the north, and an extension to the existing engineering hall (B3) (with a combined floor area up to 31,500m ² (GEA) excluding plant), the reconfiguration and external works to the Bevan Braithwaite building, central service spine and the servicing yard, and the provision of a decked car park to the north, surface car parking and cycle parking, landscaping and associated infrastructure (following the phased demolition of a number of buildings, namely BBH, Robert Jenkins, Resonance Shed and Trevor Gooch comprising 10,185m ² (GEA)) with all other matters, namely layout, scale, appearance and landscaping reserved.
Applicant	TWI Limited

Presenting Officer	Michael Hammond
Reason Reported to Committee	Major application, Parish Council Call-in, Wider public interest.
Member Site Visit Date	N/A
Key Issues	<ol style="list-style-type: none"> 1. Design (parameters) 2. Landscape Impacts 3. Impact on Heritage Assets 4. Trees 5. Transport/ Car Parking
Recommendation	APPROVE subject to the completion of a S106 agreement and conditions

1.0 Executive Summary

- 1.1 The application seeks outline planning permission for the development of the TWI Campus. The TWI Campus is situated immediately to the east of the cricket ground and south-east of the lake in the centre of the Granta Park Campus.
- 1.2 The application site is located on Granta Park, which is designated as an Established Employment Area within the adopted Local Plan.
- 1.3 Granta Park is one of the UK's leading Science Campuses offering state of the art laboratory and office facilities across 14 buildings on a 50-hectare site, established for over 20 years with a scientific population of over 3,700 people.
- 1.4 The proposal includes the erection of two new buildings centred off the central service spine (B4 and B5), one building (B6) immediately to the north, and an extension to the existing engineering hall (B3) (with a combined floor area up to 31,500m² (GEA) excluding plant). The Bevan Braithwaite Building would be reconfigured and there would be a decked car park to the north above part of the existing surface level car park. There would be extensive soft and hard landscaping works to accommodate this development and would necessitate the demolition of several buildings, of note the BBH, Robert Jenkins, Resonance Shed and Trevor Gooch buildings). The net increase in floorspace on the site would be up to 21,315sqm.
- 1.5 The plans submitted are parameter plans which include maximum building footprints and heights. The indicative plans demonstrate that the tallest building these plans would allow for would be B4 which would have a maximum building height of 56.5m AOD which would equate to five storeys given the level change across the site, plus roof top plant. The maximum flue height would be 63.13m AOD. Proposed building B4 would step down to 4 storeys and B6 further to the north would be 3 storeys with roof top

plant. The B3 extension would extend out to the east from the existing B3 building and follow the same roof height and profile. The proposed decked car park would have a maximum height of 37.5m AOD.

- 1.6 All matters are reserved except for access. The application has been referred to Planning Committee as the proposal has been called into Planning Committee by the Parish Council and is also considered to be in the public interest for the application to be discussed at Committee.
- 1.7 Notwithstanding matters such as scale, layout, landscaping and appearance being reserved for submission at a later date, the application has been accompanied by a series of parameter plans to form an envelope within which the detailed design of reserved matters could then proceed if permitted. These are:
 - ‘Proposed Development Zones & Public Realm’ – This defines the maximum development zones for each building and the extent of external landscaping, servicing areas and vehicle drop off.
 - ‘Parameter Plan – Demolition’ – This outlines the extent of demolition proposed.
 - ‘Proposed Access & Connection’ – This identifies vehicle and non-vehicular routes within the proposed development.
 - ‘Proposed Maximum Heights’ – This defines the maximum building heights of proposed buildings and extensions.
 - ‘Proposed Site Levels’ – This sets out the site levels as proposed.
 - ‘Existing Site Levels’ – This sets out the site levels as existing.
 - ‘Existing Site Plan’ – This demarcates the extent of existing buildings in the wider Granta Park context and outlines the land ownership extent of land.
- 1.8 The application has been the subject of pre-application advice with officers, including the advice of the Landscape Officer, Urban Design Officer, Conservation Officer and Tree Officer. The applicant also entered into a Design Review Panel at pre-application stage, the minutes of which are included as an appendix to this report (See Appendix 1).
- 1.9 Additional information has been submitted to the Local Planning Authority during the course of the application. This includes further information regarding the landscape masterplan, landscape and visual impact assessment (LVIA) and biodiversity net gain. This was submitted in response to comments raised by consultees.
- 1.10 The buildings that would be demolished are not considered to have any architectural merit and the removal of these is considered acceptable. The proposed redevelopment of the TWI campus seeks to deliver high-quality and fit for purpose buildings. The proposed buildings, although noticeable in size, are comparable to those permitted to the south on Phase 2 and would not exceed the height of the existing Illumina building. The proposed layout seeks to incorporate green ‘fingers’ between the proposed buildings,

providing space for circulation and for the development to be read comfortably within its context of the wider business park.

- 1.11 The proposed development would result in the loss of 8no. protected (TPO) oak trees and 2no. protected (TPO) field maple trees at the point where Building B4 would be developed, which as a grouping falls within Category B. Their loss is unfortunate and detracts from the landscape setting of the business park. However, the proposal does include the commitment to the replacement planting of 86no. new trees which will go some way to compensating for this loss. The proposed extension east of building B3 towards the Grade II* Listed Abington Hall has been identified as causing moderate levels of less than substantial harm to this heritage asset. The proposed development has also been found to cause low levels of less than substantial harm to the Great and Little Abington Conservation Area and the setting of the Grade II* Listed St Mary's Church.
- 1.12 The level of harm identified above has been weighed against the public benefits of the scheme and other material planning considerations. The proposal would result in significant economic benefit through the uplift and enhancement of employment floorspace at Granta Park, further contributing to the life sciences and technology cluster in Southern Cambridgeshire. There would also be public benefits accruing from the replacement tree planting strategy, sustainability benefits in terms of building performance and electric vehicle charging and financial contributions towards local transport infrastructure.
- 1.13 In terms of the overall planning balance, it is considered that the substantial economic benefits of the development would clearly outweigh the moderate levels of harm identified to heritage assets and the loss of existing TPO oak trees.
- 1.14 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the statutory requirements of section 66(1) and section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval.
- 1.15 Taking all factors into consideration, Officers recommend that the Planning Committee approve the application subject to the completion of a Section 106 Agreement and conditions, the final wording of which is to be delegated to officers.

2.0 Site Description and Context

- 2.1 The application site is located on Granta Park, an Established Employment Area within the parish of Great Abington, although not within its development framework boundary.
- 2.2 Granta Park is a science and research park providing laboratory and office accommodation across a 50-hectare site, established for over 20 years with a scientific population of over 3,700 people.
- 2.3 Buildings are focused on the edge of the Park, centred around a large internal open space that includes a cricket pitch and lake. The buildings are all large in size and scale with varying architectural styles and designed around the delivery of laboratory and office space. Car parking associated with each building is provided and occupies a relatively large footprint across the Park, although it is well integrated into the surroundings through extensive soft landscaping and tree planting that softens the parking areas and internal access roads.
- 2.4 Granta Park is surrounded by an established woodland belt, which is covered by a range of Tree Preservation Orders and plays an important role in integrating the large Park with its wider rural countryside surroundings.
- 2.5 Towards the easternmost boundary of the Park is Abington Hall, a Grade II* Listed Building that is located within the Conservation Area for Great and Little Abington, which incorporates a small eastern portion of the Park.
- 2.6 The River Granta, a County Wildlife Site, runs close to the northern and part of the north-eastern boundaries of the site with areas surrounding the river designated as being in flood zones 2 and 3, which are almost entirely outside of the Granta Park employment designation and where no development is proposed. A lake is located centrally within the Park, functioning as part of the wider drainage solution, which is identified as being in flood zone 2. The area of Flood Zone 2 to the west correlates directly with the extent of historic flooding records for the area, and is not based on modelled data associated with the River Granta. Based on the results from the River Granta modelling, the entire Site lies within Flood Zone 1.
- 2.7 The site itself is the TWI (The Welding Institute) Campus, situated immediately to the east of the cricket pitch and south-east of the lake. There are several buildings across the TWI Campus with buildings BBB, BBH, B1, B2 and B3 forming the main hub of activities on the site and to the north-east known are the Robert Jenkins and Trevor Gooch Buildings. A small cottage is situated immediately adjacent to the Robert Jenkins Building, and this cottage and its external wall are curtilage listed as part of the Grade II*

Listed Abington Hall to the east. There is surface level car parking outside buildings B1, B2 and B3 accessed from the south along with a separate car park immediately to the south-east. To the north is further car parking.

- 2.8 There are small areas of low and medium surface water flood risk immediately to the east of the BBB Building and on and adjacent to the Robert Jenkins Building. There are two narrow group Tree Preservation Order strips running through the centre and northern elements of the site.

3.0 The Proposal

- 3.1 This application seeks outline planning permission with all matters reserved except for access for the development of the TWI campus (including means of access) for use by TWI (comprising but not limited to a range of related uses including office and laboratory space, and ancillary facilities including conferencing and non-residential education/training uses) and/or for Research and Development purposes (Use Class E(g)(ii)), following the erection of two new buildings centred off the central service spine (B4 and B5), one building (B6) immediately to the north, and an extension to the existing engineering hall (B3) (with a combined floor area up to 31,500m² (GEA) excluding plant), the reconfiguration and external works to the Bevan Braithwaite building, central service spine and the servicing yard, and the provision of a decked car park to the north, surface car parking and cycle parking, landscaping and associated infrastructure (following the phased demolition of a number of buildings, namely BBH, Robert Jenkins, Resonance Shed and Trevor Gooch comprising 10,185m² (GEA)) with all other matters, namely layout, scale, appearance and landscaping reserved.
- 3.2 The plans submitted are parameter plans which include maximum building footprints and heights. The indicative plans demonstrate that the tallest building these plans would allow for would be B4 which would have a maximum building height of 56.5m AOD which would equate to five storeys plus roof top plant. The maximum flue height would be 63.13m AOD. Proposed building B5 would step down to 4 storeys and B6 further to the north would be 3 storeys with roof top plant. The B3 extension would extend out to the east from the existing B3 building and follow the same roof height and profile. The proposed decked car park would have a maximum height of 37.5m AOD.
- 3.3 The 'Design and Visual Amenity' of the assessment section of this report provides a detailed breakdown of each of the parameter plans for which permission is sought. In summary these indicative plans demonstrate that the tallest building these plans would allow for would be B4 which would have a maximum building height of 56.5m AOD which would equate to five storeys given the level change across the site, plus roof top plant. The maximum flue height would be 63.13m AOD. Proposed building B4 would step down to 4 storeys and B6 further to the north would be 3 storeys with

roof top plant. The B3 extension would extend out to the east from the existing B3 building and follow the same roof height and profile. The proposed decked car park would have a maximum height of 37.5m AOD

- 3.4 The proposal would require the removal of 25no. trees (of which 10 are TPO trees) and the provision of an additional 107 car parking spaces are proposed.
- 3.5 The application has been amended and further information has been submitted to address specific requests of technical consultees and further consultations have been carried out as appropriate.

4.0 Relevant Site History

Reference	Description	Outcome
23/00329/LBC	Creation of a 4 m opening to the curtilage listed wall to enable the creation of an east-west shared access which forms part of the outline application 22/05549/OUT, together with the general repair of copings and masonry to the wall.	Pending consideration
22/03745/SCRE	EIA screening opinion under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 for the proposed redevelopment of the TWI campus at Granta Park to repurpose and refurbish existing buildings and provide a net increase of up to 22,000sqm Gross External Area (GEA) of research and development office and laboratory space	EIA Not Required.
S/0182/15/NM	Non material amendment to application S/2466/12/OL to allow the retention of Robert Jenkins building (previously identified for demolition).	Permitted
S/0876/14/FL	Proposed extension to existing laboratory to provide a hydraulic pump room.	Permitted
S/1788/14/RM	Reserved matters scheme (Layout Scale Appearance and Landscaping) for the erection of sunken double deck car park cycle parking and associated landscaping pursuant to outline application S/2466/12/OL.	Permitted

S/1052/13/RM	Reserved matters scheme (Layout Scale Appearance and Landscaping) for the erection of three new buildings connected to the main Bevan Braithwaite Building and associated service spine and service yard together with southern car park southern approach road internal link road and landscaping pursuant to Outline Permission S/2466/12/OL.	Permitted
S/2466/12/OL	Outline planning application for the redevelopment of TWI site to create a series of new buildings connected to the main Bevan Braithwaite building and to be occupied for a mix of B1(b) Research and Development purposes comprising but not limited to related office and conferencing facilities laboratory space an engineering hall and D1 space (non-residential institution including education and training) and ancillary facilities with a combined floor area of up to 25000m2 (GEA) together with a central service spine (up to 5960m2) and an associated yard resonance testing building (500m2) car parking to the north and south of the Bevan Braithwaite building strategic landscaping and associated infrastructure (following the phased demolition of a number of existing building on the site comprising 12877m2 (GEA)).	Permitted
S/1680/11	Reserved Matter approval of revised landscape scheme for Site 1 pursuant to Condition 2 of planning permission S/1170/06/F.	Permitted.
S/0447/09/F	Extension to Existing TWI Training Centre	Permitted
S/1281/09/F	Steel framed building	Permitted
S/1359/09/F	Entrance Extension	Permitted
S/1372/08/F	Extensions	Permitted
S/1170/06/O	Variation of Condition 1 of Planning Permission S/1786/95/O (as Varied by S/0714/99/F and	Permitted

	S/0624/04/F) to Allow a Further Additional Period of 5 Years for the Submission of Reserved Matters for Erection of New Buildings and Construction of Access Road	
S/0624/04/F	Variation of Condition 1 of Planning Permission S/1786/95/O (as Varied by S/0714/99/F) to Allow a Further Additional Period of 5 Years for the Submission of Reserved Matters for Erection of New Buildings and Construction of Access Road	Permitted
S/0714/99/F	Variation of Condition 1 of Planning Permission S/1786/95/O to Allow an Additional Period of Three Years for the Submission of the Remaining and Outstanding Reserved Matters	Permitted
S/1786/95/O	ERECTION OF NEW BUILDINGS AND CONSTRUCTION OF ACCESS ROAD (RENEWAL OF S/0082/91/O)	Permitted

5.0 Policy

5.1 National

National Planning Policy Framework 2023
National Planning Practice Guidance
National Design Guide 2021
Local Transport Note 1/20 (LTN 1/20) Cycle Infrastructure Design
Circular 11/95 (Conditions, Annex A)
Conservation of Habitats and Species Regulations 2017
Environment Act 2021
ODPM Circular 06/2005 – Protected Species
Equalities Act 2010

5.2 South Cambridgeshire Local Plan 2018

S/1 – Vision
S/2 – Objectives of the Local Plan
S/3 – Presumption in Favour of Sustainable Development
S/5 – Provision of New Jobs and Homes
S/7 – Development Frameworks
CC/1 – Mitigation and Adaptation to Climate Change
CC/3 – Renewable and Low Carbon Energy in New Developments
CC/4 – Water Efficiency
CC/6 – Construction Methods

CC/7 – Water Quality
CC/8 – Sustainable Drainage Systems
CC/9 – Managing Flood Risk
HQ/1 – Design Principles
HQ/2 – Public Art and New Development
NH/2 – Protecting and Enhancing Landscape Character
NH/4 – Biodiversity
NH/6 – Green Infrastructure
NH/14 – Heritage Assets
E/9 – Promotion of Clusters
E/10 – Shared Social Spaces in Employment Areas
E/15 – Established Employment Areas
SC/2 – Health impact Assessment
SC/9 – Lighting Proposals
SC/10 – Noise Pollution
SC/11 – Contaminated Land
SC/12 – Air Quality
TI/2 – Planning for Sustainable Travel
TI/3 – Parking Provision
TI/8 – Infrastructure and New Developments
TI/10 – Broadband

5.3 **Neighbourhood Plan**

None

5.4 **Supplementary Planning Documents**

Biodiversity SPD – Adopted February 2022
Sustainable Design and Construction SPD – Adopted January 2020
Cambridgeshire Flood and Water SPD – Adopted November 2016

5.5 The following SPDs were adopted to provide guidance to support previously adopted Development Plan Documents that have now been superseded by the South Cambridgeshire Local Plan 2018. These documents are still material considerations when making planning decisions, with the weight in decision making to be determined on a case-by-case basis:

Health Impact Assessment SPD – Adopted March 2011
Development affecting Conservation Areas SPD – Adopted 2009
Landscape in New Developments SPD – Adopted March 2010
District Design Guide SPD – Adopted March 2010
Open Space in New Developments SPD – Adopted January 2009
Trees and Development Sites SPD – Adopted January 2009
Public Art SPD – Adopted January 2009
Listed Buildings: Works to or affecting the setting of SPD – Adopted July 2009

6.0 **Consultations**

- 6.1 **Access Officer – No objection**
- 6.2 Usually with outline plans the access officer is given some idea of how internal layouts will be and it helps to achieve better design if the access officer can make comments earlier. Blue Badge parking spaces are identified as being long ways against the kerb. Often this type of space is not useful and spaces should be set so that the front or rear parks against the kerb.
- 6.3 **Anglian Water – No objection**
- 6.4 The development falls outside of our statutory sewage boundary. No objection.
- 6.5 **Cambridgeshire Constabulary (Designing Out Crime Officer) – No objection.**
- 6.6 While the DAS, HIS and other documents such as the lighting plan are very comprehensive there will be more context to the actual design of the buildings, car park, cycle storage and open space when the Reserved Matters application is received so we will reserve comment until then.
- 6.7 **Cambridgeshire County Council – Historic Environment Team – No objection.**
- 6.8 No further archaeological investigation is necessary.
- 6.9 **Cambridgeshire County Council – Transport Assessment Team – No objection.**
- 6.10 1st comment – Objection:
- 6.11 Insufficient detail has been presented to make a sound assessment. Further information regarding car and cycle parking, trip generation, assessment scenarios and traffic growth, junction modelling and mitigation related to the Transport Assessment will need to be addressed before the transport implications of the development can be fully assessed.
- 6.12 2nd Comment – No objection:
- 6.13 Sufficient detail has been presented to make a sound assessment.
Mitigation Required: The following obligations/conditions are required to make the development acceptable in planning terms:
- Contribute £708,830 to the CSET phases 1 and 2 or Linton Greenway;
 - That the development traffic flows are monitored and a trip budget set for the TWI site; and
 - Travel Plan as a condition.

- 6.14 **Cambridgeshire Fire & Rescue – No objection.**
- 6.15 Should the Planning Authority be minded to grant approval, the Fire Authority would ask that adequate provision be made for fire hydrants, which may be by way of Section 106 agreement or a planning condition.
- 6.16 **Conservation Team – Further information required.**
- 6.17 1st Comment – Further information and/or amendments required:
- 6.18 View 22 (Abington Hall) in the Landscape and Visual Impact Assessment (LVIA) indicates that there would be a considerable increase in built form in close proximity to the grade II* listed building arising from the B3 extension. Some of the trees that provide partial screening of B3 from the Hall would be removed, resulting in greater visibility of the building than at present. The extension would also bring the long, sheer elevation of the building notably closer to the Hall and therefore intruding upon its immediate setting.
- 6.19 The proposed replacement planting and landscape improvements could mitigate this to a modest degree, although the impact and scale of the extension would be difficult to conceal. The LVIA view also shows a mixture of vehicles, trees and features which might include the partially demolished modern structures, and it is therefore anticipated that sightlines to B3 would be clearer than depicted given the substantial scale of the extension.
- 6.20 The Heritage Statement (HS) states that the impact of the proposals, particularly the extension of B3, would result in less than substantial harm (6.1.2), which is agreed. The LVIA assesses the impact on view 22 as substantial / major adverse, which supports the assessment of harm in terms of NPPF paras 199-202.
- 6.21 The new B5 building, while large in scale and clearly changing the setting of the Hall, would be set further away and be seen in the context of an established cluster of buildings. B4 and B6 would be set behind other buildings in relation to the Hall, with minimal direct impact.
- 6.22 Some of the benefits the HS suggests would balance the harm. However, specifically the removal of the unsightly modern buildings south and west of the Hall, should not be considered in relation to the current application. This was implemented in 2022 following approval in 2012 (ref:S/2475/12/CA). It is agreed that improvements to the setting of the curtilage listed wall and cottage provide a modest enhancement in this location. However, the scheme also proposes demolishing a section of the wall, which would be harmful. The details of works and enhancements to both structures are awaiting a future listed building consent application rather than being weighed against the harm. The heritage assessment does not place any particular value on the visual relationship between the Hall and wall/cottage, and it is unlikely there was ever an intention for this to be the case.

- 6.23 There are currently glimpses of the TWI buildings from within the conservation area, including from the river footpath and churchyard of St Mary the Virgin. From these viewpoints, the buildings generally sit below the tree line and have a discreet presence. This largely applies to the Riverside blocks closest to the river.
- 6.24 The HS acknowledges that there will be change to the outlook and setting of the conservation area through the redevelopment but does not take account of the considerable additional height and cumulative impacts of the redevelopment. LVIA view 12 (river footpath) demonstrates that buildings B4, B5, B6 would be visible over the existing built form and tree line due to additional height and bulk. The buildings would merge into a single mass from this angle, with resulting cumulative visual impacts. Flues are not shown on the LVIA images but are expected to be an additional 6-8m based on the illustrative drawings. Notwithstanding the flues, the impact on this view is identified as adverse in the LVIA, and is considered harmful in relation to NPPF paras 199-202.
- 6.25 As described above, the view is sensitive due to the largely rural setting and outlook from the conservation area. NPPF para 206 seeks to preserve those aspects of a heritage asset's setting which contribute to its significance. The upper parts of the building, particularly the flues, are likely to be the most visible over the existing tree and building line, detracting from the rural outlook. The location and form of flues and plant and should be minimised and defined as clearly as possible to limit their impact.
- 6.26 The HS concludes that there would be no harmful impacts on other designated heritage assets within the study area (6.1.2). This can largely be accepted due to the distances and limited intervisibility due to trees and intervening buildings. There are however serious concerns in relation to St Mary's Church, Little Abington, for the same reasons described above. The outlook from the edge of churchyard would include buildings rising above the treeline, forming a dense cluster. The LVIA assesses the impact on this view (view 13), which is also a view from the conservation area, as adverse. This could therefore be considered harmful to the setting and significance to the designated heritage asset, and requires further consideration.
- 6.27 Overall, Moderate less than substantial harm would arise to the setting of Abington Hall due to the extension of B3. The proposed landscape mitigation is unconvincing, and the justification is not clear and convincing as required by NPPF para 200.
- 6.28 Low to moderate less than substantial harm would arise to the Great and Little Abington Conservation Area due to the height, mass and cumulative visual impact of B4, B5 and B6. Further consideration of the location, form and design of plant and flues is needed to minimise these impacts.
- 6.29 Further consideration of the impact on the setting of St Mary's Church is needed as based on the current information this is considered to be harmful.

- 6.30 With respect of NPPF para 202, the overall level of harm is considered moderate less than substantial and should therefore be weighed against the public benefits of the proposals.
- 6.31 2nd comments – Further information and/or amendments required:
- 6.32 An addendum to the heritage statement has been provided. In relation to the setting of Abington Hall, it reiterates earlier arguments that the setting of Abington Hall would be enhanced by the development, while also conceding some less than substantial harm through the extension of B3. It cites the creation of a visual connection to the curtilage listed wall as a heritage benefit but acknowledges that the visual connection did not exist historically and does not contribute to the significance of the heritage asset.
- 6.33 The addendum refers to the benefits accrued as part of other applications, without acknowledging that some aspects of those benefits would be lost through the current proposals, specifically enhancement of the setting between the hall and B3. It refers to the LVIA addendum and states that the less than substantial harm caused to the hall by B3 would be offset by the planting of vegetation.
- 6.34 The LVIA addendum provides a clearer impression of the changes to the setting of Abington Hall through the removal of modern buildings, proposed extension of B3 and compensatory planting. It demonstrates the welcome sense of openness achieved through previously approved changes, and how this would be offset by the addition new development. The images confirm that while new planting beside B3 could slightly diffuse the visual impact of the extension, which is of considerable scale, it cannot be considered to offset the harm as claimed in the heritage report.
- 6.35 The heritage addendum does not develop the earlier assessment of the impact of the Great and Little Abington Conservation Area, and maintains that the impact would be positive. It does not address the harmful impact identified in the main LVIA caused by the increase in height, scale and bulk of the buildings, or suggest how it might be mitigated. The LVIA addendum does not add to the conservation area views.
- 6.36 There is no further assessment of the proposal on the setting of St Mary's, Little Abington, in the heritage or LVIA addenda.
- 6.37 The conclusions and assessment of harm remain as previously set out.
- 6.38 **Contaminated Land Officer – No objection.**
- 6.39 No objection subject to contaminated land condition.
- 6.40 **County Highways Development Management – No objection.**
- 6.41 No objection subject to a traffic management plan condition and informative.

- 6.42 **Ecology Officer – No objection.**
- 6.43 The information submitted is sufficient to show that there is no “in principle” reason that the application should be refused on ecological grounds. There is still a requirement for further surveys to be undertaken and submitted prior to or concurrently with the submission of first reserved matters. These include: reptile surveys, badger surveys, further bat activity survey of the area around the woodland adjacent to the proposed decked car park, detailed design of the lighting of the upper deck of the decked car park as the current proposal may increase vertical illumination of the woodland canopy to unacceptable levels, and finalisation of Biodiversity Net Gain strategy.
- 6.44 Conditions for a Construction Ecological Management Plan, lighting strategy, Landscape and Ecological Management Plan and a Biodiversity Net Gain Plan
- 6.45 **Environment Agency – No objection.**
- 6.46 No objection subject to informatives.
- 6.47 **Environmental Health – No objection.**
- 6.48 The noise report is generally well considered although makes reference to external noise levels which, at the time of the publication of the report, is unknown. Therefore a condition is recommended for a noise assessment and any noise insultation/ mitigation.
- 6.49 The applicant has determined that the site falls within the E3 category for lighting and identifies a number of sensitive receptors, both human and habitat, to protect. The lighting report recognises the different type of lighting which is likely to be considered appropriate for this development. Further information in relating to lighting should be submitted by the applicant in any reserved matters application.
- 6.50 A demolition and Construction Environmental Management Plan (DCEMP) should also be secured through condition.
- 6.51 **Great Abington Parish Council – Objection.**
- 6.52 1st Comment: Objection
- 6.53 The Parish Council understands and appreciates the need to replace some of the older buildings at TWI to improve their quality and environmental impact. However it is important to remember that this is a rural area, not an urban location, and what is proposed needs to take account of its location.

- 6.54 The key difference between what the parish councils saw at the 19 October meeting organised by the applicant and what has subsequently been submitted in this application was in relation to buildings B4 and B5. The 19 October documents showed illustrative building B4 as four storeys and illustrative building B5 as three storeys. However, the application document submitted shows building B4 as five storeys and B5 as four-storeys (that is, an additional storey for each building).
- 6.55 The Parish Council considers that the visual impact of buildings B4 and B5 (as illustrated) on this rural location would be enormous and would dominate the visual landscape. Therefore the council recommends that the height of future developments on the TWI site be controlled/limited to a lower level than 56.50m ODN or 53.50m ODN to protect the visual rural landscape for the neighbouring villages.
- 6.56 The Granta Park Phase 1 site 1 building was promoted as a significant Landmark building of greater height than would normally have been allowed on the Granta Park site, and yet buildings B4 and B5 as illustrated would be physically taller at 26.50m and 23.50m respectively.
- 6.57 The Parish Council recommends that the height limit be set at 49.00m ODN for all the new buildings and building extension proposed, which is the same height as the ridge height of the existing B3 building.
- 6.58 In summary, the Parish Council considers the parameter plan height limit of 56.50m ODN for building B4 and 53.50m ODN for building B5 to be set too high, and recommends that these height limits should be reduced to 49.00m ODN. The Parish Council therefore objects to the height limit set out in the applicant's parameter plan.
- 6.59 The Parish Council noted the additional car parking referred to in the documentation. The Parish Council was mindful of the additional 1,300 plus car parking spaces that would be provided under recent planning approvals on Granta Park, and noted that a further 100 plus spaces were included in this application. Though the percentage of single occupancy car journeys to the site might reduce, the overall effect of these recent approvals and the additional car parking spaces in this application could only mean that the actual number of car journeys to and from the site would increase.
- 6.60 There is currently no active travel route that actually goes to the entrance of Granta Park (see figs 2.2 and 2.3 in the Framework Travel Plan). The only nearby such route, the dual use path alongside the A505, ends several

hundred metres short of the Granta Park entrance and there are no active travel routes along Newmarket Road or Pampisford Road.

- 6.61 If the District Council is minded to approve this application, the Parish Council requests that a condition be imposed for the applicant to make a significant financial contribution to be used to improve routes to Granta Park, and benefit the local community, specifically the Parish Council request that the contribution be used to help fund an active travel route along Pampisford Road towards the site's main entrance.
- 6.62 It should be noted that the Greater Cambridge Partnership is now working on the route of the Linton Greenway now being down Newmarket Road to the Granta Park entrance and then along Pampisford Road, and not as indicated in Figs 2.5 and 2.6 of the Framework Travel Plan.
- 6.63 The Parish Council noted that almost all of the data in the Noise Assessment Report was undertaken when the wind was not the main prevailing south-westerly direction, which has the greatest impact on the neighbouring villages. The Parish Council also noted that apart from three locations where noise monitoring had been undertaken for more than 24 hours, noise monitoring in other locations had been for very short periods of time, and questioned whether this was sufficient.
- 6.64 For many years the local community had welcome access to the TWI/Granta Park site with three local foot entrances in addition to the main entrance on Newmarket Road. However, a few years ago the three local accesses were closed to the general community. The only current access available to the community via the main site entrance, which is well away from both villages and is inaccessible without walking along busy roads, without footpaths.
- 6.65 Criterion 10 in the Health Impact Assessment is 'are the open and natural spaces welcoming and safe and accessible for all?' (see HIA page 32). The proposed mitigation suggested in this document is for 'a commitment [by the applicant] to explore how outdoor spaces might be accessed by local residents'. The Parish Council would therefore request a clear commitment for such access, and to know under what terms the open space will be open to the local community. The Parish Council would welcome villagers having access via the entrances within the village, rather than just the distant main site entrance, which requires walking along busy roads.
- 6.66 **Health Impact Assessment Officer – No objection.**

- 6.67 The outcome is that the Health Impact Assessment as submitted has been assessed as grade A which meets the required standard of the HIA SPD policy (only HIA's graded A or B are acceptable).
- 6.68 **Health and Safety Executive – No objection**
- 6.69 From the information you have provided for this planning application it does not appear to fall under the remit of planning gateway one because the purpose of a relevant building is not met. No objection.
- 6.70 **Historic England – No objection**
- 6.71 No comment necessary. The advice of your specialist officers should be sought.
- 6.72 **Landscape Officer – Further Information and/or Amendments Required.**
- 6.73 1st Comment: Further Information and/or Amendments Required:
- 6.74 A significant number of existing trees will be removed to allow for the construction of the new buildings and the decked car park, and these include trees protected by a TPO next to the proposed building B1.
- 6.75 The existing trees are an important part of the existing green infrastructure on site providing habitats, shade, screening, canopy cover and helping integrate the large -scale buildings into their rural context. The trees are a mix of category B and C trees which are expected to thrive for another 30-40 years and so, the loss of the trees is significant. Removal of the trees must be compensated through new planting and a detailed strategy for compensatory planting is required before determination to show how the scheme will address Local Plan Policies NH6 and NH7.
- 6.76 An overview of the planting strategy is provided in the design and access statement section 5.4 (page 74), but more detail is required on the proposed tree species, sizes, the proposals for transplanting trees from the car park area and the rationale behind the strategy. The information on tree removal must also include further explanation of the age of the trees and whether they relate to the 1990s Science Park masterplan or pre-date the masterplan and should identify trees with TPOs. The tree schedule in the JBA report should be updated to clearly identify trees which are to be removed to accommodate new buildings or paving, parking, and roads.
- 6.77 The views and impact on the Listed Hall and the conservation area are the most sensitive views. View 12 from the public footpath and view 13 from the St Marys churchyard show that the proposed buildings, particularly B4 and B5, will be visible from the conservation area and will protrude above the roof line and profiles of the existing buildings on the science park, increasing the impact of the science park on the conservation area. From viewpoints 21 and 22 the extension to building B3 will be highly visible and

close to Abington Hall. The LVIA report concludes that impact on pedestrian users of the footpaths at viewpoints 12 and 13 will be adverse in nature and moderate or negligible in significance. At Viewpoints 21 and 22 the impact is assessed as being adverse and substantial or major.

6.78 The report also concludes that 'Visibility of the development would diminish over time with the growth of the mitigation planting and trees within the site' but the report and the design and access statement are not coordinated to explain how planting or other measures and design features have been designed to mitigate impact on views or how this will be delivered in the future. We recommend that an addendum is provided to show how planting will mitigate the negative impact on views and how this is embedded in the application for outline planning consent.

6.79 The drainage strategy proposes a mixture of below ground attenuation features, infiltration features and an attenuation basin to the southwest of Abington Hall. The attenuation basin will be close to the listed building in an area which was once planted with trees and formed the boundary to the south facing, rear garden in the late 18th century. It is important that the basin is fully integrated with the setting of the Listed Hall and with the proposed reinstatement of the 18th century planting which is described in the design and access statement (pages 69-70), and it is important that the basin is designed sensitively in relation to the historic landscape. An additional statement about the design of the basin is required to explain the design assumptions for the basin capacity and side slope gradients before determination. Full details of the basin and the surrounding planting should be provided through condition.

6.80 The landscape design of the courtyards and the proposed tree planting across the site are indicated in the design and access statement and on the illustrative masterplan but the parameter plans show no detail of the proposed landscape. Before determination we require the following items to be clarified.

- Any areas where no landscape works are proposed should be identified on a plan e.g., it appears no work is proposed between B1 and B2 or in the car park south of B1, B2 and B3. It appears that no work is proposed in the service yard by B5 or in the area north-west of Abington Hall.
- The Tree planting strategy must be submitted before determination to make sure that the scale of tree planting is appropriate to the scale of the new buildings and infrastructure works and to compensate for trees lost to enable the new development.

6.81 We recommend that a specific condition is included to address the design of the courtyards and all the hard and soft landscape should be conditioned.

6.82 2nd Comment: Further information and/or amendments required:

6.83 The proposed tree strategy shows the relocation of trees to be transplanted from the site of the proposed car park and the species and sizes of new tree

planting across the rest of the site. The proposed tree planting has several functions including compensating for loss of the removed, existing trees, creation of new green infrastructure, integration of the new buildings into the existing landscape and creation of new designed, landscape spaces.

- 6.84 In summary 86 new trees are proposed and will be a mix of large growing species such as Oak, Cedar, Maple and Bird Cherry alongside smaller, ornamental and native species such as Alder and Birch. All trees will be planted as mature nursery stock and so will have immediate impact. The species, sizes and quantity of trees is appropriate. However, some of the courtyard spaces and areas between buildings are constrained and the proposed, larger growing species such as Oaks may need to be relocated so that they have enough space to grow and spread to their ultimate size without conflict with building facades.
- 6.85 We recommend that, with each reserved matters application, more detail is provided on the ultimate height and spread of the trees to ensure that the trees have enough space to grow and thrive and to avoid future tree management issues. The overall number of replacement trees and the inclusion of the large growing species should remain consistent so that the loss of the existing trees, particularly G37, is addressed.
- 6.86 The LVIA addendum includes updated versions of view 22 from Abington Hall towards the proposed B3 extension showing the effect of removal of existing buildings west of the hall and the impact of proposed mitigation planting in the green space west of the hall. The visualisations are much clearer and more detailed than previous versions, but the mitigation planting shown does not change the negative impact of the proposed B3 extension on Abington Hall. We note that the addendum does not include any additional information on mitigation for views from the conservation area and so our previous comment has not yet been addressed.
- 6.87 **Lead Local Flood Authority – No objection.**
- 6.88 No objection subject to conditions relating to a surface water drainage scheme and a construction surface water run off and appropriate informatives.
- 6.89 **Little Abington Parish Council - Objection**
- 6.90 1st Comment – Objection:
- 6.91 The proposed buildings will create a very urban environment, and will be visible across the rural surroundings. The height of the buildings would also set a precedent across the Granta Park site. Permissions have been granted for a 5 storey building at the entrance to Granta Park, this has no impact on the surrounding villages, unlike the proposed application. The height is increasing by 11.9M, to be five stories plus additional plant on the roof. This is wholly inappropriate in a rural setting and in proximity to a

historic village. The proposed development would dominate the skyline of a rural village.

- 6.92 The plans show a misrepresentation of the height of the proposed buildings. The application is aiming to reduce the footprint of the buildings, by increasing the height of them. Their aim is to create green spaces between the buildings, however the proposed buildings are so tall all the spaces would be in shadow.
- 6.93 All the site lines for the application are from Granta Park, none are from the south and east, and therefore do not give a representation of how the buildings will impact Great and Little Abington, from historic sites such as the two churches and the High Street.
- 6.94 There is no account of the acoustic surveys that have been carried out. Noise levels from the TWI site experienced by residents in Little Abington particularly those living on West Field have been unbearable. There has been correspondence between TWI and residents for over 5 years regarding noise, with no signs of this concluding. There would also be a considerable increase in light pollution.
- 6.95 The Master Plan for the Granta Park site included agreed walkways and permissive routes for residents. The Master Plan has been lost, and access has been removed since 2018. This had been an asset for those living in Little Abington, as there are few green spaces to walk in, due to having the A11 and A1307 bordering the village.
- 6.96 TWI do not need more space for themselves due to hybrid working etc. It appears that they want to be able to lease out space. The scale of this proposed development would be increasing the floor space by 50% which is a material development in a rural setting increasing by 20,000 square meters. This could create unsustainable levels of traffic.
- 6.97 The Community engagement document was not completely accurate. e.g. The Clerk of Little Abington Parish Council had not been called during August.
- 6.98 Little Abington Parish Council recommend that all planning applications across the Granta Park site are taken into consideration, from Biomed, TWI and other agents.
- 6.99 Second comment – Objection:
- 6.100 The additional materials provided by the applicant assert that the development will have a "positive impact" on the area and surrounding villages without providing any justification for this.
- 6.101 The visual impact assessments submitted continue not to take into account the visual perspective of the proposed development from the viewpoint of

the villages of Little Abington and Great Abington, therefore presenting only an incomplete assessment. This site lines are from within Granta Park.

- 6.102 The Addendum to the Design & Access Statement is similarly misleading. It presupposes that the only relevant height metric to be considered is as against above ordnance datum (AOD). This is an inappropriate measurement and has clearly been selected as it is biased in favour of the application. AOD is irrelevant. Only the actual height of the building (as against physical ground level) is relevant - and by this reference each of B4 and B5 would be materially taller than any of the other buildings referenced in that document. This document also fails to take into account:
- The siting of the reference buildings on Granta Park, and the fact that proposed buildings B4 and B5 would be much more proximate to the Abingtons and therefore much more impactful;
 - The rural setting of Granta Park and the inappropriate nature of buildings of that height;
 - The established understanding (as evidenced in the historic decision notices and design guides submitted) that buildings on the site should be constrained in height.
- 6.103 It remains the case that, even if similar total square footage of the proposed buildings were to be desirable, it could likely instead be achieved with buildings of comparable height to those being replaced and building in the gaps between buildings BBB, B4 and B5.
- 6.104 **National Highways – No objection.**
- 6.105 No objection.
- 6.106 **Natural England – No objection.**
- 6.107 Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on Alder Carr SSSI and has no objection.
- 6.108 **Sustainability Officer – No objection**
- 6.109 In conclusion, the approach to operational energy and carbon management is welcomed and I am reassured to see the use of Energy Use Intensity targets which align with the emerging local plan. Current modelling shows that the use of onsite renewables and low zero carbon technology should meet 10% of the developments total energy needs. Although this achieves compliance with current local plan policy CC/3, I would like to see the developer push for a higher percentage on such and energy intensive site. I would like to see a whole life carbon assessment of the project sooner rather than later, which takes on board both new construction and demolition, along with some industry driven targets rather than aspirations, driving the reuse of demolition materials wherever possible. The same applies to overheating risk analysis as this will be important in ensuring optimum use of the cooling hierarchy.

- 6.110 Overall, I am more than happy to offer support for this application from a sustainable construction point of view. To ensure the appropriate standards are achieved for this development, I recommend conditions regarding an Energy and Sustainability Strategy and a BREEAM pre-assessment.
- 6.111 **Tree Officer – Objection**
- 6.112 The treescape across the site is comprised of mature native species having statutory protection through a TPO, these trees are possibly associated to the original landscape as part of the former Abington Hall grounds. Complementing this, there is a diversity age range of mixed tree species that are integrated within the larger site enhancing character and overall tree canopy cover creating a positive appearance in respect to the natural environment.
- 6.113 TWI welding institute development plans see a significant amount of the existing trees to be removed including G37 category B2, B3 native Oak trees recognised for their landscape quality's and cultural and conservation value which are protected under the TPO, this is also reflected with the trees east to building B3 for extension. The proposed new carpark also sees B Categorised trees to be removed for the development, however, these are young to early-mature aged trees with consideration to transplant them to be used as part of the landscape plan.
- 6.114 The proposed development plans will have a negative impact on the tree age range and biodiversity especially the loss of the mature tree species creating an unbalance resulting in a disjointed age class and tree canopy cover which would be irreplaceable.
- 6.115 Any tree transplant efforts to preserve existing trees and to mitigate against tree losses comes with its own risks and needs to be fully planned and supported by an aftercare package.
- 6.116 No tree planting commitments will replace the mature trees set to be removed, these trees have matured overtime forming a rich contribution to the site and are irreplaceable, especially G37 native Oaks.
- 6.117 **Urban Design – Further information/ amendments required**
- 6.118 1st Comment – Further information/ amendments required:
- 6.119 Officers are generally supportive of the proposals in urban design terms. The proposal is well-developed during the pre-app process, which includes a Design Review by the Council's Design Review Panel.
- 6.120 The proposed layout design appears to continue the aspirations for high quality design set out in the approved outline application (ref. S/2466/12/OL) and well-reflect the key principles agreed. The alignment of the building appears logical, and slightly rotating building B 5 to open up the

view towards the listed cottage and to slightly enlarge the space created between buildings B4 & B5 has resulted in a sensible layout solution.

- 6.121 The central landscaped courtyard in between the building, and the way they connect to the existing courtyards to the south and to the wider context has resulted in a good quality pedestrian friendly and green environment development.
- 6.122 Reducing the number of the parking spaces to the centre of the development had helped in enhancing the soft landscaping aspect of the layout. The parking arrangement adjacent to Buildings 4, 5 & 6 is well laid out and incorporates a reasonable amount of landscaping to help break up the hard standing and screen the cars.
- 6.123 The proposed design solution for the external walls of the multi-storey car park to the north, as shown in Page 72 of the DAS, is acceptable. More details of this treatment would be expected in future applications, should the current application be approved.
- 6.124 The proposed approach for the height and massing has been problematic during the pre-app stage. Applicants were advised to produce some CGIs to help officers more practically assess the development scale and massing approach. It was felt at the pre-app stage that as long as the height is within the height framework for Granta Park, Officers view is that this height could be acceptable in Urban Design terms subject to sensitive architectural details, materials, and landscaping to mitigate this visual impact.
- 6.125 The contemporary architectural language proposed for the buildings' elevations along with the proposed palette of materials appear to add a suitable new addition to Granta Park. It would be useful for Officers to receive some sample of materials at a later stage to better understand the materiality aspect of the scheme.
- 6.126 Page 54 of the DAS states that the entrances of the buildings will be celebrated, to give each building its own character. In addition, page 54 of the DAS showed some examples of ways artwork could be integrated into the building design, whether it's sculpture, façade patterns or glass fritting. Such approach is supported by Officers, but how these entrances can be detailed to enrich the space created between the buildings without compromising the relationship with the listed cottage, would need some careful thinking.
- 6.127 Based on the recently submitted CGI, Officers conclude that the form of the buildings is appropriate for the location, as is the scale, and appears to relate well to the surrounding buildings. However, given the sensitive location of the site on the edge of the countryside and adjacent to heritage assets, I defer to the council landscape and conservation officers on assessing the adverse impacts of the proposal on these elements.
- 6.128 There are however specific issues which require further consideration.

- 6.129 For example the service yard which separates between the existing and the proposed courtyards appears unattractive and may compromise the overall quality of the space (see image below). Whilst Officers understand the nature of this service yard and the need to provide a service vehicle access; this area, however, should be seen and detailed as a complementary part for the overall space created by the courtyards. Therefore, the approach should be towards creating a green environment where the access of the service comes tributary in the arrangement. The Design Review Panel suggested exploring the use of a small vehicle for the service. This idea does not seem to be explored and further consideration should be given to improve this area appearance.
- 6.130 The design of the pedestrian routes within the courtyards does not appear very practical and would need further consideration. The submitted drawings (ref. TWI-HBA-ZZ-ZZ-DR-A-08-0100, Rev P1) show that the pedestrian route between Buildings B2 & B3 is a secondary route for other main routes to access the B2 & B3. Instead, it was expected that this route will be designed as a main pedestrian route with a direct link to the main pedestrian route running south-north as shown in drawing (ref. TWI-HBA-ZZ-ZZ-DR-A-08-0004, Rev P1). In addition, the layout of the two created routes (between B2 & B3 and B4 & B5) seems contrived and unnecessarily enlengthen. More direct and naturally design routes should be explored in these areas.
- 6.131 2nd Comment – Further Information required
- 6.132 Officers are still supportive of the proposal in Urban Design terms, but issues raised in the previous comments (dated 30/01/2023) still need to be addressed.

7.0 Third Party Representations

- 7.1 9no. representations in objection have been received. These raise the following issues:
- The Proposals Plan approved under S106 was in 8 parts (Parts 1-7 parts listed 13 September 1996 and Part 8 Schedule of Work to restore Abington Hall was added in the S106). The buildings now being offset against the floor area of the new development were to have been removed as part of the original Granta Park outline approval (Schedule of Existing Buildings Part 6 of the Proposals Plan). The works required under the original S106 to benefit the site were not carried out. The proposal is to count them a second time and to redevelop closer to the house within the former restored landscape area, and with larger buildings than before.
 - The proposal does not conform to the original masterplan or design guide for Granta Park.

- The design guide states that any development on the TWI site should be for companies with the same aims as TWI and not speculative.
- The original S106 should be enforced.
- The original C18 East-West tree avenue was to be restored under the original S106.
- The reduction in the curtilage listed wall does not comply with the 1990 Listed Building and Conservation Areas Act or the NPPG.
- The future of the extant of the curtilage listed wall and gardeners cottage are not secured and would be vulnerable to next to the service and turning area.
- Harm to views of Abington Hall from Little Abington Church. Submission has not properly considered the views considered by the Planning Inspector (Windfarm Appeal) and not fully considered the effect on the environment of lighting and opening up of what appears to have been a Council landfill site.
- Harm to setting of Abington Hall.
- Harm to rural setting of Little and great Abington due to physical height of buildings B4 and B5.
- The heights of other buildings on Granta Park should not be taken into account when considering this application.
- Noise and light pollution to residential properties in Little Abington.
- Design of buildings more akin to a City Centre scheme not a village.
- Increase in traffic movements on rural villages.
- Application should be considered along with ongoing developments and potential for future applications in this sensitive rural area.
- This is a speculative development and not all the floorspace is needed by TWI.
- When considering this planning application what measures will be taken by SCDC Planning Department to ensure that any potential tenants do not impact further on the local environment in terms of the points raised above?
- The visual impact assessments submitted continue not to take into account the visual perspective of the proposed development from the viewpoint of the villages of Little Abington and Great Abington, therefore presenting only an incomplete assessment.
- The gaps between BBB, BB4 and B5 should be filled in with similar height buildings to existing, not new taller buildings.
- Over recent years, the actions of TWI on Granta Park has prevented the villagers from benefitting from the Park at all - blocking most of the paths to the Park from the village. The original masterplan / proposals were supported by Gt. and Lt Abington on the basis that access to the park was allowed and welcomed. It is understood that security for some businesses is important but that should not mean the whole park is closed to villagers. The only villagers who are allowed are those who can afford to use the Health Club.
- The EIA consultation was launched during the peak summer holiday and the Parish Councils did not have sufficient time to comment.
- Has the Abington Naturewatch Group been consulted?

- The run-off from the site into the river needs to be considered due to the biodiversity important of the river and the neighbouring Sluice Wood.
- Little benefit to local community.
- Developers should be required to focus their attention on enhancing and increasing biodiversity on the locality of Great and Little Abington and on their own site NOT to purchase a packet of land remote from the area just to tick a box, It makes sense to work with BioMed Realty if joint working would result in an enhanced approach to biodiversity gain and environmental strategies.

8.0 Member Representations

8.1 Not applicable.

9.0 Local Groups / Petition

9.1 Not applicable.

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

10.0 Assessment

Principle of Development

- 10.1 The site is located outside of a defined development framework boundary. Policy S/7(2) of the Local Plan states that outside development frameworks, only allocations within Neighbourhood Plans that have come into force and development for agriculture, horticulture, forestry, outdoor recreation and other uses which need to be located in the countryside or where supported by other policies in the plan will be permitted.
- 10.2 The site is located within Granta Park, which is designated as an Established Employment Area under Policy E/15 of the Local Plan. Policy E/15(1) states that in defined Established Employment Areas, redevelopment of existing buildings and appropriate development for employment use will be permitted.
- 10.3 The application seeks planning permission for erection of a research and development buildings and associated decked car park, landscaping and associated infrastructure.
- 10.4 The principle of development is therefore in accordance with Policy E/15 of the Local Plan.
- 10.5 There are several other local and national policies that have relevance to the principle of development.

- 10.6 Policy S/2 of the Local Plan sets out the six objectives of the Local Plan, one of which is to support economic growth by supporting South Cambridgeshire's position as a world leader in research and technology-based industries, research, and education; and supporting the rural economy.
- 10.7 Policy E/9 of the Local Plan deals with the promotion of clusters and details that development proposals in suitable locations will be permitted which support the development of employment clusters, drawing on the specialisms of the Cambridge area in several sectors including biotechnology and biomedical, high-technology manufacturing, research and development, clean technology and other locally driven clusters as they emerge.
- 10.8 The supporting text in paragraph 8.47 of the Local Plan details that Policy E/9 seeks to ensure major sites continue to deliver land and buildings suitable for the future development of the high-tech clusters.
- 10.9 At a national level, chapter 6 of the National Planning Policy Framework (NPPF) deals with building a strong, competitive economy.
- 10.10 Paragraph 81 of the NPPF states that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future.
- 10.11 Paragraph 83 of the NPPF states that planning policies and decisions should recognise and address the specific locational requirements of different sectors. This includes making provision for clusters or networks of knowledge and data-driven, creative or high technology industries; and for storage and distribution operations at a variety of scales and in suitably accessible locations.
- 10.12 Paragraph 84 of the NPPF states that planning policies and decisions should enable the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings.
- 10.13 Paragraph 86 of the NPPF states that planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and

sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.

- 10.14 There is no in-principle objection to the proposed development, which would accord with Policies S/2, E/9 and E/15 of the Local Plan (2018) and the NPPF (2023) as noted above.

Design/ Visual Amenity

Background/ Procedural Matters

- 10.15 Policy HQ/1 'Design Principles' provides a comprehensive list of criteria by which development proposals must adhere to, requiring that all new development must be of high-quality design, with a clear vision as to the positive contribution the development will make to its local and wider context.
- 10.16 Policy NH/2 'Protecting and Enhancing Landscape Character' states that development will only be permitted where it respects and retains, or enhances the local character and distinctiveness of the local landscape and of the individual National Character Area in which is it located.
- 10.17 The matters of layout, scale, appearance and landscape are all reserved matters are under this application. This means that the detail of these will need to be provided and assessed by way of future reserved matters application(s) in the event of outline permission being granted. Seven parameter plans (PP's) however are put forward for approval (PP's 1-7) as part of this outline application. The PP's provide a broad framework within which subsequent RM's applications would have to accord. The PP's are summarised in turn below:

Proposed Development Zones & Public Realm (PP1)

- 10.18 This PP stipulates the maximum development zones for each building and the extent of external landscaping, servicing areas and vehicle drop off. It outlines in blue the maximum footprints of the proposed new buildings and extensions. This includes the extent of the proposed B3 extension to the east of this building and the three new buildings (B4, B5 and B6) to the north and north-east of the existing buildings. Similarly, the maximum development zones for the substation adjacent to B5 and the northern decked car park are delineated. A zone for vehicle drop off and car parking immediately north of proposed buildings B4 and B5 is outlined and access from the existing road running through the site. In addition, a hatched area between the southern existing buildings (B1 – B3) and the proposed and refurbished buildings (B4, B5 and BBB) is shown to designate this space for use as a service yard and vehicle service route. The remaining areas of the land within the red-line are marked as external landscape zones or form pre-existing roads and car parking areas. Collectively, these development

zones provide the masterplan strategy for re-development of the site, whereby buildings B1 – B5 follow a somewhat mirroring layout to one another with ‘fingers’ running through the spaces between the buildings north-south. Building B6 would then be positioned to the north of the curtilage listed cottage and with much of the space around this consolidated to remove the cluster of smaller buildings that are presently there.

Parameter Plan – Demolition (PP2)

- 10.19 This specifies the buildings to be demolished, namely buildings BBH, TG, RS and RJ which are all to the north of east of the existing buildings that would be retained. A small substation immediately east of B3 would be demolished too. These demolitions are necessary to allow for the layout of development as described in the preceding paragraph. Two buildings (RMCC and Restaurant) surrounding Abington Hall are also shown as being demolished but this has already been approved through planning permissions S/2466/12/OL and S/2475/12/CA respectively.

Proposed Access & Connection (PP3)

- 10.20 This plan is very similar to PP1 in appearance with the notable difference being the demarcation of pedestrian, cycle and pedestrian, vehicle routes for visitor drop-off and accessible parking, and, vehicle route for delivery and service access being specifically shown on the site. This includes pedestrian routes running east-west along the front of existing buildings B1 – B3 and north-south in the ‘fingers’ between each building. The parameter plans ensure that a minimum gap of 20m is provided between buildings BBB, B4 and B5. Building B5 has been splayed to create a generous space which will support the development of landscaped courtyards and the application is supported by a daylight assessment.

Proposed Maximum Heights (PP4)

- 10.21 This plan stipulates the maximum building heights (above ordnance datum) of each element of the proposed development. The proposed B3 extension would have a maximum boundary edge height, essentially eaves height, of 45m AOD and maximum overall ridge height in the centre, effectively the top of the pitched roof, of 49m AOD. This is to mirror the existing pitched roofs of B3. Proposed building B4 would have the highest maximum building height on the site of 56.5m. Proposed building B5 would have a maximum building height of 53.5m and B6 to the north would have a maximum height of 49m. The northern decked car park would have a maximum height of 37.5m. The substation proposed to adjoin building B5 would have a maximum height of 38.5m. The redeveloped BBB building with new cladding and roof structure with have a maximum height of 45.9m.

Proposed Site Levels (PP5)

- 10.22 PP5 sets out the site levels that would be present across the site, including where works are proposed such as new buildings and landscaping.
- 10.23 Whilst not strictly parameter plans, the application has been accompanied by a series of section drawings showing the maximum building heights and footprints. Importantly, these sections also identify the maximum heights for any flues above the buildings. The B3 extension would have a maximum flue zone height of 52.5m (3.5m above the maximum building height). Proposed building B4 would have a maximum flue height of 63.13m (6.63m above the maximum building height). Proposed building B5 would have a maximum flue height of 59.13m (5.63m above the maximum building height). Proposed building B6 would have a maximum flue height of 53.5m (4.5m above the maximum building height). The redeveloped BBB building would have a maximum flue height of 49.9m (4m above the maximum building height).
- 10.24 The Existing Site Levels (PP6) and Existing Site Plan (PP7) PPs outline the existing site levels and the extent of ownership of the applicant.

Assessment

- 10.25 As mentioned above this application is in outline form with all matters reserved except means of access. At this stage, therefore, considerations fall to whether a satisfactory scheme could be accommodated within the site in terms of design and that would not adversely impact the character of the area.
- 10.26 The proposals have been the subject of extensive pre-application consultation with officers, including specialist inputs, and a Design Review Panel (DRP) (See Appendix 1).
- 10.27 In terms of the overall layout, it is considered that based on the PPs the proposed development could provide a high quality design and would not give the perception of this part of the Granta Park site feeling overdeveloped or cramped when considered in its wider context. The development zones proposed would ensure that there is comfortable breathing space between buildings and the arrangement of development would broadly follow the pattern of development of buildings B1 – B3 by mirroring this relationship. The proposed buildings would have maximum development zones that are akin to other buildings on this science park and therefore, in this context, it is considered that the quantum of development could be accommodated on the site.
- 10.28 The remaining areas that are not identified for proposed works would be dedicated to landscaping and PP1 would ensure that the well-landscaped character of Granta Park would be respected and enhanced. The relevant PPs would provide a framework that could allow for a high-quality landscape scheme and for pedestrian, cycle and other user modes to be integrated successfully. It is noted that the Urban Design Officer has made suggestions regarding the footpath and service yard connections to improve

these elements. However, as these elements are illustrative only, these will instead need to be considered in any future reserved matters application. In principle, the areas dedicated to landscape could accommodate a successful landscaping strategy for the site.

- 10.29 The proposed building B6 situated further to the north would be deliberately stepped down in scale and this, coupled with the fact it would not project further north than the building line of the Riverside buildings immediately to the east, is considered to not appear at odds with the prevailing character of the area. The demolition of the cluster of smaller, lower quality architectural buildings and consolidation with a more formal arrangement of buildings is considered to represent a positive contribution to the character and appearance of the area. The layout of this building has been amended significantly during the pre-application process, largely in response to comments raised by the Design Review Panel (DRP), who recommended that the building be reduced in footprint where it used to wrap around the curtilage listed cottage in a L-shaped arrangement. The scheme has been modified significantly reducing the footprint of B6 and opening up the area around the curtilage listed wall and cottage.
- 10.30 The proposed B3 extension would logically extend off the east elevation. The development footprint would retain a degree of separation from the access road running through the site north-to-south. The PP would ensure that the extension matches at maximum the building height of the existing building which would ensure it responds successfully to its context subject to its detailed design. It is acknowledged that the Conservation Officer has identified that the B3 extension towards Abington Hall does cause a degree of less than substantial harm to this heritage asset. This will be assessed in the heritage assessment section of this report.
- 10.31 The PPs proposed would provide a strict development framework for any future reserved matters application(s) if outline permission were approved. In addition to demarcating the specific development zones as explained above, buildings would have maximum building heights. The tallest building proposed would be building B4 in the centre of the site layout, with a maximum building height of 56.5m (AOD). Buildings B5 and B6 would have slightly lower maximum building heights of 53.5m (AOD) and 49m (AOD) respectively. Buildings of these heights would clearly be of significant scales and it is therefore necessary to consider whether in principle buildings of these heights could be accommodated on this site without harming the character and appearance of the area.
- 10.32 To identify whether these building scales could reasonably be accommodated, it is necessary to consider the proposed development within its wider Granta Park context. Granta Park has been the subject of recent and ongoing developments where larger buildings have broadly been acceptable in this area subject to their design considerations. For example, Site 1 to the west has an overall height of 57.1m (AOD) (0.6m higher than B4 as proposed) and the Illumina building to the south has a height of 56.65m (AOD) (0.15m higher). The building heights of the 5 buildings

approved on Phase 2 immediately to the south-east of the TWI campus have building heights ranging from 51.25m – 55.5m (AOD). Site 6 to the north-west across the lake on Granta Park has a building height of 49.25m (AOD).

- 10.33 The maximum building heights of proposed buildings B4 – B6, redeveloped BBB building and the B3 extension would range from 56.5m at the highest point (B4) to 45.9m (BBB) at the lowest. Therefore, whilst the tallest building (B4) would be of a comparable scale to the higher ends of what has been approved across Granta Park, the remaining aspects would be lower and this would ensure that, as a whole, the scale of buildings would not appear overly dominant in this science park context given the variety in scales and forms that the maximum building height PP would stipulate.
- 10.34 The proposed northern sunken decked car park would be situated over part of the existing north car park. With a maximum height of 37.5m and the limited visibility of this element due to the extensive tree belt adjacent to the River Granta, it is considered that a decked car park within these parameters could be accommodated within this part of the site without causing harm to the character and appearance of the area. Similarly the substation adjoining B5, based off the maximum development zone and height allocated to this, would appear ancillary to the main buildings and not at odds with the character of the area, subject to its detailed design.
- 10.35 Overall, officers acknowledge that the parameter plans submitted would accommodate a considerable scale and quantum of built form onto the site. However, whilst notable in size, the maximum thresholds that would be allowed by the parameter plans would not appear at odds with the character and appearance of Granta Park where these types of developments are either present or have been permitted. The maximum scale and massing proposed would offer the opportunity for contemporary forms of architecture and the final detail of how these buildings would appear would be presented and assessed accordingly at the appropriate reserved matters submission stages.
- 10.36 The indicative visual contained within the Design and Access Statement provide confidence that the development could be successfully accommodated on the site that assimilate successfully within the science park context. The masterplan will provide a cohesive character for the TWI estate as part of the Granta Park campus. The new buildings intend to respond and relate to the existing high- quality buildings, surrounded by improved landscaping, and the refurbishment and reclad of the existing BBB will improve its quality and building performance. The proposed development parameter plans are considered to be capable of accommodating a high-quality design that would contribute positively to its surroundings, in accordance with Policies HQ/1 and E/15(3) of the Local Plan and NPPF guidance. The impact on the wider landscape and heritage will be considered in the next sections of this report.

Wider Landscape Impact and Impact on Heritage Assets

- 10.37 The application is supported by a Landscape and Visual Impact Appraisal (David Jarvis Associates, December 2022) and a Landscape and Visual Impact Appraisal - Addendum (David Jarvis Associates, March 2023). The Appraisal seeks to identify the likely landscape and visual effects of the proposed development and to assess the significance of those effects. Several appendices / figures accompany the Appraisal and provide a visual guide to the assessment undertaken.
- 10.38 The Appraisal describes the site topography as gently sloping sitting at approximately 30m (AOD). It is defined along its north eastern edge by a Sluice Wood, by the Riverside development and Abington Hall on the eastern boundary, the decked car park to the south and the central cricket field and lake to the west and north west. There are areas of tree planting within the site, including the tree line west of the Robert Jenkins Building and north of BBH, and between B3 and Abington Hall. The northern car park also benefits from a high degree of recent tree planting.
- 10.39 In terms of the wider Granta Park itself, the Appraisal explains that it is largely enclosed by areas of woodland along the River Granta on its northern edge, with well developed tree and hedge-lines around the remainder of the periphery. The Park contains a number of office / laboratory buildings in a well landscaped parkland setting. Areas of car parking have a high degree of tree cover. The Park centres on a green space and lake.
- 10.40 The Appraisal summarises the landscape value of the site as being of medium landscape value, as is Granta Park. The Abingtons and their environs are considered to be relatively uniform and intact and possessing some heritage assets is therefore considered to be of medium-high value.
- 10.41 The Appraisal included findings of a field survey which surveyed 28no. potential views from the wider area and some localised views within Granta Park to determine the sensitivity of these views and identify which receptors are anticipated to be affected by the proposed development. These included anticipated views from the nearest residential properties (circa 400 – 530m east), users of public rights of way/ public spaces, local roads and users of Granta Park itself.
- 10.42 Based on these results, the Appraisal selected 8no. representative viewpoints to undertake baseline (existing), wireframe and proposed development views from these locations. The selection of these 8no. representative views for the Appraisal has not been contested by the Landscape Team or any other consultees and as such officers consider these views to be appropriate to determine wider landscape visual impacts. Each of the 8no. views will be assessed in turn below.
- 10.43 Viewpoint (VP) 1 is taken from the vehicular entrance point into Granta Park, approximately 460m to the west of the application site. At present, Building BBB is visible across the cricket pitch from this view. The proposal

would introduce additional massing above this in the form of the upper-most level and rooftop plant of Building B4 as this would be visible above the re-profiled BBB building which it would sit behind. The rooftop plant level of Building B6 would be visible but the main bulk of this building would be obscured to an extent by existing tree planting. The remaining elements of the development would not be readily visible given their respective scales or being obscured by existing buildings on the site.

- 10.44 In assessment of the above VP, it is considered that the insertion of the proposed development would not cause harm to visual amenity. The viewpoint forms the gateway into a science park where large commercial buildings are common, as demonstrated by the building much closer to this view in the foreground. The Landscape Team have not raised any objection to this VP. The proposed development is a considerable distance from this VP and given this separation distance and the context of this view, it is considered that no harm arises to this VP.
- 10.45 VP 2 is taken from the south of the site along Pampisford Road, close to South Lodge, approximately 420m from the application site. The northern stretch of this part of Pampisford Road is bounded by a dense hedgerow, as well as with extensive tree planting both within and south of Granta Park itself. It is evident from this VP that there would be no harmful impact as the proposed development is obscured entirely by the extensive planting.
- 10.46 VP 12 is taken from Footpath 4/5 at the River Granta, approximately 405m to the east of the application site and within the Conservation Area. At present, there is limited visibility of the existing buildings on the application site. This is due partially to existing tree planting on the wider Granta Park, but also due to the Riverside buildings immediately to the east of the application site blocking views of the TWI buildings. The existing 'saw-tooth' roof profile of Building B3 is visible in-between the gap between trees and the Riverside buildings. A small section of Building BBH is also visible between the southern-most and central of the three Riverside Buildings but this is not a prominent feature as it's set a considerable distance behind (west) of the Riverside buildings).
- 10.47 From this VP, the proposed development, particularly Buildings B4 and B5, would rise above the adjacent Riverside buildings by circa 2 storeys with rooftop plant above and would clearly impact this view when compared to existing. Part of the re-profiled BBB building would be visible but this would be predominantly obscured by a combination of the existing Riverside buildings and the proposed B4 Building. Building B6 further to the north would be partially visible but not as prominent as Building B4 and B5 as a result of a combination of existing trees and the lower scale compared to these other proposed buildings.
- 10.48 VP 13 is taken from the churchyard of the Church of St Mary the Virgin which is a Grade II Star Listed Building and within the Conservation Area.

10.49 At this juncture it's important to note comments from the Conservation Officer and the Landscape Officer regarding VPs 12 and 13. The Conservation Officer has stated that:

“The Heritage Statement acknowledges that there will be change to the outlook and setting of the conservation area through the redevelopment but does not take account of the considerable additional height and cumulative impacts of the redevelopment. LVIA view 12 (river footpath) demonstrates that buildings B4, B5, B6 would be visible over the existing built form and tree line due to additional height and bulk. The buildings would merge into a single mass from this angle, with resulting cumulative visual impacts. Flues are not shown on the LVIA images but are expected to be an additional 6-8m based on the illustrative drawings. Notwithstanding the flues, the impact on this view is identified as adverse in the LVIA, and is considered harmful in relation to NPPF paras 199-202...

The outlook from the edge of churchyard would include buildings rising above the treeline, forming a dense cluster. The LVIA assesses the impact on this view (view 13), which is also a view from the conservation area, as adverse. This could therefore be considered harmful to the setting and significance to the designated heritage asset, and requires further consideration...

Low to moderate less than substantial harm would arise to the Great and Little Abington Conservation Area due to the height, mass and cumulative visual impact of B4, B5 and B6.

Further consideration of the location, form and design of plant and flues is needed to minimise these impacts. Further consideration of the impact on the setting of St Mary's Church is needed as based on the current information this is considered to be harmful.”

10.50 The Landscape Officer has stated that:

“View 12 from the public footpath and view 13 from the St Marys churchyard show that the proposed buildings, particularly B4 and B5, will be visible from the conservation area and will protrude above the roof line and profiles of the existing buildings on the science park, increasing the impact of the science park on the conservation area... The LVIA report concludes that impact on pedestrian users of the footpaths at viewpoints 12 and 13 will be adverse in nature and moderate or negligible in significance... The report also concludes that ‘Visibility of the development would diminish over time with the growth of the mitigation planting and trees within the site’ but the report and the design and access statement are not coordinated to explain how planting or other measures and design features have been designed to mitigate impact on views or how this will be delivered in the future. We

recommend that an addendum is provided to show how planting will mitigate the negative impact on views and how this is embedded in the application for outline planning consent.”

- 10.51 As described above, predominantly through the massing of buildings B4 and B5, there would be an impact from this view within the Conservation Area. It is noted that the applicant's Heritage Statement states that the proposal would have a positive impact on the Conservation Area. However, this is not agreed with, and it is considered that the proposal would cause a degree of harm to the heritage asset of the Conservation Area as explained below.
- 10.52 The Conservation Officer has identified that the impact of this would cause low-moderate less than substantial harm to the Conservation Area. The level of harm to the setting of the Grade II* Listed St Mary's Church is not explicitly stated in the Conservation Officer's comments. However, given that VP 13 is taken from within the churchyard, it is not unreasonable to conclude that the level of harm would also amount to low-moderate less than substantial harm to its setting.
- 10.53 Officers do not dispute that the proposals would cause a degree of less than substantial harm to these heritage assets, and, by virtue of this, some harm to the wider landscape character from these views. However, it is considered that the level of less than substantial harm to these heritage assets falls on the lower end of the spectrum of harm.
- 10.54 The principal reason for this assessment of harm is because the proposed development must be viewed within its site context. In this case, the development proposals would be situated on an established science park where there are a variety of large, similar scaled and proportioned buildings, either consented or already built. Whilst this does not mean that the impacts on the wider landscape and heritage assets should be disregarded, it needs to be considered how the development would be perceived visually within its surroundings.
- 10.55 Furthermore, as this application is at outline stage, the LVIA views have to consider the maximum development parameters from the set viewpoints. Therefore, design mitigation measures such as the buildings materials, articulation, elevation strategy etc have not been presented at this time and, as and when future reserved matters applications come in, these details will likely help in softening the impact from these views.
- 10.56 It is noted that the Landscape Team have requested a further addendum to show how planting could mitigate the negative impact on views. The Conservation Team also raised a similar request with respect to view 13 only. The applicant had produced an addendum but not for views 12 and 13. This was because there was no prospect of meaningful additional planting between the development and these views based on the site layout and existing building at Riverside.

- 10.57 The above harm to heritage assets will be balanced against the public benefits of the scheme in the 'Impact on Heritage Assets' section of this report. Similarly, the harm to the landscape character will be balanced against the material planning consideration in the concluding section of this report.
- 10.58 VP 16 is taken from the junction of Bourn Bridge Road east of Newmarket Road. This part of Bourn Bridge Road benefits from roadside hedgerow and tree planting. There is also extensive tree planting within Granta Park itself. The LVIA shows that the upper part of Building B4 would be partially visible. However, this would be a long distance view as the TWI site is set into the eastern section of the wider Granta Park site. The proposal is not considered to cause harm to this VP.
- 10.59 VP 19 is taken from within Granta Park, immediately to the south-east of the TWI site. There is a row of slender spruce trees which partially obscure the TWI buildings. Only the very upper-element of Building B5 and the B3 extension would be visible from this VP. Building B5 would be largely obscured by the existing TWI building on-site and the additional height of B5 above this is considered not to be prominent. The proposed B3 extension would be obscured partially by the row of tree planting further to the south-east and given that the form and scale of this element is a continuation of the existing TWI building, this additional footprint is not considered to result in any substantial change to the landscape character from this perspective.
- 10.60 VP 22 is taken from the approach to Abington Hall, immediately east of the application site. From this VP, the eastern edge of the existing B3 building is partially obscured by tree planting, much of which would be removed as a result of the proposed B3 extension. The proposed B3 extension and B5 building would be visible from this VP.
- 10.61 The Conservation Officer has considered the impact of this view on the setting of the Grade II* Listed Abington Hall. In terms of the impact of the proposed B5 building, the Conservation Officer has stated that:
- "The new B5 building, while large in scale and clearly changing the setting of the Hall, would be set further away and be seen in the context of an established cluster of buildings. B4 and B6 would be set behind other buildings in relation to the Hall, with minimal direct impact."*
- 10.62 This is agreed and it is considered that in the context of the site, the proposed new buildings would not have a harmful impact on the setting of the listed building.
- 10.63 The Conservation Officer is of the view however that the proposed B3 extension would cause moderate levels of less than substantial harm to the setting of the listed building. The extension to B3 is approximately 70m from Abington Hall:

“View 22 (Abington Hall) in the Landscape and Visual Impact Assessment (LVIA) indicates that there would be a considerable increase in built form in close proximity to the grade II listed building arising from the B3 extension. Some of the trees that provide partial screening of B3 from the Hall would be removed, resulting in greater visibility of the building than at present. The extension would also bring the long, sheer elevation of the building notably closer to the Hall and therefore intruding upon its immediate setting.*

The proposed replacement planting and landscape improvements could mitigate this to a modest degree, although the impact and scale of the extension would be difficult to conceal. The LVIA view also shows a mixture of vehicles, trees and features which might include the partially demolished modern structures, and it is therefore anticipated that sightlines to B3 would be clearer than depicted given the substantial scale of the extension.

Moderate less than substantial harm would arise to the setting of Abington Hall due to the extension of B3. The proposed landscape mitigation is unconvincing, and the justification is not clear and convincing as required by NPPF para 200.”

- 10.64 Officers consider this to be a reasonable assessment and agree that the proposed development would cause a moderate level of less than substantial harm to the setting of this heritage asset. Again, this harm will need to be balanced against the public benefits in the ‘Impact on Heritage Assets’ section of this report.
- 10.65 The final viewpoint is VP 26 which is taken from within Granta Park from the north-west of the application site across the lake. The proposed development would be clearly prominent from this VP and a fairly dramatic change compared to the existing situation. However, this is an internal VP from within the established science park of Granta Park. There are a multitude of various large scale buildings visible from within Granta Park and consequently, within this context, the presence of the proposed new buildings would not be harmful to the character and appearance of the area.
- 10.66 Overall, the proposed development is considered to pose less than substantial harm to identified heritage assets from VPs 12, 13 and 22 and a degree of landscape character harm to the east from VPs 12 and 13, contrary to Policy NH/2 of the Local Plan (2018). This harm will need to be weighed against the benefits of the proposal in the relevant sections of this report.
- 10.67 Abington Hall, a Grade II* Listed Building, is the nearest listed building to the site, located immediately to the east of the site application boundary, and approximately 70m away from the proposed B3 extension at its nearest point. Abington Hall is located within the Conservation Area of Great and Little Abington, the western boundary of which straddles the application site.

- 10.68 To the north-east of the site is the Grade II* Listed Parish Church of St Mary the Virgin. This is located approximately 350m from the north-eastern boundary of the site. Pampisford Hall which is a Grade II Listed Building is situated over 1,400m to the west of the site.
- 10.69 Section 66 of the Planning (Listed Buildings and Conservation Area) Act 1990 requires decision-makers to pay special regard to the desirability of preserving or enhancing the character or appearance of that area.
- 10.70 Section 72 of the Planning (Listed Buildings and Conservation Area) Act 1990 requires decision-makers to pay special regard to the desirability of preserving the (listed) building or its setting or any features of special architectural or historic interest which it possesses.
- 10.71 Policy NH/14 of the Local Plan sets out support for development proposals when they sustain and enhance the significance of heritage assets, including their settings, as appropriate to their significance and in accordance with the NPPF. Policy HQ/1 of the Local Plan also requires development to conserve or enhance important natural and historic assets and their settings.
- 10.72 Paragraph 199 of the NPPF (2023) states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- 10.73 Paragraph 202 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 10.74 For the reasons set out in the preceding section of this report, the proposal is considered to cause less than substantial harm to identified heritage assets. This consists of moderate levels of less than substantial harm to the setting of the Grade II* Listed Abington Hall by way of the proposed B3 extension, and low levels of less than substantial harm to the setting of the Grade II* Listed Church of St Mary and the Great and Little Abington Conservation Area.
- 10.75 It is acknowledged that the overall setting of Abington Hall has been enhanced somewhat due to the recent demolitions of the Ramsey Moon Conference Centre immediately to the west and the Canteen Building to the south. In addition, Abington Hall has been extensively refurbished. However, these enhancements were assessed through previous separate applications and do not therefore form part of the assessment for this outline application.

- 10.76 In accordance with Paragraph 202 of the NPPF, this harm must be weighed against the public benefits of the proposal. The benefits that are considered to be afforded weight are set out below.
- 10.77 The NPPF at Paragraph 81 states that significant weight should be placed on the need to support economic growth and productivity taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation (industrial strategy) , and in areas with high levels of productivity, which should be able to capitalise on their performance and potential.
- 10.78 Paragraph 83 of the NPPF states that planning decisions should recognise and address the specific locational requirements of different sectors. This includes making provision for clusters or networks of knowledge and data-driven, creative or high technology industries; and for storage and distribution operations at a variety of scales and in suitably accessible locations.
- 10.79 The Government's Industrial Strategy (2018) and 'Build Back Better' plan for growth (2021) both place significant emphasis on the importance of Life Sciences to the economy and the need to expand this sector.
- 10.80 Granta Park is one of the UK's leading Science Campuses offering state of the art laboratory and office facilities across 14 buildings on a 50-hectare site, established for over 20 years with a scientific population of over 3,700 people. Local Plan (2018) Policy E/9, as set out in the 'principle of development' section of this report, supports the growth of economic clusters.
- 10.81 The Greater Cambridge Employment Land and Economic Development Evidence Study 2020 identifies Granta Park as being a key component of the Life sciences. This report acknowledges that there are some local challenges to keeping up with demand for both wet and dry lab space.
- 10.82 The proposed development would result in a net uplift of up to circa 21,350 sqm of research and development floorspace. It would allow for the continued growth of TWI, as well as the opportunity for new research and development based industries to develop at Granta Park.
- 10.83 The demand and need to expand research and development opportunities in and around Cambridge is clearly significant and as such it is considered that there are public economic benefits. As part of the application submission, the applicant has highlighted that the scheme will enable TWI to retain its headquarters on site; consolidate their operational requirements and provide much needed additional life science accommodation. This is key to their core business plan, and also affords opportunities to support Life Sciences as part of the Established R&D park.

- 10.84 The organisation cannot afford to carry inefficient or dead space, which will fundamentally compromise the efficiencies of their operation, and thereby impact on their operating costs and ultimately the sustainability of the business. The scheme is fundamental to TWI's aim to be carbon neutral by 2035 through a combination of efficiency measures, on-site generation and off – site procurement.
- 10.85 It is intended that the masterplan set out in the outline application will be delivered by TWI over the next 10 years, operational requirements and market conditions permitting. The existing buildings to be removed are outdated, of low architectural value and have very poor environmental performance. The applicant is seeking to repurpose and redevelop the estate to meet their changing requirements and to provide for science park R&D uses. New lab/offices will support the core business and encourage new occupiers onto the park.
- 10.86 The proposed development would facilitate the extensive refurbishment of existing buildings and replacement of poor condition buildings with new high specification floorspace. The proposal seeks to deliver BREEAM excellent buildings and support TWI's aim to be carbon neutral by 2035 for its scope 1 & 2 emissions. It would also enable to move away from centralised gas heating to electric air source heat pumps and include roof-mounted PV panels designed to meet 10% of the baseline energy requirements. The Sustainability Officer is supportive of the sustainability approach to development. In addition, the proposal would include 10% electric vehicle charging points. The proposed uplift in sustainability credentials of the site is considered to be a public benefit in the context of responding positively to climate change.
- 10.87 Substantial levels of tree planting would arise from the proposed development if permitted. The proposal does involve the removal of 25no. existing trees but seeks to plant 86no. new trees across the site, a replacement planting ratio of just under 4:1. This is a significant level of tree planting that, when balanced against the proposed tree removals, is considered to result in a public benefit through additional tree coverage which responds positively to climate change.
- 10.88 The proposal would require financial contributions towards the highway projects of Cambridge South Eastern Transport (CSET) phases 1 and 2 or Linton Greenway, but principally to be used for the improvement of the cycle route between High Street Babraham and Granta Park, including the upgrade of the Public Right of Way and a cycle route along Newmarket Road. The proposal would therefore help to deliver sustainable transport infrastructure that would be of benefit beyond the site more widely which is a public benefit.
- 10.89 The proposal seeks to deliver a biodiversity net gain uplift of at least 10%, with an aspiration to deliver 20%. There are however uncertainties regarding the precise amount of uplift and the location of this uplift as it is

not clear at this stage if this would be on-site or off-site. Nevertheless, a net gain in biodiversity is considered to result in a public benefit.

- 10.90 In applying the test set out in paragraph 202 of the NPPF, the public benefits identified above are considered to outweigh the less than substantial harm to heritage assets.
- 10.91 As less than substantial harm is identified to the Conservation Area and setting of listed buildings, the proposal would conflict with policy NH/14 of the Local Plan which requires new development to sustain and enhance the significance of heritage assets. However, in applying the NPPF test in relation to less than substantial harm identified, the public benefits are considered to outweigh the harm identified.

Trees

- 10.92 Granta Park is bordered by a series of Tree Preservation Orders (TPOs) which form important perimeter landscaping around the site. In addition, there is a group TPO avenue which runs north-south and effectively dissects the application site of TWI in half. This is a historic TPO which dates back to 1961 and some of the trees have since been built over due to historic developments on the application site. Nevertheless, some trees within this historic TPO grouping remain.
- 10.93 The application is supported by an Arboricultural Method Statement (James Blake Associates 2023). The information provides a preliminary consideration of the arboricultural implications arising from the proposed development. The proposed development would necessitate the removal of 25no. trees in four areas across the site, although only.
- 10.94 Firstly, 26no. category B, C and U trees (G18, G19, G21, G25, G28, G52 and T22) would be removed within the existing northern car park to accommodate the proposed decked car park. It's pertinent to note though that the 22no. category B of these have been earmarked to be translocated to the immediate area adjacent to this northern decked car park. There is also a category U tree (T4) that would be removed but this has limited value. Given that the majority and highest value of these trees would be translocated within the immediate vicinity, these tree works are not considered to give rise to harm to the character and appearance of the area.
- 10.95 Secondly, the north-eastern most of a group of 4no. category B trees (G51) immediately to the south of proposed building B6 would require removal. In consideration of the fact that there would still be three trees in this grouping and the Tree Officer has not specifically highlighted this removal as being of concern, it is not considered that the removal of this tree would have an adverse impact on the character and appearance of the area.

- 10.96 Thirdly, to accommodate the proposed B3 extension, 11no. (T46, G45, G47, G49 and G50) of the 13no. existing category B and C trees present on the grassed area immediately east of the existing B3 building would be required to be removed. T48 and one of the two trees of G49 would be retained, both of which are category B. The proposal does demonstrate that 4no. replacement trees would be inserted into this affected area. In addition, there would be 12no. trees planted directly opposite (east) of the site, providing a tree lined avenue along the main access road into the site and within the setting of Abington Hall, as part of the 83no. proposed new trees on the site more widely. Whilst it would be desirable for these trees to be retained, it is not considered that their removal causes significant harm, particularly when considered in the context of the substantial level of tree planting in the immediate vicinity and more widely.
- 10.97 Finally, the proposed development of building B4 would require the removal of a tree preservation order (TPO) category B group of 8no. oak trees and 2no. field maple trees (G37). The removal of these trees was flagged as a constraint during pre-application stages by officers and an option study was undertaken by the applicant. The results of this option study did not find a way to feasibly accommodate the retention of these trees without significantly compromising the overall design strategy and layout of development. The trees are too mature and large to be translocated.
- 10.98 The Tree Officer has described this group of trees as being irreplaceable and forming a rich contribution to the site. The categorisation as a category B group of trees is not contested by the Tree Officer. Regardless, it is clear that the removal of these trees would have a negative impact on the landscape setting of the science park as they make a positive contribution to the context of the site. Consequently the removal of these trees is considered to cause some harm to the character of this part of the science park. However, the proposed tree planting strategy would compensate for this harm by way of substantial levels of replacement tree planting at a ratio of approximately 4no. new trees for every 1no. tree removed. This is weighed in the overall planning balance.

Carbon Reduction, Sustainable Design and Water Consumption

- 10.99 The application is supported by a Sustainability and Energy Statement (Envision, 2022) and a Water Conservation Statement (Envision, 2022). The documents state that the following sustainability targets are proposed for the development:
- Carbon neutral by 2035;
 - All electric approach for new and refurbished buildings using heat pumps (both ground and air currently under consideration) and solar PV;
 - BREEAM 'Excellent' for both new and refurbished buildings;
 - Passive /fabric first approach to new development with an Energy Use Intensity target (EUI) of 150kWh/m²/annum;
 - Initial modelling demonstrates the potential of the site to accommodate enough solar PV to generate 345mWh/annum;

- Embodied carbon of new construction will be reduced as far as possible - using assessment method supported by BREEAM Mat 01
- Materials from demolition of buildings to be reused wherever possible - no formal embodied carbon target but 'aspirational best practice target can be drawn from industry guidance'; and
- Passive design to promote natural cooling and overheating analysis to be undertaken at further design stage.

- 10.100 The application has been subject to formal consultation with the Council's Sustainability Officer who raises no objection to the proposed development subject to a compliance condition for the above recommendations to be implemented prior to use, and, a condition requiring BREEAM pre-assessments to be submitted with each reserved matters application, demonstrating that BREEAM 'Excellent' will be achieved.
- 10.101 An Environment Impact Assessment (EIA) Screening Opinion request (22/03745/SCRE) was submitted to the local planning authority on 12 August 2022. The Environment Agency were consulted as part of this request and raised no objection. The local planning authority then determined on 29 September 2022 that the development was not considered to be EIA development and that an Environmental Statement was therefore not required.
- 10.102 During the course of the application, officers requested further information regarding forecast water demand and water supply levels for the proposed development. Although no objection was received on this outline application specifically, this was requested by officers in response to recent comments raised by the Environment Agency on other major developments in the Cambridgeshire area regarding concerns with potable water supply and potential impacts on chalk water aquifers.
- 10.103 The additional water information demonstrates that the proposed development, with the existing site having an audited 2019 baseline water consumption level of 14,779m³, will only result in a modest increase in water consumption within the latter phases of development by approximately 8% (16,116m³). These elements of the scheme (Phase 3) would be first occupied around 2031/32. The earlier phases of development will actually have a moderately beneficial impact. This is deliverable through adopting significant water resource conservation measures. For example, Building B4 could achieve a 50% saving in water (as measured against BREEAM), equivalent to 6.56 m³ per person per annum.
- 10.104 As the scheme is presented in outline, with all matters reserved except for access, design principles such as a 50% improvement under the Wat01 method for buildings B4, B5, B6 & BBB, rainwater harvesting, water metering etc can be secured through further reserved matters applications and into operation of the site to align with the sustainability strategy. The Environment Agency have been re-consulted on this additional information and have not objected.

- 10.105 Officers consider the conditions, as noted above, to be reasonable and necessary as part of any consent to secure relevant appropriate detailing for an energy efficient and sustainable development in line with relevant policy.
- 10.106 Subject to the recommended conditions, the proposal is considered to accord with Policies CC/3 and CC/4 of the Local Plan.

Biodiversity

- 10.107 The National Planning Policy Framework (2023) and the Councils' Biodiversity SPD (2022) require development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach accords with policy NH/4 which outlines a primary objective for biodiversity to be conserved or enhanced and provides for the protection of Protected Species, Priority Species and Priority Habitat.
- 10.108 The application has been accompanied by an Ecological Impact Assessment (Logika 2022). The site lies adjacent to the River Granta which is a County Wildlife Site. The site is also within the Impact Risk Zone of the Alder Carr SSSI but is not considered to have an impact on this as no abstraction for potable water is proposed and the discharge of surface water run off into the River Granta would be managed in a way that ensures water quality and rate of discharge is such that it would not change the condition of the river itself or the SSSI downstream.
- 10.109 The impact assessment has identified foraging and commuting bats, badgers, reptiles, and breeding birds, as potential constraints to works; however, with embedded mitigation these impacts can be positive. This will be through increased opportunities for roosting and foraging, and possible increase in semi-natural habitats if Biodiversity Net Gain is delivered either within the redline boundary or within the blue line boundary. A third option of delivery off site through a third-party provider would be unlikely to provide such benefits to species found within the development site. Further surveys will be required and submitted prior to or concurrently with first reserved matters, which will include reptile and badger surveys around the woodland to the northeast.
- 10.110 The Ecology Officer has reviewed the impact assessment and has stated that the information submitted is sufficient to show that there is no "in principle" reason that the application should be refused on ecological grounds. There is still a requirement for further surveys to be undertaken and submitted prior to or concurrently with the submission of first reserved matters. Conditions have been recommended in terms of a Construction

Ecological Management Plan, Lighting Design Strategy, and a Landscape and Ecological Management Plan.

- 10.111 In terms of biodiversity net gain, a Biodiversity Gain Information Report accompanied the application (Logika, 2022), with a supplementary update in March 2022. This has been assessed by the Ecology Officer and it has been agreed in line with the report that the development would incur a net loss of -1.70 habitat units. To achieve a biodiversity net gain of 10%, 7.03 habitat units would need to be provided. To achieve 20%, 12.36 habitat units would need to be provided.
- 10.112 To address this, the Biodiversity Gain Information Report suggests two potential options to provide suitable biodiversity net gain. These are:
- Enhance existing TWI landholdings within the estate; and/ or
 - Purchase the required units in the evolving BNG trading market.
- 10.113 The first option is to potentially enhance existing TWI landholdings within the estate. This would consist primarily of enhancements to a parcel of land of circa 0.7ha to the east of Abington Hall referred to as 'Plot 9'. The Biodiversity Gain Information Report identifies that this may be capable of providing a net uplift of 3.65 habitat units. In addition, as the reserved matters details relating to landscape are formed later, there may also be more opportunities within the red-line of the application site to enhance biodiversity further. This may not in of itself be sufficient to meet the minimum 10% requirement of 7.03 habitat units and so may need to be done in coordination with other potential options.
- 10.114 The other option available would be to purchase the required units on the commercial market. The Report does state though that this should only be pursued if the previous options are not viable or if not all the units could be gained through these options. It is likely that if this option had to be pursued, habitat units would be purchased at Lower Valley Farm. In the worst-case, whereby no biodiversity net gain could be secured on-site or partially or completely through the previous two options, 8.73 units would need to be purchased off site. The purchase of such units allows for habitat creation and accounts for all costs associated with infrastructure, physical creation, ongoing long-term management, and monitoring.
- 10.115 The Ecology Officer has not objected to this approach to delivering biodiversity net gain whereby it should be sought to be delivered on-site in the first instance, and then each of the two options are explored in turn until the minimum 10% is met. As the non on-site options described above are outside of the red-line of the application, appropriate wording is required

within the Section 106 to ensure that off-site enhancements are delivered if necessary.

- 10.116 The applicants have suitably addressed the matter of biodiversity, and subject to conditions and a legal agreement, the proposal is in accordance with Local Plan policy NH/4 and relevant national guidance.

Water Management and Flood Risk

- 10.117 Detailed hydraulic modelling provided by the EA shows that the Site is fully located within Flood Zone 1 (please refer to paragraph 2.6 above). There are isolated pockets of surface water flood risk ranging from low, medium and high in the centre of the site.
- 10.118 The application is supported by a Flood Risk Assessment and Drainage Strategy (Logika Group, December 2022). The Assessment concludes that, in line with national guidance, the proposed development is an appropriate proposed land use for this location.
- 10.119 The application has been subject to formal consultation with Anglian Water, the Environment Agency and the Lead Local Flood Authority, with no objection raised to the proposed development, subject to conditions requiring details of surface water drainage.
- 10.120 The Lead Local Flood Authority confirm that the information submitted demonstrates that surface water from the proposed development can be managed through the use of geo-cellular infiltration tanks and an infiltration basin. Positive discharge from the basin will restrict the surface water discharge to 1 litre per second. The outline drainage strategy provided indicates that surface water runoff can be effectively managed through unlined based SUDs and discharge to the River Granta.
- 10.121 In consultation with the Lead Local Flood Authority and other relevant technical consultees, officers consider it reasonable and necessary to impose a condition requiring a detailed design of the surface water drainage scheme for the site to ensure the development can be adequately drained and that there is no increase flood risk on or off site. The condition will include the requirement to provide details of maintenance/adoption of the surface water drainage system.
- 10.122 A condition requiring details of how additional surface water run-off from the site will be avoided during the construction phase is also considered necessary to ensure surface water is managed appropriately during construction.
- 10.123 In terms of foul water drainage, no objection has been raised by Anglian Water.

- 10.124 Officers consider it reasonable and necessary to impose a condition requiring the submission of a scheme for the provision and implementation of foul water drainage to reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul water drainage for the site.
- 10.125 Subject to the recommended conditions, officers are satisfied that the proposal would accord with Policies CC/7, CC/8 and CC/9 of the Local Plan which requires developments to have appropriate sustainable foul and surface water drainage systems and minimise flood risk.

Highway Network, Highway Safety and Parking

- 10.126 Policy HQ/1 states that proposals must provide safe and convenient access for all users and abilities to public buildings and spaces, including those with limited mobility or those with impairment such as sight or hearing.
- 10.127 Policy TI/2 requires developers to demonstrate adequate provision will be made to mitigate the likely impacts of the proposed development and, for larger developments, to demonstrate they have maximised opportunities for sustainable travel, and provided a Transport Assessment and Travel Plan.
- 10.128 Para. 111 of the NPPF advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Highway Network

- 10.129 Vehicular access to Granta Park is provided from a five-arm roundabout to the west of the Park, which connects to the A11, A505 and local road network (Newmarket Road, Bourn Bridge Road and Pampisford Road). Pedestrian and cycle access to the site is also taken via the Granta Park roundabout. The TWI site has two egresses from the main Granta Park entrance. One is from the south by way of the spine road running east-west adjacent to the large surface level car park and near to the Astra Zeneca and Illumina Centre buildings. The other is from the north by way of a road which wraps around the lake.
- 10.130 The application is supported by a Transport Assessment (Vectos, December 2022), a Travel Plan (Vectos, December) and a Transport Assessment Addendum (Vectos, March 2023).
- 10.131 The Assessment and Addendum sets out baseline conditions, undertaking an analysis of the accessibility of the site and the means of travel available to access Granta Park, acknowledging that a site wide Travel Plan (2017-2022) has been prepared for Granta Park, seeking a reduction in single car occupancy to approximately 53%. Traffic modelling has also been

undertaken and various scenarios tested. The Transport Assessment Team agrees that the results of scenario no.3 are applicable whereby traffic flows at Granta Park are settling at circa 75% of pre-Covid levels. These trip rates indicate that across the AM peak (7am – 10am), the TWI site would generate just under 1,000 trips, with approximately 517 vehicles arriving between 8am and 9am.

- 10.132 In terms of the Granta Park entrance, the Transport Assessment Team have explained that one of the key concerns with all developments at Granta Park is to keep the queue length on the A505 slip road to within 400m so as to not cause any queue on the A505 itself. The AM two way entrance limit at the nodal point of the Granta Park entrance is 1,481 trips. The Transport Assessment has tested various scenarios, only one of which showed a slight breach of this entrance limit. All other scenarios demonstrated that the entrance limit wouldn't be breached and the Transport Assessment Team has therefore advised that it is reasonable to assume that there is a low probability that the entrance limit would be breached as a result of the proposed development.
- 10.133 The Transport Assessment Team is content that in terms of future forecasting at the year 2033 that the probability of slip road queuing and queue lengths to the site being problematic is very small. In addition, they point to future significant transport investment in the area in the form of the Cambridge South East Transport (CSET) Phase 1 as well as the future CSET Phase 2 high quality public transport corridor between Addenbrookes in Cambridge to a new transport hub at the A11 opposite Granta Park. The Linton Greenway works are also cited as a future form of sustainable transport infrastructure that will help reduce car trips.
- 10.134 The Transport Assessment Team has recommended contributions of £642,340 towards CSET Phases 1 and 2 or the Linton Greenway. Principally though, these contributions would be used for the improvement of the cycle route between High Street Babraham and Granta Park, including the upgrade of the PROW between Babraham High Street and Newmarket Road, an improved crossing over the A11m and a new cycle route along Newmarket Road. A trip budget of 517 vehicles arriving in the AM peak between 8 and 9am is also recommended to ensure that traffic flows are monitored. In the event these are breached, additional travel plan measures will be put in place to encourage fewer peak hour vehicles trips. These will be secured by way of a Section 106 Agreement. A travel plan condition is also recommended.

Highway Safety

- 10.135 The proposed development does not result in any alteration to the existing access to Granta Park, nor is any alteration required as a direct consequence of the proposal.

- 10.136 The proposals demonstrate that larger goods vehicles are capable of turning within the service yard area proposed. Where pedestrian/ cyclist movements traverse any internal roads, it has been demonstrated that given the nature of these internal roads there would not be a harmful threat to the safety of non-motorised users.
- 10.137 The Local Highways Authority raise no objection to the proposal, recommending a condition to secure a traffic management plan. Officers consider a construction traffic management plan condition reasonable as part of any consent in the interests of highway safety.
- 10.138 Subject to the recommended conditions the proposal would accord with Policies HQ/1 and TI/2 of the Local Plan.

Parking Provision

- 10.139 Policy TI/3 of the Local Plan sets out that car and cycle parking provision should be provided through a design-led approach in accordance with the indicative standards set out in Figure 11 of the Plan. For B1 business use car parking provision should be made at 1 space per 30sqm (for development over 2,500sqm) and 1 cycle parking space per 30sqm.
- 10.140 The site currently provides 1,114 spaces in total, although 277 of these are leased to others within Granta Park leaving 837 spaces within the red line boundary, which equates to one space per 43sqm. An additional 107 spaces are proposed, equating to a parking ratio for the additional spaces of one space per 200sqm for the additional development quantum. For the area within the red line boundary this results in a provision of 944 spaces for 63,997sqm, giving a ratio of one space per 68sqm.
- 10.141 Overall there would be a provision of 1,221 spaces for the site including the area outside of the red line for 71,000sqm, giving a parking ratio of one space per 58sqm.
- 10.142 The applicant has detailed how this relates to the anticipated number of staff within the site. This analysis shows that there could be approximately 2,218 being on TWI site at any one time, and 2,843 staff within the wider TWI site (including existing Riverside buildings), and assuming home working and leave. The level of parking to be provided is representative of the car driver mode share recorded for Granta Park in 2021. This is supported by the Transport Assessment Team.
- 10.143 Therefore, whilst the proposed parking levels are below the standards set out in Policy TI/3, the proposed car parking provision is reflective of the current car driver mode share at Granta Park. The travel plan condition and mitigation measures to the wider strategic transport infrastructure will also aid in further reducing car vehicle movements.

- 10.144 The proposal includes 10% active electric vehicle charging bays across the existing and proposed parking areas which equates to 122 electric vehicle charging spaces. A further 40% of spaces across the site would be passive electric vehicle charging spaces to be safeguarded for future conversion if demand warrants it.
- 10.145 Policy TI/3(3) of the Local Plan sets out that the Council will encourage innovative solutions to car parking, including incorporation of measures such as electric charging points. However, there is no set figure or minimum level of provision of charging points set out within the adopted Local Plan.
- 10.146 Therefore, notwithstanding the absence of a currently adopted standard, the proposed provision of the infrastructure for 122 electric vehicle charging points is considered to represent a positive and forward-thinking approach and considered acceptable in this instance. The number of electric vehicle charging points and associated infrastructure to be provided can be secured by condition, a condition which officers consider reasonable and necessary as part of any permission.
- 10.147 Disabled car parking will be provided at 5% of the total parking provision, equating to at least 61 spaces which accords with local parking standards. The transport assessment identifies that the majority of these spaces will be located within the surface parking areas south of Buildings B1, B2, B3 and the Riverside East parking area as per existing. 18no. new spaces are proposed along the proposed shared surface route drop-off route to the north of Buildings B4 and B5. In order to ensure that this quantum and layout is met, a prior to occupation condition is recommended to ensure that the layout of these are agreed prior to first occupation of the development.
- 10.148 Cycle parking on-site is currently limited to just two external areas, one adjacent to building B3 containing 18 Sheffield stands (36 spaces) and one adjacent to the Trevor Gooch building containing 3 Sheffield stands (6 spaces).
- 10.149 New cycle parking is to be provided for the existing buildings with 120 spaces. This is a large increase on the small amount of existing cycle parking for these buildings and will allow 19% of staff to cycle in the future. It is noted that these cycle stores will be secure and that there is also room to increase this provision should it be required. This will need to be monitored as part of the travel plan. It is pertinent to note that the latest Granta Park Travel Plan suggests an existing baseline of 13% cycle use and so the proposal would allow for an uplift compared to existing levels.
- 10.150 In addition to the above, the Transport Assessment Addendum confirms that although internal building layouts are not considered as part of this outline planning application, it would be feasible to accommodate around 180 cycle parking spaces for the new buildings internally across the three

new buildings. Facilities for showering, changing and lockers would also be provided. In order to secure this level of cycle parking, a prior to occupation condition has been recommended.

- 10.151 The quantum of cycle parking would provide an allowance for a 19% cycle mode share on the site which mirrors that which was accepted on the Site 1 building to the west. Overall, the number of cycle parking spaces is considered acceptable.
- 10.152 Subject to conditions for electric vehicle charging points, cycle parking, disabled car parking and a Travel Plan, the proposal is considered to accord with the objectives of Policy TI/3 of the Local Plan.

Noise

- 10.153 The application is supported by a Noise Assessment Report (Anderson Acoustics, December 2022). The main area of concern for this report in this regard is any additional buildings services plant. Details are not known at this stage, and so the main purpose of this noise assessment has been to establish the baseline sound conditions and determine suitable noise emission limits applicable to any new plant associated with the future operation of the Proposed Development.
- 10.154 The assessment found that the typical background existing sound levels across the site fell within the range of 37 – 42dB which is considered to be representative of the conditions typically near the site, such as the noise-sensitive receptors of the residential properties to the north and east. The Greater Cambridge Sustainable Design and Construction Supplementary Planning Document (2020) states that the noise associated with the proposed development should be at least 5db below this background noise level.
- 10.155 The Noise Assessment considers that sound associated with plant can realistically be kept 5db below this background noise level although this will in part be based on the detailed design (reserved matters) stage. This is in part due to the extensive distance between neighbouring properties and the proposed development which would be around 200m away at the closest point. The Environmental Health Team is content that this can be dealt with by way of condition and this is recommended accordingly.
- 10.156 The assessment also considers other noise impacts such as increases in road traffic and coming and goings associated with the proposed decked car park to the north. Vehicle movements are only anticipated to represent a 1dB increase compared to existing and therefore this is acceptable. The loudest noise associated with the proposed decked car park would be the slamming of car doors but given the separation distance to any nearby receptors, this would only equate to a 30dB noise and is naturally a momentary noise only.

10.157 Subject to the recommended condition, the proposal is considered to accord with Policy SC/10 of the Local Plan.

Lighting

10.158 The application is supported by a Lighting Statement (Buro Happold, December 2022). The applicant has determined that the site falls within the E3 category for lighting and identifies a number of sensitive receptors, both human and habitat, to protect. The lighting report recognises the different type of lighting which is likely to be considered appropriate for this development.

10.159 The Environmental Health Team is content that the lighting strategy is acceptable in principle although further information in relation to lighting will need to be submitted with future reserved matters application. The Demolition and Construction Environmental Management Plan condition will require artificial lighting associated with the construction and demolition to be considered.

10.160 As noted above, in consultation with the Council's Ecology Officer, a condition requiring the submission of a lighting design strategy for biodiversity is to be attached as part of any consent. Such a condition would contribute towards ensuring that the proposed development does not give rise to adverse impact on the local amenity of the area or surrounding countryside, as well as restricting the addition of any further external lighting without formal agreement.

10.161 Subject to the recommended condition, the proposal is considered to accord with Policy SC/9 of the Local Plan.

Residential Amenity

10.162 The nearest residential curtilages are the properties to the north of the site on West Field in Little Abington. These are approximately 200m away from the application site. Given this separation distance, it is considered feasible that a development of the scale and size proposed under this outline application could reasonably be accommodated without having an adverse impact on the residential amenity of nearby properties in terms of loss of privacy, loss of light or overbearing impact. This would however require further assessment at the relevant reserved matters application stages where the detailed design will be assessed.

10.163 The proposal would accord with Policy HQ/1(n) of the Local Plan in respect of impact on residential amenity.

Contamination

- 10.164 The application is accompanied by a Phase 1 Geo-Environmental Desk Study (EPS, June 2022). The site has a potentially contaminative historical usage comprising use as a welding research and design institute. The submitted desk study has highlighted a number of plausible contaminant linkages and made recommendations for further investigation by way of intrusive investigation. The Contaminated Land Officer has reviewed this study and is content with the findings of it. They have recommended a contaminated land condition which has been recommended accordingly.
- 10.165 The Environment Agency has also been consulted and have considered the impacts of contamination on water resources. No objection has been raised in relation to these impacts.
- 10.166 Subject to the recommended conditions, officers are satisfied that the proposal would accord with Policy SC/11 of the Local Plan to ensure that contamination of the site is identified, and appropriate remediation measures agreed in the interest of environmental and public safety.

Developer Contributions

- 10.167 Policy TI/8 of the Local Plan states that planning permission will only be granted for proposals that have made suitable arrangements towards the provision of infrastructure necessary to make the scheme acceptable in planning terms.
- 10.168 Regulation 122 of the CIL Regulations states that a planning obligation may only constitute a reason for granting planning permission for the development if the obligation is –
- a) necessary to make the development acceptable in planning terms;
 - b) directly related to the development; and
 - c) fairly and reasonably related in scale and kind to the development.
- 10.169 The Heads of Terms as identified are to be secured within a Section 106 Agreement and are set out in the summary table below:

Obligation	Contribution / Term	Trigger
Transport	£642,340	100% prior to occupation
Biodiversity Net Gain Strategy and/ or BNG Credits	Biodiversity Net Gain Credits (dependent on amount of off-site BNG necessary)	100% prior to commencement

- 10.170 Cambridgeshire County Council’s Transport Assessment Team has commented that having reviewed the relative impacts of the development on the surrounding area and the A1307 and A505 corridors, there is a need for Granta Park to be connected to the surrounding public transport and cycling infrastructure, to ensure that Granta Park can reduce its car driver mode share further.

- 10.171 The Transport Assessment Team has set out that a financial contribution is required as part of the proposed development. The contribution comprises £642,320 to the Cambridge South Eastern Transport (CSET) phases 1 and 2 or Linton Greenway, but principally to be used for the improvement of the cycle route between High Street Babraham and Granta Park, including the upgrade of the Public Right of Way and a cycle route along Newmarket Road.
- 10.172 As set out in the ecology section of this report, it may be necessary for the applicant to purchase Biodiversity Net Gain Credits in the event that on-site or Granta Park wide biodiversity net gain cannot be achieved and off-site biodiversity net gain is the only feasible option. The amount of credits necessary will be dependent on the outcomes of the biodiversity net gain strategy which the Section 106 Agreement will secure.
- 10.173 The contributions have been agreed by the applicant.
- 10.174 The contributions will ensure compliance with relevant planning policy and will be secured through a Section 106 Agreement attached to any consent for the development.
- 10.175 The planning obligations are necessary, directly related to the development and fairly and reasonably in scale and kind to the development and therefore the required planning obligation(s) passes the tests set by the Community Infrastructure Levy Regulations 2010 and are in accordance with Policy TI/8 of the South Cambridgeshire Local Plan (2018).

Third Party Representations

- 10.176 The remaining third-party representations not addressed in the preceding paragraphs are summarised and responded to in the table below:

Third Party Comment	Officer Response
The Proposals Plan approved under S106 was in 8 parts (Parts 1-7 parts listed 13 September 1996 and Part 8 Schedule of Work to restore Abington Hall was added in the S106). The buildings now being offset against the floor area of the new development were to have been removed as part of the original Granta Park	The Section 106 Agreement was approved in an entirely different local and national planning policy. The benefits and material planning considerations of the proposal must be considered when determining applications in accordance with (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004) and the relevant paragraphs of the NPPF (2023).

<p>outline approval (Schedule of Existing Buildings Part 6 of the Proposals Plan). The works required under the original S106 to benefit the site were not carried out. The proposal is to count them a second time and to redevelop closer to the house within the former restored landscape area, and with larger buildings than before.</p>	
<p>The proposal does not conform to the original masterplan or design guide for Granta Park.</p>	<p>Officers are unable to identify any masterplan and / or legal agreement(s) in the planning history for Granta Park that would result in direct conflict such that the application cannot be considered and determined by the Planning Committee.</p>
<p>The design guide states that any development on the TWI site should be for companies with the same aims as TWI and not speculative.</p> <p>This is a speculative development and not all the floorspace is needed by TWI.</p>	<p>The Design Guide for the Park is not referenced by policies of the adopted Local Plan, nor is it formally adopted as supplementary planning guidance. As a material planning consideration, it therefore carries very limited weight. Neither Local Plan Policies E/9 or E/15 require developments to have a named end user.</p>
<p>The original Section 106 should be enforced.</p> <p>The original C18 East-West tree avenue was to be restored under the original S106.</p>	<p>The enforcement of the original Section 106 Agreement is a matter for the Planning Compliance Team and should be raised with them accordingly.</p>
<p>The reduction in the curtilage listed wall does not comply with the 1990 Listed Building and Conservation Areas Act or the NPPG.</p>	<p>An assessment of the reduction in the curtilage listed wall has been completed in accordance with the relevant acts and policies. There is also an accompanying listed building consent application which has assessed this impact.</p>

<p>The future of the extent of the curtilage listed wall and gardeners cottage are not secured and would be vulnerable to next to the service and turning area.</p>	<p>The application seeks to retain these two listed structures other than the works expressed by the listed building consent. Any future proposals for these would require separate listed building consent(s). The service area is not considered to pose a threat to these curtilage listed structures.</p>
<p>Harm to views of Abington Hall from Little Abington Church. Submission has not properly considered the views considered by the Planning Inspector (Windfarm Appeal) and not fully considered the effect on the environment of lighting and opening up of what appears to have been a Council landfill site.</p> <p>Harm to setting of Abington Hall. Harm to rural setting of Little and great Abington due to physical height of buildings B4 and B5. The visual impact assessments submitted continue not to take into account the visual perspective of the proposed development from the viewpoint of the villages of Little Abington and Great Abington, therefore presenting only an incomplete assessment.</p>	<p>An assessment of the heritage impact and wider views has been carried out in the main body of this report. The views set out in the Landscape and Visual Impact Assessment are considered sufficient for officers to make an informed assessment.</p>
<p>The heights of other buildings on Granta Park should not be taken into account</p>	<p>The heights of other extant and completed developments in the surrounding context should be taken into account when considering any planning application.</p>

when considering this application.	
Noise and light pollution to residential properties in Little Abington.	Noise and Light Assessments have been conducted and subject to conditions the development is not considered to harm the amenity of neighbours.
Design of buildings more akin to a City Centre scheme not a village.	The design of the proposed development is considered acceptable for the reasons stated in the main body of this report.
Increase in traffic movements on rural villages.	The increase in traffic movements is not considered to have an adverse impact on the local road network and the Transport Assessment Team have raised no objection subject to conditions and mitigation.
Application should be considered along with ongoing developments and potential for future applications in this sensitive rural area.	The cumulative impact of approved and proposed developments has been taken into consideration in the relevant assessment sections of this report.
When considering this planning application what measures will be taken by SCDC Planning Department to ensure that any potential tenants do not impact further on the local environment in terms of the points raised above?	Appropriate conditions have been recommended which will need to be complied with irrespective of the future tenant unless otherwise agreed with the Local Planning Authority.
The EIA consultation was launched during the peak summer holiday and the Parish Councils did not have sufficient time to comment.	The Local Planning Authority consulted the Parish Councils on the EIA Screening Opinion application as per the EIA Regulations (2017). The timing of submission cannot be controlled by the LPA and the LPA are obliged to determine within the statutory time frames.
Has the Abington Naturewatch Group been consulted?	Site and press notices were published and the group has had the opportunity to comment on the application.
The gaps between BBB, BB4 and B5 should be filled in with similar height buildings to existing, not new taller buildings.	The LPA has to assess and determine the application based on what has been submitted. The application as proposed is considered to provide a suitable design response to the site constraints and context.
Over recent years, the actions of TWI on	Access arrangements have evolved over the years as Granta Park has developed. TWI's

<p>Granta Park has prevented the villagers from benefitting from the Park at all - blocking most of the paths to the Park from the village. The original masterplan / proposals were supported by Gt. and Lt Abington on the basis that access to the park was allowed and welcomed. It is understood that security for some businesses is important but that should not mean the whole park is closed to villagers. The only villagers who are allowed are those who can afford to use the Health Club.</p> <p>Little benefit to local community.</p>	<p>primary duty is to ensure a safe and secure environment for employees, occupiers and visitors. TWI state that as a result unrestricted access is not reasonably permissible. Visitors are allowed access on a managed basis.</p> <p>Access is not something which is determined by TWI alone. BioMed, who jointly own and manage Granta Park with TWI, as well as the owners of the various parcels of land which abut the Park, have a significant influence too. TWI are presently engaging with these landowners, along with representatives from the Parish Councils, to explore what opportunities might exist to extend the current access arrangements to address the concerns raised.</p> <p>A condition regarding a public access plan and strategy has been recommended to ensure a safe and secure R&D campus with clearly defined public and private areas and consider how outdoor spaces might be best accessed by local residents' as an amenity resource whilst respecting the needs of existing and future park users.</p>
<p>The run-off from the site into the river needs to be considered due to the biodiversity important of the river and the neighbouring Sluice Wood.</p>	<p>This has been considered by the relevant statutory consultees and subject to conditions the proposals are not considered to pose harm to biodiversity from surface water run off.</p>
<p>Developers should be required to focus their attention on enhancing and increasing biodiversity on the locality of Great and Little Abington and on their own site NOT to purchase a packet of land remote from the area just to tick a box, It makes sense to work with BioMed Realty if joint working</p>	<p>The approach to biodiversity net gain does seek to enhance biodiversity on-site at the first instance. The Environment Act (2021) and the Council's Biodiversity Supplementary Planning Document (2022) allow for off-site biodiversity net gain where on-site is not possible.</p>

would result in an enhanced approach to biodiversity gain and environmental strategies.	
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Planning Balance

- 10.177 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).
- 10.178 As outlined in the relevant sections of this officer report above, the proposal is considered to result in less than substantial harm to the heritage assets of the Grade II* Listed Abington Hall, Grade II* Listed St Mary's Church and the Great and Little Abington Conservation Area. Some long-distance views of the proposal would also result in an increased visual prominence of the Science Park from the wider landscape. This is considered to detract from the visual quality of the landscape which is characterised by low scale dwellings and heritage assets associated with the Abingtons and overall verdant quality. However, these are isolated views and therefore, the level of harm in the context of the overall landscape is considered to be low. In addition, the loss of the TPO group of oak trees would detract from the visual quality of the landscape parkland setting of the site. These factors weigh against the scheme, although the less than substantial harm to heritage assets is considered to be outweighed by public benefits.
- 10.179 The proposed development would deliver a net increase of circa 21,315m² of research and development floorspace, to be used partly by TWI with remaining areas of floorspace to be occupied by other research and development provider(s). Although dependent on the final occupiers, the job density of this level of floorspace could reasonably accommodate 2,218 jobs, circa 1,500 additional jobs more than at present on the existing application site. The economic benefits of the proposal are considered to be afforded significant weight.
- 10.180 There would also be moderate benefits in the form of the sustainability performance of the new and refurbished buildings being BREEAM excellent, electric vehicle charging points and extensive levels of replacement tree planting across the site. Financial contributions towards local sustainable transport infrastructure are also moderate benefits of the proposal. Biodiversity net gain would also provide a low benefit.
- 10.181 In weighing the overall planning balance, it is considered that the benefits of development clearly outweigh the levels of harm identified.

10.182 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the statutory requirements of section 66(1) and section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval.

Recommendation

10.183 **Approve** subject to:

- The planning conditions and informatives as set out below, with minor amendments to the conditions and informative as drafted delegated to officers.
- Satisfactory completion of a Section 106 Agreement as set out in the report, with minor amendments delegated to officers.

11.0 Planning Conditions

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

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

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

3 As part of or prior to the determination of the first Reserved Matters applications, a Site-wide Phasing Plan shall be submitted to and approved in writing by the Local Planning Authority. The Site-wide Phasing Plan shall provide broad details of the intended phasing of development across the entire area; and be updated alongside any future reserved matters submissions in the event that an update is required. The development shall be carried out in accordance with the approved Site-wide Phasing Plan, or any subsequent amended plan pursuant to this condition.

Reason: To ensure the development is delivered in a structured way and aid the discharge of conditions

- 4 Before any works on site commence within that phase, a detailed Arboricultural Method Statement and Tree Protection Strategy shall be submitted to and approved in writing by the Local Authority, including details of timing of events, protective fencing and ground protection measures. This should comply with BS5837. The tree protection measures shall be installed in accordance with the approved tree protection strategy before any works commence on site. The tree protection measures shall remain in place throughout the construction period and may only be removed following completion of all construction works.

Reason: To protect trees which are to be retained in order to enhance the development, biodiversity and the visual amenities of the area in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

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

Reason: To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or occupied properties within the development itself; recognising that initial works to prepare the site could bring about unacceptable impacts in accordance with South Cambridgeshire Local Plan (2018) Policy CC/9.

- 6 No development shall take place within that phase until:
- a) The application site has been subject to a detailed scheme for the investigation and recording of contamination and remediation objectives have been determined through risk assessment and agreed in writing by the Local Planning Authority; and
 - b) Detailed proposals for the removal, containment or otherwise rendering harmless any contamination (the Remediation method statement) have been submitted to and approved in writing by the Local Planning Authority.
- c) Prior to the first occupation of the development hereby permitted, the works specified in any remediation method statement detailed in Condition b must be completed and a Verification report submitted to and approved in writing by the Local Planning Authority.
- d) If, during remediation or 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 and shall be fully implemented prior to first occupation of the dwellings hereby approved.

Reason – To ensure that risks from land contamination to the future users of the land 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 adopted South Cambridgeshire Local Plan 2018.

- 7 No demolition or construction works shall commence on site with regards to the respective phase until a traffic management plan has been submitted to and agreed in writing by the Local Planning Authority.

The principal areas of concern that should be addressed are:

- a. Movements and control of muck away lorries (all loading and unloading shall be undertaken off the adopted highway)
- b. Contractor parking, for both phases all such parking shall be within the curtilage of the site and not on the street.
- c. Movements and control of all deliveries (all loading and unloading shall be undertaken off the adopted public highway.
- d. Control of dust, mud and debris, in relationship to the functioning of the adopted public highway.

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

Reason: In the interests of highway safety in accordance with South Cambridgeshire Local Plan (2018) Policies HQ/1 and TI/2.

- 8 No development, including demolition, shall commence until a Demolition and Construction Environmental Management Plan (DCEMP) associated with the respective phase has been submitted to and approved in writing by the Local Planning Authority.

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

- a) Demolition, construction and phasing programme.
- b) Contractors' access arrangements for vehicles, plant and personnel including the location of construction traffic routes to, from and within the site, details of their signing, monitoring and enforcement measures.
- c) Construction / Demolition hours which shall be carried out between 0800 hours to 1800 hours Monday to Friday, and 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless in accordance with agreed emergency procedures for deviation.
- d) Delivery times 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 of Public Holidays, unless otherwise agreed in writing by the Local Planning Authority.
- e) Soil 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; and
- r) Membership of the Considerate Contractors Scheme.

Development shall be carried out in accordance with the approved DCEMP.

Reason: To protect the amenity of the adjoining properties in accordance with Policy CC/6 of the South Cambridgeshire Local Plan 2018.

- 9 Prior to the commencement of development above ground level within that phase, a scheme of ecology enhancement shall be supplied to the local planning authority for its written approval. The scheme must include details of bat and bird box installation, hedgehog connectivity, and other enhancements as applicable and in line with the Greater Cambridge Planning Biodiversity Supplementary Planning Document (2022). The approved scheme shall be fully implemented within an agreed timescale unless otherwise agreed in writing.

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

10 No laying of services, creation of hard surfaces or erection of a building shall commence within that phase until a detailed design of the surface water drainage of the site has been submitted to and approved in writing by the Local Planning Authority. Those elements of the surface water drainage system not adopted by a statutory undertaker shall thereafter be maintained and managed in accordance with the approved management and maintenance plan. The scheme shall be based upon the principles within the agreed Flood Risk Assessment and Drainage Strategy for TWI prepared by Logika Noise Air Quality Consultants dated 14 December 2022 and shall also include:

- a) Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;
- b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change), inclusive of all collection, conveyance, storage, flow control and disposal elements, together with an assessment of system performance;
- c) Detailed drawings of the entire proposed surface water drainage system, attenuation and flow control measures, including levels, gradients, dimensions and pipe reference numbers, designed to accord with the CIRIA C753 SuDS Manual (or any equivalent guidance that may supersede or replace it);
- d) Full detail on SuDS proposals (including location, type, size, depths, side slopes and cross sections);
- e) Site Investigation and test results to confirm infiltration rates;
- f) 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;
- g) Demonstration that the surface water drainage of the site is in accordance with DEFRA nonstatutory technical standards for sustainable drainage systems;
- h) Full details of the maintenance/adoption of the surface water drainage system;
- i) Permissions to connect to a receiving watercourse or sewer;
- j) Measures taken to prevent pollution of the receiving groundwater and/or surface water.

Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development and to ensure that the principles of sustainable drainage can be incorporated into the development, noting that initial preparatory and/or construction works may compromise the ability to mitigate harmful impacts in accordance with South Cambridgeshire Local Plan (2018) Policies CC/7, CC/8 and CC/9.

11 Within any reserved matters application pursuant to this approval, details of any biodiverse (green, blue or brown) roof(s) shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site.

Details of the green 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:

- a) Roofs can/will be biodiverse based with extensive substrate varying in depth from between 80-150mm,
- b) 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),
- c) 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,
- d) 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,
- e) 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.

- 12 Prior to commencement of development with regards to the respective phase of development, 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:
- 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 which 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.

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 that before any development commences appropriate construction ecological management plan has been agreed to fully conserve and enhance ecological interests in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

- 13 A Landscape and Ecological Management Plan (LEMP) shall be submitted to, and approved in writing by, the local planning authority prior to commencement of development of that phase. The content of the LEMP shall include the following.
- a. Description and evaluation of features to be managed.
 - b. Ecological trends and constraints on site that might influence management.
 - c. Aims and objectives of management.
 - d. Appropriate management options for achieving aims and objectives.
 - e. Prescriptions for management actions.
 - f. Prescription of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
 - g. Details of the body or organisation responsible for implementation of the plan.
 - h. 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 form 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: To ensure that before any development commences an appropriate landscape and ecological management plan has been agreed in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

- 14 Prior to commencement of development of above ground works associated with the northern decked car park only, a “lighting design strategy for biodiversity” features or areas to be lit shall be submitted to and approved in writing by the local planning authority. The strategy shall:
- a) Identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites

and resting places or along important routes used to access key areas of their territory, for example, for foraging; and

b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specification) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To protect bats in accordance with Policy NH/4 of the South Cambridgeshire Local Plan 2018.

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

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

- 16 Prior to the occupation of the development hereby permitted, details of the provision and location of fire hydrants to serve the development to a standard recommended by the Cambridgeshire Fire and Rescue Service shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved scheme has been implemented.

Reason: To ensure an adequate water supply is available for emergency use in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

- 17 The development or respective phase of development, hereby permitted, shall not be used or occupied until energy and carbon reduction measures have been implemented in accordance with the Energy & Sustainability Statement (Dec 22) for that phase. This shall demonstrate that all new buildings shall achieve reductions in CO2 emissions of 10% below the Target Emission Rate of the 2021 edition of Part L of the Building

Regulations via the use and onsite renewable or low zero carbon technology, and shall include the following details:

- a) Levels of carbon reduction achieved at each stage of the energy hierarchy;
- b) A summary table showing the percentage improvement in Dwelling Emission Rate over the Target Emission Rate for each proposed building;
- c) A schedule of proposed on-site renewable energy technologies, their location, design, and a maintenance programme; and
- d) In relation to potential installation of ground source heat pumps, a layout plan for any ground works required for heat pump installation showing the location of works in relation to haul routes, trees and tree root protection zones to comply with BS 5837:2012 : Trees in relation to design, demolition and construction.

Where grid capacity issues subsequently arise, written evidence from the District Network Operator confirming the detail of grid capacity and a revised Energy & Sustainability Statement shall be submitted to and approved in writing by the local planning authority. The revised Statement shall be implemented and thereafter maintained in accordance with the approved details.

Reason: In the interests of reducing carbon dioxide emissions in accordance with Policy CC/3 of the South Cambridgeshire Local Plan 2018 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

- 18 No operational plant, machinery or equipment shall be installed until a noise assessment and any noise insulation / mitigation as required has been submitted to and approved in writing by the local planning authority for that phase. Any required noise insulation / mitigation shall be carried out as approved and retained as such.

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

- 19 All future reserved matters applications for the appearance, layout and scale of the development shall be accompanied by a BREEAM pre-assessment prepared by an accredited BREEAM Assessor, indicating that each building is capable of achieving the applicable excellent rating as a minimum, with a minimum 2 credits achieved for Wat 01.

The development shall be implemented in accordance with the agreed details.

Reason: To ensure that the development makes efficient use of water and promotes the principles of sustainable construction in accordance with Policy CC/4 of the South Cambridgeshire Local Plan 2018 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

20. *As part of the first Reserved Matters submission, a public access plan in association with the approved outline application 22/05549/OUT shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include a review of the public access strategy as part of the scheme design to ensure a safe and secure campus with clearly defined public and private areas and consider how outdoor spaces might be best accessed by local residents' as an amenity resource whilst respecting the needs of existing and future park users with the view to create a place that is safe, inclusive and accessible and which promotes health and well-being. The development shall be carried out in accordance with the approved public access plan and retained thereafter.*

Reason: To ensure that a permeable development with ease of movement and clearly defined private and public routes is delivered in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan (2018).

Background Papers:

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- South Cambridgeshire Local Plan 2018
- South Cambridgeshire Local Development Framework SPDs

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The Greater Cambridge Design Review Panel

Pre-application PPA/22/0020 (PPA)

**The Welding Institute (TWI), Granta Park, Great Abington,
Cambridgeshire, CB21 6AL**

Thursday 13 October 2022, In-person meeting

Confidential

The [Cambridgeshire Quality Charter for Growth](#) sets out the core principles for the level of quality to be expected in new development across Cambridgeshire. The [Greater Cambridge Design Review Panel](#) provides independent, expert advice to developers and local planning authorities against the four core principles of the Charter: connectivity, character, climate, and community.

Attendees

Panel Members:

Simon Carne (Chair) - Director, Simon Carne Architect

Vanessa Ross (Character, Landscape) – Chartered Landscape Architect, Director, arc Landscape Design and Planning Ltd

David Knight (Character, Connectivity) - Director at Cake Engineering

Paul Bourgeois (Character, Climate) - Industrial Lead at Anglia Ruskin University

Nicki Whetstone (Character, Conservation) - Associate at Donald Insall Associates

Applicant & Design Team:

Simon Lewis (TWI – Head of Property)

Sean Harries (Number 6 Developments - acting as Development Managers to TWI)

Justin Bainton (Carter Jonas – Planning consultant)

Simon Rainsford (Envision – Sustainability Consultants)

Xuhong Zheng (Hawkins\Brown Architects)

Carole Lees (Hawkins\Brown Architects)

Paul Gibbs (David Jarvis – Landscape Architects)

Jack Williams (Vectos – transport Consultant)

LPA Officers:

Bonnie Kwok – Principal Urban Designer / Design Review Panel Manager

Katie Roberts – Executive Assistant / Panel Support Officer

Michael Hammond – Principal Planner/Case Officer

Ammar Alasaad – Senior Urban Designer

David Hamilton – Senior Landscape Architect

Paul Robertshaw - Senior Conservation Officer

Observers:

N/A

Background, Site Context and Scheme Description

The Welding Institute (TWI) started development on site since 1946. The TWI is the catalyst for the creation of Granta Park. The leasing of office and R&D buildings generate income for the long-term future of the part.

There is a level change within the site. The site slopes down from south to north. The AOD FFL of B2 is 34.5m, while the AOD FFL for B6 is 30m.

The proposals are for an Outline application for the redevelopment of the TWI Estate, which comprises the demolition and rebuilding of 3 existing buildings and refurbishing 2 existing buildings, along with associated landscape scheme and a single storey car park to the north. The new build elements would provide a total of 20,000m² GEFA. There is a Grade 2* Listed Abington Tall located to the east of the site just outside the application boundary. The former gardener's cottage and former garden wall on the site are curtilage listed to the Grade 2* Listed Abington Hall.

The design objectives are: 1. Estate consolidation; 2. Sustainable campus; 3. Support well-being; and 4. Efficient Phasing.

Buildings B1, B2 (3 + 1 storey) and B3 will be retained as they are the newest buildings on site. The plan is to extend building B3 to provide a larger space. Building BBB (behind B1) will be refurbished and rebuilt. Buildings BBH, TG and RJ will be demolished. Building TG will be replaced by B4 (Lab Office): 4 + 1 storey. Building RJ will be replaced by B5 (Lab Office). A service route will be located at the back of Buildings B1, B2 and B3. B6 is a new lab/office building: 3 + 1 storey. There will be a new multi-storey car park located to the north of the site.

In terms of connectivity, a Sustainable Transport Strategy is proposed to promote car share and the use of the Granta Park community bus and cycle to work.

Each new building will be provided with cycle stores and shower/changing facilities within the ground floors.

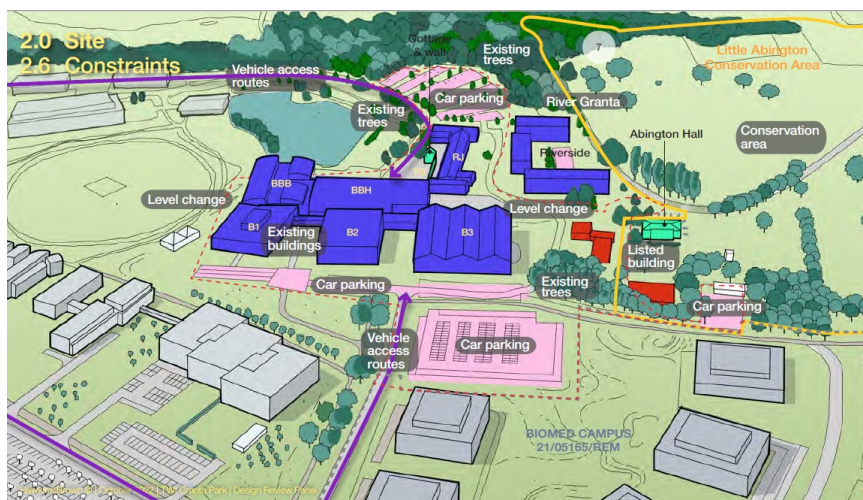
A Landscape Design Strategy is proposed: The aim is to create different characters areas, e.g. Front of House Character Area enclosed by BBB, B4, B5, B6 and the cottage.

Declarations of Interest

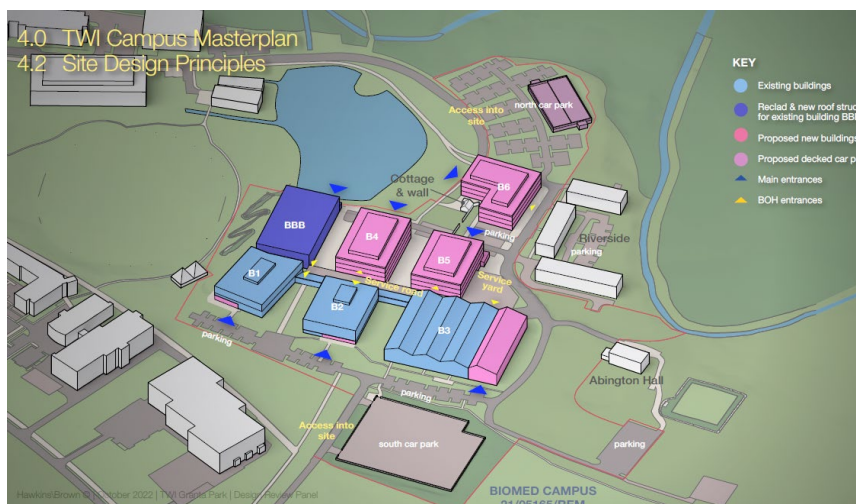
None.

Previous Panel Reviews

None.



Existing site plan – extracted from the applicant’s DRP presentation document October 2022



Proposed site plan – extracted from the applicant’s DRP presentation document October 2022

Greater Cambridge Design Review Panel Views

Introduction

The Panel would like to thank the applicant and his design team for the guided site tour and presentation of proposals for the future development of the Welding Institute (TWI) campus on Granta Park.

The proposals are founded on the overriding need to generate income for the TWI, and to accommodate the existing facilities in a campus that consolidates the activities in a sustainable setting, which would help provide for the well-being of TWI community in a planned affordable and efficient phased process.

The Panel wholeheartedly endorse these aims and appreciate the applicant's consultation with the Panel in advance of the proposed outline planning application later this year.

The proposed development is a long-term proposition and work has been done in advance of appointing the design team. The design brief sets aspirational targets to address the issues of climate, connectivity, character and community. The presentation and site visit understandably focussed on the current proposition in broad brush terms.

Whilst accepting that there was further work in the background, the Panel observed that a design narrative with target metrics showing option development would assist.

The presentation sets out one possible option for the accommodation of desirable and marketable floor space. How much flexibility there is was not part of the main discussion - but the Panel observed in passing that other options were not presented.

There are constraints to the potential options which have not been presented in the design development. The group of well-established oaks on the potential site of Building B4 is an important issue to feed into the Design and Access Statement

(DAS). The proposals can then be better assessed against the background of planning policy as it exists and as it is likely to develop.

Examples of where this could be addressed are covered in the 4 C's – Connectivity, Climate, Character and Community are set out below. The interactions between the different aspects will be an important element in setting out the whole picture.

Detailed Comments

Connectivity

At macro level, Granta Park is predominantly a car-based development. This is characterised by large areas of car parking set in attractive tree lined settings. The Travel plan data shows improved active and more sustainable methods of access with projected increases in public transport and cycle access.

Access routes from neighbouring villages should be shown as part of the emerging outline plan. Making active travel a more attractive proposition is important. Simplicity and ease of use is key to encouraging active travel. The TWI team observed that local residents are part of the workforce and that many walk to work.

At the more detailed level, there were comments on the design and location of cycle parking. Designs will need to demonstrate that the aspirations can be delivered. It is important that cycling is not a second-best option. The Panel were also unsure that level changes in the design would necessarily work as well as envisaged. Whilst the Panel accept that these are early days, an illustrative plan should demonstrate the quality of design set by the standards proposed.

Incorporating electric bike charging in secure and suitably sized bike parking will be essential.

The Panel also recommended consideration of the service yard being a hub, so that HGVs and LGVs don't necessarily need to go any further onto site. This hub could be then serviced by lighter, lower impact vehicles for 'last mile', e.g. electric vehicles

including cargo bikes. This could reduce or alleviate conflicts between pedestrians and deliveries in shared spaces.

Climate

The Panel welcomed the aspirations which largely chime with current policy. The Panel's site visit did not include looking deeper into the internal spaces within the campus. This is not a criticism of the site tour, but an observation that time is a constraint within which the Panel works.

Decisions to retain certain buildings and not others seem to have been part of the pre-appointment of the applicant's design team. Presentation of this as part of the background will be an important element in the DAS.

Within the context of earlier decisions, the Panel noted that the proposals which aim to be carbon neutral by 2035 will need to address several key elements, including: re-use and recycling of construction and other materials; working to limit environmental impacts through local sourcing of materials; proposals for excavation and removal of soils and work arounds for established trees.

The applicant's design team should establish current and future energy demands and investigate in detail the best ways of achieving these needs. A carbon budget (including embodied carbon) should be developed against which to check the design as it develops. Some of the targets mentioned were challenged including 10% Electric Vehicle charging, extent of roof space for solar Photovoltaic arrays, ground source heat pump as well as air source heat pumps as well as using the existing lake as a source. The Panel also recommended consideration of hot water demands and complementary technologies to electricity generating types which may be more efficient.

The fabric first approach is essentially a default. Heat gain as well as loss will be important as the building design develops.

20% biodiversity net gain is a good target, but the Panel were unclear against what it would be measured. Where are the existing habitats? Has the impact of green roofs been included as an option to be pursued? The removal of trees was an important issue highlighted by the Panel on their site inspection. Proposals for tree planting have not been identified.

Character

Two aspects of character dominated the discussion at the outline stage of a planning application. These can broadly be categorised as the wider master planning of landscape, and built interventions and the outline planning of new buildings and their relationship to the existing retained structures.

Little of the historic Humphrey Repton landscape remains. Are there clues how it could be rediscovered as part of the outline application? How can the immediate context of TW1 connect to Abington Hall, the curtilage cottage building and remains of the garden wall (physically as well as visually)?

The Panel recommend that this be given serious consideration as the remaining fragments could be celebrated and given meaning in the emerging plans. The present design sees the entrance to the service yard and the entrance to Abington Hall retained in close proximity. The design of this junction and enclosure of the service yard will need careful consideration so as not to negatively affect the approach to Abington Hall. The Panel understand that historic building and landscape consultants will be advising the development. Their work, unseen at the presentation is an important part of the proposals.

Character at the landscape scale will need to address the visual impact of proposals when compared with buildings removed. The base line situation needs to be presented. The impact of new buildings as currently proposed, or as may emerge as part of the design process will be particularly important when viewed from Abington Hall and across the lake looking to the south. The decked car parking at the high point of the north car park site and the extension to B3, highlighted as a concern by the conservation officer may encroach on the view of Abington Hall. Viewpoints will

need to be agreed with the local planning authority and used to aid design not just for validation.

At the more detailed scale, space between existing building BBB and new buildings B4 and B5 is tight. For reasons of orientation and shading the panel consider they will not provide attractive social spill out spaces. The spaces are also not consistent with the open parkland character of the estate and feel disconnected from their immediate surroundings. Whilst the economy and functionality of the proposed buildings remains to be assessed, the Panel is concerned that the form, scale and location of buildings beg many questions of connectivity and climate, including level changes, service access and how movement will be facilitated across a consolidated estate.

The proposed B6 Building is overbearing and out-of-scale with the cottage and wall fragment. It has very little relationship to them despite the close proximity. How the cottage is treated will require sensitivity. Better options for this area are required to give comfort in the outline application. This should include spatial requirements, materiality and future uses for the cottage. The Chair asked whether the complete removal of the Robert Jenkins building was essential. Its more decorative brickwork and appropriate scale is an asset which does not seem to have been recognised. The removal of the existing buildings adjacent to Abington Hall and the restoration of parkland in this area is positive, as is the intention to restore / repair the cottage fabric.

The proposed new buildings were also highlighted for their implications to existing trees. The extra bay to B3 to accommodate an additional testing lab will result in the loss of trees. Whilst these are substantial and well established, the panel did not have significant objection to this beyond the need to attempt to retain them if possible. Detailed design should assess whether any can be retained.

The group of oaks located on the site of proposed Building B4 is, however, an important issue which does not appear to have been carefully considered. This well-established group was retained when the previous development proceeded. In the absence of options, their removal lacks justification. The Panel would strongly

recommend that this exercise been done as part of an assessment of options. They should be retained.

In passing the Panel observed that the height parameters set for this area of Granta Park are lower than those being proposed for the Biomedical campus development. The quantum of development and the impact of new buildings on the consolidated estate could be modified. Parameters should take account of the assessment of buildings to be retained, the visual impact of carefully located modest additional height and consistency with the planning policies. In this way an argument supported by policy objectives could be progressed for a more sophisticated set of constraints.

Community

The Panel acknowledge that the Granta Park estate demonstrates a thriving active community of workers on the site served with many facilities. The TWI can further enhance these facilities. The Panel pointed to the potential for the cottage and its associated buildings and surroundings to be further enhanced as a place. The TWI client should consider how this could be part of the outline planning application.

Summary

The Panel welcome the potential for a significant contribution to the successful development of the estate. Key elements include:

- Communicating options to be part of a design narrative
- Revisiting planning parameters
- Elaborating climate, character and connectivity aspirations and targets
- Providing movement, energy, historic building and landscape baselines.
- Developing operational functioning including servicing and internal movement around the campus.
- Promoting the design and location of Health and wellbeing spaces

The Panel is conscious that the applicant's design team is working to a challenging programme. The first stage to unlock the future is the relocation of the testing workshop in BBH. The relocation and design as an adjunct to B3 is a logical place to

start. The proposals that follow on from that require time to develop. Within an overall planning and development programme of at least 5 years, the opportunity to reassess options should be a priority now.

The above comments represent the views of the Greater Cambridge Design Review Panel and are made without prejudice to the determination of any planning application should one be submitted. Furthermore, the views expressed will not bind the decision of Elected Members, should a planning application be submitted, nor prejudice the formal decision-making process of the council.

Contact Details

Please note the following contacts for information about the Greater Cambridge Design Review Panel:

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Agenda Item 7



Planning Committee Date	11 October 2023
Report to	South Cambridgeshire District Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	23/00329/LBC
Site	TWI, Granta Park
Ward / Parish	Great Abington
Proposal	Creation of a 4 m opening to the curtilage listed wall to enable the creation of an east-west shared access which forms part of the outline application 22/05549/OUT, together with the general repair of copings and masonry to the wall.
Applicant	TWI Limited
Presenting Officer	Michael Hammond
Reason Reported to Committee	Linked to application 22/05549/OUT
Member Site Visit Date	N/A
Key Issues	Heritage assets
Recommendation	APPROVE

1.0 Executive Summary

- 1.1 The application seeks the creation of a 4 m opening to the curtilage listed wall to enable the creation of an east-west shared access which forms part of the outline application 22/05549/OUT, together with the general repair of copings and masonry to the wall.
- 1.2 The Conservation Officer has no objections to the application and considers that the development would maintain the character and appearance of the listed building and its setting.
- 1.3 Officers recommend that the Planning Committee approves the application subject to conditions.

2.0 Site Description and Context

- 2.1 The site is the TWI site on Granta Park. To the east of the site lies the Grade II* Listed Abington Hall. The wall forms part of the original curtilage to this Grade II* listed building. The wall is situated adjacent to the gardeners cottage which is also curtilage listed. This wall and the gardeners cottage are situated within the centre of a cluster of recent buildings which has fragmented the visual relationship between the listed building and these curtilage listed structures.

3.0 The Proposal

- 3.1 The application seeks the creation of a 4 m opening to the curtilage listed wall to enable the creation of an east-west shared access which forms part of the outline application 22/05549/OUT, together with the general repair of copings and masonry to the wall.

4.0 Relevant Site History

4.1

Reference	Description	Outcome
22/05549/OUT	Outline application for the development of the TWI campus (including means of access) for use by TWI (comprising but not limited to a range of related uses including office and laboratory space, and ancillary facilities including conferencing and non-residential education/training uses) and/or for Research and Development purposes (Use Class E(g)(ii)), following the erection of two new buildings centred off the	Parallel application

central service spine (B4 and B5), one building (B6) immediately to the north, and an extension to the existing engineering hall (B3) (with a combined floor area up to 31,500m² (GEA) excluding plant), the reconfiguration and external works to the Bevan Braithwaite building, central service spine and the servicing yard, and the provision of a decked car park to the north, surface car parking and cycle parking, landscaping and associated infrastructure (following the phased demolition of a number of buildings, namely BBH, Robert Jenkins, Resonance Shed and Trevor Gooch comprising 10,185m² (GEA)) with all other matters, namely layout, scale, appearance and landscaping reserved.

5.0 Policy

5.1 National

National Planning Policy Framework 2023
National Planning Practice Guidance
National Design Guide 2021
Circular 11/95 (Conditions, Annex A)

5.2 South Cambridgeshire Local Plan 2018

NH/14 Heritage Assets

5.3 Supplementary Planning Documents

The following SPDs were adopted to provide guidance to support previously adopted Development Plan Documents that have now been superseded by the South Cambridgeshire Local Plan 2018. These documents are still material considerations when making planning decisions, with the weight in decision making to be determined on a case-by-case basis:

Listed Buildings SPD – Adopted 2009

6.0 Consultations

- 6.1 **Great Abington Parish Council** – The Parish Council recommended the application be refused.
- 6.2 The Council noted that a considerable part of this listed wall had been knocked down during the construction of the Robert Jenkins building and the council felt that no further changes should be made to the listed wall, apart from repair and maintenance. The applicant should find an alternative access without interfering with the wall.
- 6.3 **Conservation Officer** – No objection.
- 6.4 The works would result in a degree harm to the curtilage listed structure due to loss of fabric, but this would be relatively low. The harm should be viewed in the context of numerous previous alterations. The surviving section of wall is only a fragment of the original structure. The creation of a new opening, with additional structural piers over concrete foundations, would allow for improvements to immediate setting which can be considered an enhancement. It is hoped that displaced bricks can be salvaged and re-used on site. There is a mention of the installation of interpretation boards near the wall to inform visitors of its context and history. This is also to be welcomed, subject to detail.
- 6.5 The proposals do not currently include wider repair works to the wall and cottage, other than a general description in the heritage statement. Both are in a poor condition with a range of inappropriate modern alterations which would benefit from remedial work. The structural report makes recommendations for works to ensure the future stability and viability of both structures which are not carried through into the proposals.
- 6.6 It will be important to ensure appropriate repairs are implemented as part of the project, both to ensure the longevity of the structures, and to capture the public / heritage benefits for the wider site redevelopment.
- 6.7 It is considered that the proposal would not adversely affect the setting and significance of the listed building for the reasons set out above.
- 6.8 In respect of NPPF paragraphs 199-202, it is considered the proposal would result in a modest amount of harm to the designated heritage asset. The harm has the potential to be outweighed by wider enhancements and repair works.
- 6.9 The proposals would meet the requirements of Local Plan policy NH/14.
- 6.10 **Historic England** - We suggest that you seek the views of your specialist conservation and archaeological advisers.
- 6.11 **Tree Officer** - No objection.
- 6.12 **Local Highway Authority** – No objection.
- 7.0 Third Party Representations**

7.1 2no. representations in objection have been received. These raise the following issues:

- Abington Hall is listed Grade II*, so is in the top 8% of listed buildings in the country. Its setting extends to the whole of its park and to the Churches which adjoin the former parkland.
- The curtilage listed walled garden is to be reduced, as a substantial length of curtilage listed wall proposed to be demolished to provide a service access and turning area. This would remove the historic section of wall that provided the original corner of the walled garden and is of greater significance because it showed how long the garden was, and provided buttressing to the remainder of the wall. As the wall is listed, its removal does not comply with the 1990 (Listed Buildings and Conservation Areas) Act to protect the listed building. Demolition also does not comply with the NPPG to allow the interest to be revealed.
- The buildings being removed to open up the wall to view from the private perimeter roadway appear to be part of the list of buildings that were supposed to already have been removed under the Outline consent and its S106, and therefore should not be counted twice as benefit to outweigh harm.
- The original S106 should be enforced.
- The repairs and future of the extant curtilage listed wall and Gardeners Cottage are not secured within the details provided and the remains of the wall would remain vulnerable next to the proposed service access and turning area.
- Objections to concurrent outline application repeated.

8.0 Assessment

Heritage Assets

- 8.1 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that a local authority shall have regard to the desirability of preserving features of special architectural or historic interest, and in particular, Listed Buildings.
- 8.2 Para. 199 of the NPPF set out that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, and the more important the asset, the greater the weight should be. Any harm to, or loss of, the significant of a heritage asset should require clear and convincing justification.
- 8.3 Policy NH/14 of the Local Plan requires development affecting heritage assets to sustain or enhance the character and distinctiveness of those assets. Policy HQ/1 states that all new development must be compatible with its location in terms of scale, density, mass, form, siting, design, proportion, material, texture and colour in relation to the surrounding area.

- 8.4 The application relates to a section of red brick wall which is a remnant of the 18th - century kitchen garden of Abington Hall. Connected to the wall is the former gardener's cottage, which dates to the 19th century with later alterations. Both are curtilage listed and are considered by the Conservation officer to be of moderate-low significance in relation to the main grade II* listed hall.
- 8.5 It is proposed to create an opening of approximately 4m through the wall for vehicular access, which in turn would facilitate a wider redevelopment of the site. New vehicular access through the wall would be accompanied by new landscaping proposals and replacement of the adjacent buildings.
- 8.6 The application is supported by a Heritage Statement. The main significance of the heritage asset is its historic fabric and setting to the Grade II* Listed Abington Hall.
- 8.7 The Conservation Officer is of the opinion that the proposal would not adversely affect the setting and significance of the listed building. This is because the minimal loss of fabric should be viewed in the context of numerous previous alterations and the surviving section of wall is only a fragment of the original structure. The creation of a new opening, with additional structural piers over concrete foundations, would allow for improvements to immediate setting which can be considered an enhancement.
- 8.8 It is considered that the physical removal of part of the wall would only result in a very low amount of less than substantial harm to the designated heritage asset which is balanced by the enhancement offered by the structural piers proposed. As part of the design for the 2023 outline masterplan there will be a new 'kitchen' walled garden being reinstated to the west side under the outline scheme, reinstating a feature akin to what it would have once been.
- 8.9 Subject to conditions, the proposal would not adversely impact the setting and significance of the listed building and complies with the provisions of the Planning (LBCA) Act 1990, the NPPF and Local Plan policy NH/14.

Third Party Representations

- 8.10 The point about the lack of information regarding repairs of the cottage and curtilage listed wall are noted but this will need to be addressed through a separate listed building consent application that follows the guidance set out in Condition 5 of this report.
- 8.11 The point concerning the enforcement of the original S106 is an enforcement matter and is not a reason to postpone the determination of this listed building application.
- 8.12 The removal of the buildings is not identified as a public benefit in the assessment of this listed building application.

Planning Balance

- 8.13 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).
- 8.14 The Conservation Officer has no objections to the application and considers that the development would maintain the setting and significance of the listed building.
- 8.15 Officers recommend that the Planning Committee approves the application.
- 8.16 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the statutory requirements of section 66(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval.

9.0 Recommendation

9.1 Approve subject to:

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

1. The works hereby permitted shall be begun before the expiration of five years from the date of this consent.

Reason: To comply with the requirements of Section 18 of the Planning (Listed Building & Conservation Areas) Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

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

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

3. No works shall commence until details of how the listed building is to be properly protected and supported (following the carrying out of suitable investigative enabling works to allow full details to be prepared) during the carrying out of the works have been submitted to and approved in writing by the Local Planning Authority. The approved means of protection and support shall be implemented without damage to the fabric of the building and its windows and shall remain in place until the works are completed

Reason: To avoid harm to the special interest of the listed building in accordance with policy NH/14 of the South Cambridgeshire Local Plan 2018.

4. Where historic bricks are to be removed as part of the demolition works, bricks capable of reuse shall be carefully salvaged and stored safely for future repair works. No such works shall commence until details of the means of storage or other disposal have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the agreed details.

Reason: To ensure the reuse of historic materials wherever possible in accordance with Policy NH/14 of the South Cambridgeshire Local Plan 2018.

5. The listed building shall be fully recorded before and during works by means of drawings, photographs and written report to Level 2 as set out in Historic England's Understanding Historic Buildings: A Guide to Good Recording Practice 2016. Copies of the final, completed report shall be submitted to the Local Planning Authority and the County Records Office within one year of the completion of works.

Reason: To ensure that this listed building is properly recorded both before and during works in accordance with Policy NH/13 of the South Cambridgeshire Local Plan 2018.

6. No work shall commence until details of the following items have been submitted for the prior, written approval of the Local Planning Authority: (a) details of interpretation boards; (b) details and samples of new bricks and copings; (c) details of brick bond and pointing. The works shall be carried out in accordance with the agreed details.

Reason: To avoid harm to the special interest of the listed building in accordance with policy NH/14 of the South Cambridgeshire Local Plan 2018.

Background Papers:

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- South Cambridgeshire Local Plan 2018
- South Cambridgeshire Local Development Framework SPDs

Agenda Item 8

REPORT TO:

Planning Committee October 2023

LEAD OFFICER:

Joint Director of Planning and Economic Development

Compliance Report

Executive Summary

1. On 1 October there were 524 open cases in South Cambridgeshire and Cambridge City. There are currently 275 identifiable open cases in South Cambridgeshire.
2. Since 1 January 2023 the compliance team have received a total of 647 compliance referrals across both South Cambridgeshire and Cambridge City.
3. Details of all compliance investigations are sent electronically to members on a weekly basis identifying opened and closed cases in their respective areas along with case reference numbers, location, case officer and nature of problem reported.
4. Statistical data is contained in Appendices 1 and 2 attached to this report.
5. Data relates to the end of August statistical information

Updates to Service Delivery

The Planning Compliance Team is part of the Development Management service of the Greater Cambridge Shared Planning Service.

Toby Williams
Development Manager (East Team) and Planning Compliance

Chris Braybrooke
Principal Planning Compliance Manager

Alistair Funge
Senior Planning Compliance Officer

Nick Smith

Senior Planning Compliance Officer

Tony Wallis

Senior Planning Compliance Officer

George Mynehan

Senior Planning Compliance Officer

Robert Bird

Planning Compliance Officer

Updates on significant cases

Should Members wish for specific updates on cases they have involvement in, or have been made aware of then please feel free to contact the Principal Planning Compliance Manager who will be able to update you or advise you of the case officer and request that the officer contacts you.

Background Papers

Planning Enforcement Register.

Statistical Analysis of Uniform Planning Enforcement Software Program.

Appendices

Appendix 1: Compliance Cases Received and Closed.

Appendix 2: Notices Served.

Report Author:

Chris Braybrooke – Principal Planning Compliance Manager Date: 03/10/2023

Appendix 1

Enforcement Cases Received and Closed.

Month	South Cambridgeshire							LPA Total
	Received	No Breach	Resolved	Not Expedient	Application Approved	Other		
September 2023	18	4	0	3	1	10	18	
August 2023	20	3	0	1	2	7	13	
July 2023	23	9	0	2	6	8	25	

Quarterly Totals for Past 2 Years

Quarter	South Cambridgeshire							LPA Total
	Received	No Breach	Resolved	Not Expedient	Application Approved	Other		
Qtr, 1 2023	82	18	0	9	2	15	44	
Qtr, 2 2023	64	16	0	6	9	25	56	
Qtr 1 2022	85	26	0	19	1	21	67	
Qtr 2 2022	42	33	0	12	3	18	66	
Qtr 3 2022	59	22	0	9	7	6	44	
Qtr 4 2022	94	41	0	7	3	36	87	

Appendix 2

Public Enforcement Notices served

September 2023

Reference	Ward	Parish	Address	Notice Issued
EN/00304/23	Caxton & Papworth	Papworth Everard CP	34 Cheere Way Papworth Everard Cambridgeshire CB23 3NZ	Operational Development Notice

August 2023

Reference	Ward	Parish	Address	Notice Issued
EN/00537/22	Longstanton	Longstanton CP	13 Stokes Close Longstanton Cambridgeshire CB24 3FG	Tree Replacement Notice

July 2023

Reference	Ward	Parish	Address	Notice Issued
EN/00335/23	Shelford	Little Shelford CP	The Navigator 63 High Street Little Shelford Cambridgeshire CB22 5ES	Operational Development Notice and Listed Building Enforcement Notice
EN/00019/22	Linton	Great Abington CP	34A South Road Great Abington Cambridge Cambridgeshire CB21 6AU	Operational Development Notice
EN/00475/23	Linton	Linton CP	Land South of Horsehreath Road, Linton, CB21 4AY	Breach of Condition Enforcement Notice

Agenda Item 9

SCDC Appeals for Committee



GREATER CAMBRIDGE
SHARED PLANNING

Appendix 1: Decisions Notified By The Secretary of State

REFERENCE	SITE ADDRESS	DETAILS	DECISION	DECISION DATE	PLANNING DECISION
21/04971/PRIOR (APP/W0530/W/22/3299651)	Mill Lane Histon Cambridgeshire	Installation of a 16.0m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works	Appeal Dismissed	05/09/2023	Refusal of planning permission (Delegated Decision)
22/01331/FUL (APP/W0530/W/22/3304183)	Land To The South-west Of Grain Stores Valley Farm Road West Wrating Cambridgeshire	Change of use of an existing compound area into a self storage facility and the positioning of 90 shipping containers.	Appeal Allowed	06/09/2023	Refusal of planning permission (Delegated Decision)
23/01258/HFUL	21 Abbots Way Horningssea Cambridgeshire CB25 9JN	Demolition of existing garage and the erection of extensions together with alterations to the dwellinghouse	Appeal Dismissed	18/09/2023	Refusal of planning permission (Delegated Decision)
22/05229/FUL (APP/W0530/W/23/3318536)	25 Home End Fulbourn Cambridgeshire CB21 5BS	Demolition of existing single storey bungalow, garage and various outbuildings and the erection of 2 no semi-detached houses and 1 no. bungalow	Appeal Dismissed	18/09/2023	Refusal of planning permission (Delegated Decision)
20/01564/FUL (APP/W0530/W/22/3300777)	Land To The South East Of Burton End West Wickham Cambridgeshire	Mixed use of agricultural and solar farm	Appeal Dismissed	22/09/2023	Refusal of planning permission (Committee Decision (Area/Main))

22/04719/FUL (APP/W0530/W/23/3317849)	17 South Road Impington Cambridgeshire CB24 9PB	New 3 bed dwelling to the side of 17 South Road (Resubmission of 22/02485/FUL).	Appeal Dismissed	27/09/2023	Refusal of planning permission (Delegated Decision)
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Appendix 2: Appeals received

REFERENCE	SITE ADDRESS	DETAILS	DATE LODGED
23/00375/HFUL (3329186)	24 West Street Comberton Cambridgeshire CB23 7DS	Replacement of existing outbuilding with 3 bay single storey garage with mono pitch low profile roof.	08/09/2023
23/02662/FUL (APP/W0530/W/23/3330037)	22 School Lane Fulbourn Cambridgeshire CB21 5BH	Subdivision of an existing residential site to allow for the construction of a new dwelling following the demolition of an existing side extension and allowing for single storey front and rear additions to the existing dwelling. Resubmission of 23/00374/FUL	21/09/2023
21/02569/S73 (3330259)	Land Adjacent 59 North Road Great Abington Cambridgeshire CB21 6AS	Variation of condition 2 (approved plans) of planning permission S/4249/19/FL (Demolition of existing piggery relocation of stable & erection of 1.5-storey four bedroom house with attached double garage)	26/09/2023
23/01856/HFUL (APP/W0530/D/23/3330349)	58 Shelford Road Fulbourn Cambridgeshire CB21 5HJ	Conversion and extension of existing garage, with link to the main house and rear box dormer to the existing house.	28/09/2023

Appendix 3a: Local Inquiry dates scheduled

NO RESULTS

Appendix 3b: Informal Hearing dates scheduled

REFERENCE	SITE ADDRESS	APPELLANT	EVENT DATE
22/01733/FUL (APP/W0530/W/23/3318910)	146 Cambridge Road Wimpole Cambridgeshire SG8 5QB	Mr and Ms Ricky and Lucy Crotty and Girling	17/10/2023

Appendix 4: Appeals Awaiting Decision from Inspectorate

REFERENCE	SITE ADDRESS	DETAILS	REASON
SCD-EN-00216-21 (APP/W0530/C/21/3284476)	Land To The North Of The Old Coal Yard Chesterton Fen Road Milton Cambridge CB4 1TU	Mobile homes sited on land without planning permission.	Appeal against enforcement notice
EN/01535/20 (APP/W0530/C/21/3284513)	22 Cambridge Road Foxton Cambridge Cambridgeshire CB22 6SH	Without planning permission: 1. The material change of use of the land hatched in blue on the attached plan to a coach depot including the parking and storage of coaches, and 2. The creation of an area of hardstanding for use as a coach depot on the land hatched in blue on the attached plan.	Appeal against enforcement notice
22/00455/CLUED (APP/W0530/X/22/3296246)	Blackberry Barn 4 Over Mereway Willingham Cambridge Cambridgeshire CB24 5AE	Certificate of lawfulness under S191 for the continued use of land as domestic garden.	Refusal of planning permission (Delegated Decision)
EN/01566/20 (APP/W0530/C/22/3302723)	Whines Lane Farm Track Over Cambridge Cambridgeshire CB24 5PT	Without planning permission, the change of use of the land from agricultural to a mixed use of open-air storage and residential use. To include the siting of a caravan used for residential purposes, the storage of motor vehicles and associated paraphernalia, storage of building materials and the construction of a wooden structure.	Appeal against enforcement notice
EN/00394/21A (APP/W0530/C/22/3307285)	Land adjoining 16 Chalky Road Great Abington Cambridge Cambridgeshire CB21 6AT	Without planning permission, the erection of a building (edged in black on attached plan for identification purposes only).	Appeal against enforcement notice
22/01703/FUL (APP/W0530/W/22/3308444)	Land To The South Of Chear Fen Boat Club Twentypence Road Cottenham Cambridgeshire	Change of use of land through intensification to the stationing of caravans for residential purposes, nine dayrooms and the formation of hardstanding ancillary to that use.	Refusal of planning permission (Delegated Decision)
22/01574/CL2PD (APP/W0530/X/22/3308443)	Land To The South Of Chear Fen Boat Club Twentypence Road Cottenham Cambridgeshire	Certificate of lawfulness under S192 for the stationing of 2 mobile homes for residential purposes.	Refusal of planning permission (Delegated Decision)

21/05641/OUT (APP/W0530/W/22/3300245)	Land To The South Of 86 Chrishall Road Fowlmere Cambridgeshire	Outline planning application for 15no self-build dwellings, with details pursuant to access and layout, and all other matters including appearance, scale and landscaping reserved for subsequent approval.	Refusal of planning permission (Delegated Decision)
(APP/W0530/C/22/3312215)	Land At Acre Orwell Road Barrington Cambridgeshire CB22 7SF	Alleged change of use of the land from agricultural to living in a caravan without permission	Appeal against enforcement notice
22/02870/OUT (APP/W0530/W/22/3311183)	Land To The South Of 86 Chrishall Road Fowlmere Cambridgeshire	Outline planning application for 15 No. self-build dwellings, with details pursuant to access and layout, and all other matters including appearance, scale and landscaping reserved for subsequent approval.	Refusal of planning permission (Delegated Decision)
EN/00492/21 (APP/W0530/C/23/3314203)	Moat Farmhouse Moat Farm Park Lane Castle Camps Cambridge Cambridgeshire CB21 4SR	Without planning permission, an engineering operation comprising the excavation and formation of two lakes and the creation of earth bunds associated with the excavation of a lakes	Appeal against enforcement notice
22/03406/OUT (APP/W0530/W/22/3313661)	Land North Of Field Side Thriplow Road Fowlmere Cambridgeshire	Outline application for the development of up to 9 self and custom build dwellings, with all matters reserved except access, along with all ancillary works	Refusal of planning permission (Delegated Decision)
22/02771/OUT (APP/W0530/W/23/3315611)	Land North Of Cambridge North Station Milton Avenue Cambridge Cambridgeshire	A hybrid planning application for: a) An outline application (all matters reserved apart from access and landscaping) for the construction of: three new residential blocks providing for up to 425 residential units and providing flexible Class E and Class F uses on the ground floor (excluding Class E (g) (iii)); and two commercial buildings for Use Classes E(g) i(offices), ii (research and development) providing flexible Class E and Class F uses on the ground floor (excluding Class E (g) (iii)),together with the construction of basements for parking and building services, car and cycle parking and infrastructure works. b) A full application for the construction of three commercial buildings for Use Classes E(g) i (offices) ii (research and development), providing flexible Class E and Class F uses on the ground floor (excluding Class E (g) (iii)) with associated car and cycle parking, the construction of a multi storey car and cycle park	Non- determination within statutory period (Joint Development Control Committee)

		building, together with the construction of basements for parking and building services, car and cycle parking and associated landscaping, infrastructure works and demolition of existing structures.	
22/01126/HFUL (APP/W0530/D/23/3316046)	Byeways Station Road Harston CB22 7NY	part single, part two storey rear extensions including erection of a front boundary wall and gated entrance (part retrospective) - variation to planning permission 21/02100/HFUL.	Refusal of planning permission (Delegated Decision)
SCD-EN-00004-23 (APP/W0530/C/23/3316049)	Byeways Station Road Harston Cambridgeshire CB22 7NY	Unauthorised operational development following refusal of retrospective planning application ref 22/01126/HFUL	Appeal against enforcement notice
21/01066/FUL (APP/W0530/W/22/3310622)	Land East Of Unit 2 Caxton Gibbet Services Site Ermine Street Cambourne Cambridgeshire	Erection of 4 industrial units (Use Classes B2 (general industrial) and/or E(g) (office)) with associated access and parking	Refusal of planning permission (Delegated Decision)
21/03616/FUL (APP/W0530/W/22/3309726)	Land Rear Of 90 High Street Melbourn SG8 6AL	Construction of a new dwelling & associated alterations to the existing site entrance	Refusal of planning permission (Committee Decision (Area/Main))
20/04263/FUL (APP/W0530/W/23/3318839)	Plot A1 Moor Drove Histon Cambridgeshire	Change of use from disused land to single site for one static caravan, day room and parking	Refusal of planning permission (Delegated Decision)
22/01733/FUL (APP/W0530/W/23/3318910)	146 Cambridge Road Wimpole Cambridgeshire SG8 5QB	Retrospective change of use of land from former builder's yard to a residential caravan site for one gypsy family including stationing of 2 caravans, hardstanding and existing amenity building.	Refusal of planning permission (Delegated Decision)
22/04932/FUL (APP/W0530/W/23/3316080)	The Brambles Green End Landbeach Cambridgeshire CB25 9FD	Retrospective application for holiday let accommodation and conversion of existing barn to form holiday let accommodation.	Refusal of planning permission (Delegated Decision)
22/01131/S73 (APP/W0530/W/23/3315204)	Avalon Eco Farm Meadow Road Willingham Cambridgeshire CB24 5JL	S73 removal of condition 8 (Passing place) of prior approval application 21/01820/PRI03Q (Prior approval for change of use of agricultural building to 2 No. dwellinghouses (Class C3))	Non-determination within statutory period

(APP/W0530/C/23/3320908)	Bridgefoot Farm Kennels Barley Road Flint Cross Great And Little Chishill Royston Cambridgeshire SG8 7PU	Extension of agricultural buildings, laying of hardstanding, widening of access, siting and occupation of mobile home on site and change of use to a warehouse and distribution centre.	Appeal against enforcement notice
22/00605/HFUL (APP/W0530/D/23/3314001)	Manor Farm Barn South Street Comberton CB23 7DZ	New entry structure, rooflights and roof-mounted photovoltaic arrays.	Refusal of planning permission (Delegated Decision)
22/00606/LBC (APP/W0530/Y/23/3314002)	Manor Farm Barn South Street Comberton CB23 7DZ	New entry structure, rooflights and roof-mounted photovoltaic arrays.	Refusal of planning permission (Delegated Decision)
21/02476/REM (APP/W0530/W/23/3314131)	39A And Lion Works Station Road (west) Whittlesford Cambridge Cambridgeshire CB22 4NL	Approval of matters reserved for access, appearance, landscaping, layout and scale following outline planning permission S/0746/15/OL to provide 67 residential units following demolition of 39a Station Road West and the formation of a new access road. (Re-submission of 20/03755/REM)	Refusal of planning permission (Committee Decision (Area/Main))
22/03193/FUL (APP/W0530/W/23/3317656)	College Farm House Common Road Weston Colville Cambridge Cambridgeshire CB21 5NS	Change of use of agricultural land to residential and the retrospective replacement of an existing shed and construction of a cartlodge.	Refusal of planning permission (Delegated Decision)
21/01173/FUL (APP/W0530/W/23/3322128)	Land To The East Of 2 Moor Drove Histon Cambridgeshire	Retrospective change of use of land to use as a residential caravan site for 12 caravans including erection of 6no. amenity buildings and laying of hardstanding	Refusal of planning permission (Delegated Decision)
21/01172/FUL (APP/W0530/W/23/3322185)	Land To The East Of 5 Moor Drove Histon Cambridgeshire	Retrospective change of use of land to use as a residential caravan site for 6 caravans including no more than 1 static caravan/mobile home, together with erection of 3no. amenity buildings and laying of hardstanding	Refusal of planning permission (Delegated Decision)
22/04153/OUT (APP/W530/W/23/3322754)	Land South Of The Causeway Bassingbourn Cum Kneesworth Cambridgeshire	Outline Application for the erection of nine self-build dwellings, associated infrastructure and landscaping, with all matters reserved except for means of access and road alignment.	Refusal of planning permission (Delegated Decision)
22/03877/LBC (APP/W0530/Y/23/3315154)	Barn Adjacent To 19 Main Street Stow Cum Quy Cambridgeshire CB25 9AB	Conversion of a Timber-Framed Barn into dwelling (Re-submission of 22/02091/LBC)	Refusal of planning permission (Delegated Decision)

22/04845/FUL (APP/W0530/W/23/3315524)	3, 5, 7 And 9 Milton Road Impington Cambridgeshire CB24 9NF	Demolition of 4 No. existing buildings and the construction of 5 No. new dwellings and associated landscaping. (Resubmission of 22/02281/FUL)	Refusal of planning permission (Delegated Decision)
22/03876/FUL (APP/W0530/W/23/3315158)	Barn Adjacent To 19 Main Street Stow Cum Quy Cambridgeshire CB25 9AB	Conversion of a Timber-Framed Barn into dwelling (Re- submission of 22/02090/FUL).	Refusal of planning permission (Delegated Decision)
22/05405/FUL (APP/W0530/W/23/3319206)	The Onion Barn Heath Road Gamlingay Cambridgeshire SG19 2JD	Single storey lean-to extension with basement room beneath on South (rear) elevation of existing dwelling and change of use of agricultural land to residential curtilage with retention of fencing.	Refusal of planning permission (Delegated Decision)
22/05031/PRIOR (APP/W0530/W/23/3314190)	Moat Farm Park Lane Castle Camps Cambridgeshire CB21 4SR	Creation of 2 No. irrigation reservoirs	Refusal of planning permission (Delegated Decision)
22/03753/FUL (APP/W0530/W/23/3319987)	Land R/O 33 Church Street Gamlingay Cambridgeshire SG19 3JH	Demolition of existing commercial buildings and erection of 5 new dwellings with associated parking, amenity space and landscaping	Non- determination within statutory period (Delegated Decision)
22/03549/FUL (APP/W0530/W/23/3316316)	The Old Barn St Peters Street Caxton Cambridge CB23 3PX	Repair, conversion and extension to existing barn to form 1 No. dwellinghouse and the construction of an outbuilding to contain 2 No. car spaces plus bins and cycles store.	Refusal of planning permission (Delegated Decision)
20/04232/OUT (APP/W0530/W/22/3292594)	Land South West Of 50 Mills Lane Longstanton Cambridgeshire	Outline planning for the erection of 6 self build dwellings with some matters reserved except for access, layout and scale.	Non- determination within statutory period
22/04392/OUT (APP/W0530/W/23/3320454)	Land North West Of 49 West Croft Orwell Cambridgeshire	Outline planning application with all matters reserved (except for access) for 5 self build/custom build dwellings and garages, as well as public open space, landscaping, and all other associated infrastructure.	Refusal of planning permission (Delegated Decision)
22/04371/FUL (APP/W0530/W/23/3320378)	44 Broad Lane Haslingfield Cambridgeshire CB23 1JF	Demolition of dwelling and erection of 5 No. dwellings with associated garaging, formation of private driveway, and landscaping	Refusal of planning permission (Delegated Decision)

22/05367/FUL (APP/W0530/W/23/3320880)	Land South Off Horseheath Green Horseheath Cambridgeshire	Conversion of existing buildings to 2 No. residential dwellings. (Resubmission of 22/02566/FUL)	Refusal of planning permission (Delegated Decision)
22/04908/PRIOR (APP/W0530/W/23/3320897)	Network House St Neots Road Caldecote Cambridgeshire CB23 8AY	Erection of a 2.5 storey block of 8 No. flats following the demolition of the existing office block.	Refusal of planning permission (Delegated Decision)
23/00471/PRIOR (APP/W0530/W/23/3320943)	Network House St Neots Road Caldecote Cambridgeshire CB23 8AY	Demolition of buildings and construction of 7 No. new dwellinghouses	Refusal of planning permission (Delegated Decision)
EN/00335/23 (APP/W0530/C/23/3327223)	The Navigator 63 High Street Little Shelford Cambridgeshire CB22 5ES	Extraction Unit doesn't have Planning Permission 21/05343/FUL and 21/05344/ LBC refused	Appeal against enforcement notice
EN/00335/23 (APP/W0530/F/23/3327225)	The Navigator 63 High Street Little Shelford Cambridgeshire CB22 5ES	Extraction Unit doesn't have Planning Permission 21/05343/FUL and 21/05344/ LBC refused	Appeal against enforcement notice

Appendix 5: Appeals Pending Statement

REFERENCE	SITE ADDRESS	DETAILS	STATEMENT DUE
22/03497/OUT (APP/W0530/W/23/3322599)	Land South Of Willingham Green Willingham Green Road Carlton Newmarket Cambridgeshire CB8 0SW	Outline application for the erection of 1 no. dwelling together with access	13/10/2023
20/04298/FUL (APP/W0530/W/23/3318844)	Plot E5 Moor Drove Histon Cambridgeshire	Change of use from disused land to single site for one static caravan, day room and parking	17/10/2023
20/04264/FUL (APP/W0530/W/23/3318842)	Plot C3 Moor Drove Histon Cambridgeshire CB24 9AN	Change of use from disused land to single site for two static caravans, day room and parking	17/10/2023
20/04299/FUL (APP/W0530/W/23/3318845)	Plot F6 Moor Drove Histon Cambridgeshire	Change of use from disused land to single site for one static caravan, laundry/shower room and parking	17/10/2023
20/04858/FUL (APP/W0530/W/23/3318840)	Plot B2 Moor Drove Histon Cambridgeshire	Change of use from disused land to single site for one static caravan, day room and parking	17/10/2023
20/04297/FUL (APP/W0530/W/23/3318843)	Plot D4 Moor Drove Histon Cambridgeshire	Change of use from disused land to single site for one static caravan, day room and parking	17/10/2023
SCD-EN-00362-21 (APP/W0530/C/23/3324258)	Cherry Trees Priest Lane Willingham CB24 5HZ	Malanois Dog rescue kennels operating from site without planning permission.	23/10/2023

SCD-EN-00362-21 (APP/W0530/C/23/3324257)	Cherry Trees Priest Lane Willingham CB24 5HZ	Malanois Dog rescue kennels operating from site without planning permission.	23/10/2023
SCD-EN-00362-21 (APP/W0530/C/23/3324256)	Cherry Trees Priest Lane Willingham CB24 5HZ	Malanois Dog rescue kennels operating from site without planning permission.	23/10/2023
SCD-EN-00362-21 (APP/W0530/C/23/3324260)	Cherry Trees Priest Lane Willingham CB24 5HZ	Malanois Dog rescue kennels operating from site without planning permission.	23/10/2023
22/02528/OUT (APP/W0530/W/23/3328390)	Darwin Green Phases Two And Three Development Site Cambridge Road Impington Cambridgeshire	Outline planning permission (all matters reserved except for means of access) for up to 1,000 residential dwellings, secondary school, primary school, community facilities, retail uses, open space and landscaped areas, associated engineering, demolition and infrastructure works	01/11/2023
23/00926/FUL	69 Cambridge Road Milton Cambridgeshire CB24 6AW	Erection of new single storey dwelling	01/11/2023

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