



**South  
Cambridgeshire**  
District Council

**Report to:**

South Cambridgeshire District  
Council Planning Committee

08 December 2021

**Lead Officer:**

Joint Director of Planning and Economic Development

---

## **21/03607/FUL – Land At Babraham Research Campus, High Street, Babraham, Cambridge**

Proposal: Erection of new building for Office/Research and Development use and associated infrastructure and works

Applicant: Babraham Research Campus Ltd

Key material considerations:

- Principle of Development
- Countryside Impact
- Green Belt Openness and Purposes
- Character and Appearance of the Area
- Landscape
- Biodiversity
- Trees
- Highway Safety, Parking and Transport Network
- Flood Risk and Drainage
- Heritage Impact
- Residential Amenity & Noise
- Renewables / Climate Change
- Contaminated Land
- Other Matters
- Very Special Circumstances

Date of Member site visit: None

Is it a Departure Application: Yes (advertised 11 August 2021)

Decision due by: 15 December 2021 (extension of time agreed)

Application brought to Committee because: If approved, the application would represent a significant departure from the approved policies of the Council being a major development in the Green Belt

Officer Recommendation: Approval, subject to conditions

Presenting Officer: Michael Sexton, Principal Planner

## Executive Summary

1. This application seeks full planning permission for the erection of new building for Office/Research and Development use and associated infrastructure and works.
2. The site is located within the countryside and Green Belt, to the south-east of Cambridge and to the north-west side of the village of Babraham.
3. The site forms part of Babraham Research Campus, one of the UK's leading locations to support early-stage bioscience enterprise. The Campus is a globally important research cluster in its own right, as well as being part of the wider Cambridgeshire Life Sciences Cluster and the Oxford, Cambridge, London 'Golden Triangle' of research, development and innovation.
4. The Campus provides companies laboratory and office space, with the underpinning operational support, networking and collaboration opportunities, together with access to outstanding scientific facilities in an ideal geographical location at the core of the Cambridge cluster. There are currently over 60 companies, with 1,500 employees, and 300 academic researchers.
5. The office/research and development building would constitute inappropriate development in the Green Belt which is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. In addition to the harm by reason of inappropriateness, the proposed building is also considered to result in harm by virtue of a loss of openness of the Green Belt.
6. The applicant's agent has advanced a range of very special circumstances seeking to outweigh the harm to the Green Belt. These comprise the need for additional research and development floorspace, economic benefits, biodiversity benefits, environmental sustainability benefits and social and health benefits.
7. Officers consider that the very special circumstances presented are clear as to the unique characteristics of the Campus and to represent a compelling argument in support of the development and to clearly outweigh the harm to the Green Belt by reason of inappropriateness and loss of openness.
8. For the reasons set out in this report, the application is recommended for approval, subject to conditions.
9. Should the application be approved following members conclusion that the development would be inappropriate development in the Green Belt, the application will need to be referred to the Secretary of State under The Town and Country Planning (Consultation) (England) Direction 2009.

## Relevant planning history

10. S/0872/18/NM – Non material amendment of planning permission S/2917/17/RM for Proposed R&D2 development comprising two research and development buildings together with associated works following outline planning permission S/1676/14/OL to make amendments to cladding to high level plant room to a fully louvred elevation – Approved.
11. S/2917/17/RM – Proposed R&D2 development comprising two research and development buildings together with associated works following outline planning permission S/1676/14/OL – Approved.
12. S/1500/17/RM – Application for approval of reserved matters for Construction of infrastructure access road following outline planning permission S/1676/14/OL – Approved.
13. S/0422/15/RM – Building 900 - Reserved Matters Application (appearance landscaping layout and scale) pursuant to outline planning permission reference S/2016/11/OL – Approved.
14. S/1676/14/OL – Outline application for development of up to 10000 square metres of research and development floorspace along with access and associated infrastructure – Approved.
15. S/2688/13/RM – Submission of reserved matters for approval of the site layout scale and appearance of research and development building (building 920) and associated external storage building and smoking shelter together with details required by conditions 9 (tree protection) 10 (ecological enhancement) 11 (renewable energy) 15 (external lighting) 18 (contractors' access arrangements) and 19 (archaeology) of outline planning permission reference S/2016/11 – Approved.
16. S/0616/13/RM – Submission of reserved matters for approval of the site layout, scale, appearance and landscaping of research and development building (building 930), and associated cycle stores, bin store and chiller compound – Approved.
17. S/0600/12/RM – Submission of reserved matters for approval of the site layout, scale, appearance and landscaping of research and development building (building 910), external stores and bin/cycle store – Approved.
18. S/2016/11 – Outline application for four research and development buildings and associated infrastructure, including details of the main access road, lighting, standby generator building and flood compensation works – Approved.
19. S/1321/09/RM – Approval of Appearance, Landscaping, Layout and Scale of Outline Planning Permission S/1402/06/F for the Erection of 2 Research Buildings with Link – Approved.

20. S/1402/06/F – Renewal of Outline Planning Permission Ref: S/0003/03/F and Variation of Conditions 1 (to Enable Extension of Time Period in Which to Implement Proposal) and 5 (to Account for Proposed Revisions to Highways Works) – Approved.
21. S/0003/03/F – Variation of Conditions 1 and 3 of Planning Consent Ref: S/0195/99/0 (Renewal) – Approved.
22. S/0195/99/O – Research Laboratories Facilities and Infrastructure – Approved.

## **Planning policies**

### **National Guidance**

23. National Planning Policy Framework 2021  
National Planning Practice Guidance  
National Design Guide 2019

### **South Cambridgeshire Local Plan 2018**

24. S/1 – Vision  
S/2 – Objectives of the Local Plan  
S/3 – Presumption in Favour of Sustainable Development  
S/4 – Cambridge Green Belt  
S/5 – Provision of New Jobs and Homes  
S/6 – The Development Strategy to 2031  
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/8 – Mitigating the Impact of Development in and adjoining the Green Belt  
NH/14 – Heritage Assets  
E/9 – Promotion of Clusters  
E/16 – Expansion of Existing Businesses in the Countryside  
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

### **South Cambridgeshire Supplementary Planning Documents (SPD):**

- 25. Sustainable Design and Construction SPD – Adopted January 2020
- Cambridgeshire Flood and Water SPD – Adopted November 2016
- Health Impact Assessment SPD – Adopted March 2011
- District Design Guide SPD – Adopted March 2010
- Landscape in New Developments SPD – Adopted March 2010
- Biodiversity SPD – Adopted July 2009
- Listed Buildings: Works to or affecting the setting of SPD – Adopted July 2009
- Public Art SPD – Adopted January 2009
- Trees & Development Sites SPD – Adopted January 2009

### **Consultation**

- 26. **Babraham Parish Council** – None received.

- 27. **Air Quality Officer** – No objection.

Recommend a condition securing provision of 10 Electric Vehicle Charging Points as set out in the submitted Transport Assessment.

- 28. **Anglian Water** – No objection.

- 29. **Cambridge Airport** – No objection.

- 30. **Conservation Officer** – No objection.

The development would not adversely affect the setting and significance of nearby listed buildings.

- 31. **Designing out Crime Officer** – No objection.

- 32. **Development Officer (Health)** – No objection.

- 33. **Ecology Officer** – No objection.

Note the concluded net gain of 32.5% habitat units and a gain of 0.62 hedgerow units.

Recommend conditions for ecological compliance, a Construction Ecological Management Plan (CEcMP), a Landscape and Ecological Management Plan (LEMP) and a lighting design strategy for biodiversity.

- 34. **Environment Agency** – No objection.

35. **Environmental Health** – No objection.
36. **Health and Safety Executive** – No comments to offer.
37. **Highways England** – No objection.
38. **Historic Environment Team (Archaeology)** – No objection.

Recommend a condition securing a written scheme of investigation.

39. **Landscape Officer** – No objection.

Recommend conditions for details of compound areas, cycle shelter sedum roof and specification of the PV system (anti-reflective coating and shallow angle of the panels to mitigate the adverse effect of glare).

40. **Lead Local Flood Authority** – No objection.

Note that the Local Planning Authority drainage officer has recommended three conditions with respect to flood risk and surface water drainage in their letter on 30 August 2021. As LLFA, we have no recommendations for any additional conditions on top of these and note that additional information provided to address our previous objection will largely address the points concerning surface water drainage.

41. **Local Highways Authority** – No objection.

42. **Natural England** – No comments to offer.

43. **Sustainability Officer** – No objection.

Recommends a condition to secure the renewable/low carbon energy technologies as set out in the submitted Sustainability Statement and that the development should achieve a minimum of BREEAM 'Very Good'.

44. **Transport Assessment Team** – No objection.

Recommend that the proposed building being incorporated into the existing Campus-wide Travel Plan.

45. **Trees Officer – No objection.**

Recommend a condition to secure the submitted Tree Survey and Arboricultural Impact Assessment, Preliminary Arboricultural Method Statement.

46. **Urban Design Officer** – Support.

Recommend conditions for all materials, details of windows and doors, surrounds, heads and cills, elevation elements and architectural details and proposed cycle and storage stores.

## **Representations from members of the public**

47. None received.

## **The site and its surroundings**

48. The site is located within the countryside and Green Belt, to the south-east of Cambridge and to the north-west side of the village of Babraham.
49. The research and development buildings within the Campus are located on the north-west and south-east side of Babraham Hall, a 19<sup>th</sup> century Grade II Listed Building and the Grade I Listed Church of St Peter, situated within a 450-acre parkland setting. The River Granta runs to the south-west of the Hall and Church. The southern part of the Campus grounds lay within Babraham Conservation Area.
50. Vehicular access to the Campus is obtained via a roundabout off the A1307 at the northern edge of the grounds. Vehicular access is not authorised from any other point within or surrounding the Campus, although pedestrian and cycle access is permitted from Babraham village.
51. The site falls from east to west, sloping down towards the River Granta. The A1307 forms the eastern boundary of the Campus where a detached residential dwelling (Cambridge Lodge) lies on the east side of the site. of the Campus falls within flood zone 1 (low risk) while the areas directly adjacent the River Granta on the western boundaries fall within flood zones 2 and 3 (medium and high risk).
52. The application site extends to approximately 2.5 hectares and is located on the north-western side of the existing built-up part of Babraham Research Campus. The site lies immediately to the south of plot R&D2, a recent development of two research and development buildings (B940 and B950) and is also known as plot R&D2b. The proposed research and development building is proposed to be known as building B960.
53. The site currently comprises an area of grassland. It is surrounded to the north-west, north, east and south-east by existing buildings within the Campus. To the south, south-west and west lies the River Granta. The proposed building and associated areas of hardstanding are located entirely within Flood Zone 1 (low risk)

## **The proposal**

54. This application seeks full planning permission for the erection of new building for Office/Research and Development use and associated infrastructure and works.

## **Babraham Research Campus (Overview)**

55. The following paragraphs provide an overview of Babraham Research Campus, drawing on the planning history and key details provided in documents that have been submitted in support of the application, including the Design and Access Statement and Planning and Consultation Statement.
56. Babraham Research Campus has been established since 1998, alongside the Babraham Institute, which had formed in 1994 out of the research institutes that had occupied Babraham Hall since 1948.
57. In 2003 a Masterplan was developed which laid down the principles for the future development of the site as a research and development campus. The Masterplan addressed key issues including landscape enhancements, site access improvements from the creation of a new access and roundabout off the A1307, improvements to the setting of the Hall, the identification of important sight lines and vistas, a palette of building materials and a zoning plan which lays down areas for future development. The 2003 Masterplan was followed by a Supplementary Masterplan in 2006 which focused on the central area of the site.
58. Babraham Research Campus is one of the UK's leading locations to support early-stage bioscience enterprise and is distinct in its co-location of bioscience companies with the world leading discovery research of the Babraham Institute, a world-renowned research organisation that receives strategic funding from the Biotechnology and Biological Sciences Research Council (BBSRC).
59. The Institute is a charity supported by strategic funding by the BBSRC, and other bodies including the Medical Research Council and the Wellcome Trust. The Campus is managed and developed by Babraham Research Campus Ltd (BRD Ltd), which the Institute is a majority shareholder of, alongside the BBSRC.
60. The Campus provides companies laboratory and office space, with the underpinning operational support, networking and collaboration opportunities, together with access to outstanding scientific facilities in an ideal geographical location at the core of the Cambridge cluster. There are currently over 60 companies, with 1,500 employees, and 300 academic researchers.
61. The Campus is a globally important research cluster in its own right, as well as being part of the wider Cambridgeshire Life Sciences Cluster and the Oxford, Cambridge, London 'Golden Triangle' of research, development and innovation.
62. As a distinct co-location of academic research and commercial bioscience enterprise, the Campus has been highly successful in attracting companies to the site and is driving investment in the Cluster. Evidence shows that the Campus already plays a pivotal role in the Cambridge life science ecosystem and this is helping to create new products, therapeutics, jobs and growth, and facilitating more reliable company scale-up thereby maximising the impact of UK bioscience.



63. Babraham Research Campus has been hugely successful. Employment surveys indicate that the Campus has seen rapid growth over the last five years, increasing on average by more than 36% per year. In addition, a considerable amount of interest has been recorded by BRC Ltd by both existing tenants wanting more space and others wanting to relocate to the Campus.
64. Expansion of the campus will help maintain and extend the highly attractive diversity of companies on the Campus. In addition, it will build on the demonstrated past success in supporting the formation and development of life science-based, high technology companies to deliver innovation and economic growth and prosperity.

## **Planning Assessment**

65. The key issues to consider in the determination of this application are the principle of development, countryside impact, green belt openness and purposes, character and appearance of the area, landscape, biodiversity, trees, highway safety, parking and transport network, flood risk and drainage, heritage impact, residential amenity and noise, renewables / climate change, contaminated land, other matters and very special circumstances.

## **Principle of Development**

66. The site is located outside of the development framework boundary of Babraham, in the Green Belt and open countryside.
67. Policy S/4 of the Local Plan sets out that that a Green Belt will be maintained around Cambridge that will define the extent of the urban area. New development in the Green Belt will only be approved in accordance with Green Belt policy in the National Planning Policy Framework (NPPF).
68. Chapter 13 of the NPPF deals with protecting Green Belt land.
69. Paragraph 137 of the NPPF states that the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.
70. Paragraph 138 of the NPPF sets out that the Green Belt serves five purposes:
  - a) to check the unrestricted sprawl of large built-up areas;
  - b) to prevent neighbouring towns merging into one another;
  - c) to assist in safeguarding the countryside from encroachment;
  - d) to preserve the setting and special character of historic towns; and
  - e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
71. Paragraph 147 of the NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

72. Paragraph 148 of the NPPF states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.
73. Paragraph 149 of the NPPF states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt, setting out seven exceptions, including buildings for agriculture and forestry, replacement buildings and the redevelopment of previously developed land.
74. Paragraph 150 of the NPPF states that certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These include mineral extraction, the re-use of buildings and changes of use of land.
75. The application site extends to approximately 2.5 hectares and is located on the north-western side of the existing built-up part of Babraham Research Campus. Although located within the Campus, the site comprises an area of grassland and cannot be considered brownfield land.
76. The application seeks full planning permission for the erection of an office/research and development building.
77. Paragraphs 145 and 146 of the NPPF clearly define development that should not be regarded as inappropriate within the Green Belt. The proposed building would not align with any of these exceptions and would therefore constitute inappropriate development.
78. The NPPF makes it clear that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. The NPPF is also clear that, when considering any application, planning authorities should ensure that substantial weight is given to any harm to the Green Belt. The onus is on the applicant to demonstrate why permission should be granted, and the NPPF sets out that that 'very special circumstances' will not exist unless the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other material considerations.
79. It is therefore necessary to consider whether the development of the office/research and development building results in any further harm, in addition to that caused by inappropriateness.

### **Countryside Impact**

80. Policy S/7 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 this plan will be permitted.

81. No Neighbourhood plans are in force that would be applicable to this application.
82. In terms of other Local Plan policies which would support the development of an office/research and development building outside of a development framework boundary there are two key policies of relevance, Policies E/9 and E/16.
83. Policy E/9 of the Local Plan deals with the promotion of clusters, setting out that development proposals in suitable locations will be permitted which support the development of employment clusters, drawing on the specialisms of the Cambridge area including the sectors of biotechnology and biomedical, high-technology manufacturing and research and development.
84. 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.
85. The proposed development would accord with the aims and objectives of Policy E/9 of the Local Plan.
86. Policy E/16 of the Local Plan deals with the expansion of existing businesses in the countryside, specifically those that are not designated as established employment areas under Policy E/15 of the Local Plan (such designated sites include Granta Park, Wellcome Trust Genome Campus and Cambridge Research Park).
87. Policy E/16 states that subject to Green Belt policy, and outside the areas listed in Policy E/15, the expansion of established existing firms which are outside development frameworks will be permitted where:
  - a) The proposal is justified by a business case, demonstrating that the business is viable, and has been operating successfully for a minimum of 2 years.
  - b) There is a named user for the development, who shall be the first occupant. A planning condition will be attached to any permission to this effect.
  - c) The proposal is of a scale appropriate in this location, adjacent to existing premises and appropriate to the existing development.
  - d) There is no unacceptable adverse impact on the countryside with regard to scale, character and appearance of new buildings and/or changes of use of land.
  - e) Existing buildings are reused where possible.
  - f) The proposed development would not (by itself or cumulatively) have a significant adverse impact in terms of the amount or nature of traffic generated.
88. As set out above, Babraham Research Campus has been operating successfully for many years, more than the requirements of criteria (a).

89. In terms of criteria (b) and a named user for the development the proposed development would be an expansion of the existing Babraham Research Campus and would comprise a multi tenanted office and laboratory building. Therefore, the first named occupier could be an existing tenant or a new tenant wanting to relocate to the Campus. Given the nature of how the site operates it would not be appropriate to impose a condition that restricts the first user to a specific tenant in this instance.
90. However, to ensure the development accords with the requirements of Policy E/16(b), officers consider it appropriate to impose a condition which states that the development shall be carried out on behalf of Babraham Research Campus Ltd, and first occupied by R&D businesses with access to the Campus. Such a condition would address criterion (b) while responding to the operation of the Campus.
91. Criteria (c) and (d) seek that development is of an appropriate scale and does not result in an unacceptable adverse impact on the countryside. In summary, officers are satisfied that the proposed development would comply with these requirements; these points are considered in detail later in this report.
92. Criteria (e) requires that existing buildings are reused wherever possible. As detailed in the Planning and Consultation Statement, there are no buildings on the existing Campus that are either unused, surplus to requirements or appropriate for conversion to accommodate the scale of growth needed and within the timescale of the need.
93. Criteria (f) seeks that the development would not have a significant adverse impact on traffic generation. In summary, officers are satisfied that the proposed development would comply with this requirement noting that the application is supported by a Transport Assessment; this issue is considered in detail later in this report.
94. Subject to full consideration of Green Belt policy, the proposed development would accord with Policy E/16 of the Local Plan.
95. Overall, subject to Green Belt policy, the proposed development would accord with Policy S/7 of the Local Plan given the support that is given to the proposal through Policies E/9 and E/16.

## **Green Belt Openness and Purposes**

### Openness

96. The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence (NPPF, paragraph 137).

97. There is however no specific definition of “openness” in the NPPF. National Planning Practice Guidance (NPPG) states that openness can have both spatial and visual aspects.
98. When considering the impact on the openness of the Green Belt, this is not affected by natural screening (i.e., trees and hedgerows) as these are not permanent features; openness means the absence of buildings or development. When openness is reduced, harm takes place regardless of whether it is visible or witnessed. Measures in mitigation can never completely remove the harm since a development that is wholly invisible to the eye remains, by definition, adverse to openness.
99. The application is supported by a Landscape and Visual Appraisal and Green Belt Study (Bidwells, July 2021). In respect of Green Belt effects, the LVA sets out that there would be no adverse effects on the overall qualities of the Green Belt, which would retain its rural character and sense of openness, the proposal is well screened by existing vegetation and sited within a cluster of existing buildings, acknowledging the loss of a visual gap. The LVA and appraisal of impacts on the Cambridge Green Belt conclude that there would be few adverse effects overall, and that the proposal is well integrated within the contextual landscape.
100. The Planning and Consultation Statement concludes that, in addition to the visual impacts identified within the supporting LVA, there will also be a localised reduction in the openness of the Green Belt, although this will be very limited in scale and will not lead to any settlement coalescence. This should be treated as an additional adverse impact of development, to be weighed in the balance of matters in the determination of the planning application.
101. Notwithstanding the limited landscape and visual effects of the development identified by the LVA, alongside its conclusions that there would be no adverse effects on the overall qualities of the Green Belt, it is evident that the proposed development would introduce a significant amount of built form onto a site currently absent of buildings or development, albeit there are existing buildings in the immediate vicinity.
102. It is acknowledged that the proposed building is sited near to two existing buildings and in a sense infills between them / forms a cluster of three buildings. Nonetheless, a loss of openness arises.
103. Therefore, by virtue of the introduction of a built form of development on undeveloped land, the proposed office/research and development building would inevitably reduce openness which the NPPF describes as an essential characteristic of the Green Belt.

#### Purposes

104. As defined by paragraph 138 of the NPPF, the Green Belt serves five purposes: (a) to check the unrestricted sprawl of large built-up areas; (b) to prevent neighbouring towns merging into one another; (c) to assist in safeguarding the

countryside from encroachment; (d) to preserve the setting and special character of historic towns; and (e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

105. The site is located within an area of the Campus recently developed with two state of the art research and development buildings on the area of the campus known as R&D2. The resulting R&D2 development comprises two research and development buildings (B940 and B950) together with site infrastructure including the main access road, footpaths, lighting and landscaping. The proposed building (known as R&D2B or B960) is located to the south of the R&D2 development between B940, B950 and the River Granta, creating a focused cluster of buildings in this area of the Campus.
106. Given the siting of the proposed building and its existing surroundings, little direct conflict with the provisions of paragraph 138 of the NPPF is identified.

#### Conclusion

107. The development of a new office/research and development building would result in a loss of openness to the Green Belt but would not in this instance result in significant conflict with the five purposes of the Green Belt as defined by paragraph 138 of the NPPF.
108. The development would therefore be contrary Policy S/4 of the Local Plan and related NPPF guidance.

#### **Character and Appearance of the Area**

109. The area of the Campus selected for the proposed new development, known as R&D2B or B960, is located to the south of the R&D2 development, between buildings B940 and B950 and the River Granta.
110. The development consists of a single building comprising two storeys of lettable accommodation with plant above, discreetly located within a curved roof profile. The general scale and appearance of the building would be similar to the existing buildings adjacent to the site and compatible with the general scale of buildings within the wider campus. The total floorspace of the proposed building is approximately 3,840sqm, excluding the central core and roof level plant areas, and is comparable to the adjacent buildings.
111. The design of the proposed building is positively influenced from adjacent buildings B940 and B950 in its use of materials, colours, mass, form and detailing. However, the building successfully delivers its own identity through its own architectural detailing that distinguishes it from the two adjacent buildings while achieving visual continuity between the buildings in the immediate area.
112. Being located to the south of the exiting R&D2 development, ground levels are naturally lower and therefore the proposed building will sit beneath the adjacent buildings, reducing its impact on the visual amenity of the area. The building will be set back from the main site access road and would not appear as a

prominent or dominant addition to the site, but as a natural addition to the immediate area, the result of which is three buildings forming a u-court arrangement centred around a large open and attractive green space. Furthermore, its siting relative to the existing road is such that the building would not detract from B930 to the north east of the site, a building that has been designed as a signpost building within the Campus.

113. Internally the building consists of two wings of lettable accommodation to each of the two floors, arranged either side of a central entrance and communal core area. The space can be reconfigured depending on the needs of tenants who wish to occupy the building.
114. Ancillary structures including stores, a standby generator and cycle store are proposed around the periphery of the main building and would clearly read as ancillary and non-obtrusive structures within the development.
115. Vehicular access would be achieved from the end of an existing spur road off the main Campus access road, running between B910 and B920 down to B900. An extension to the existing road will lead to the new car park comprising a curved parking area to the front of the building, responding to existing arrangements, and a linear parking arrangement to the side and rear. This choice of access is partly a design response and desire to avoid a new access road through the centre of the R&D2 development as such a route would significantly compromise the landscape setting and pedestrian friendly aspects of this area of the Campus.
116. The parking associated to the proposed building is relatively well laid out and incorporates a reasonable amount of landscaping to help break up the hardstanding and screen the parked cars within the development. The proposed belt of planting between the two curvilinear parking areas to the front of the building and in between the parking spaces across the site will help to screen the car park when looking from outside of the site.
117. A dedicated delivery area is provided to the building with adjacent external stores in a discreet, screened location to the rear of the building and will be accessed from a dedicated service road which is separated from the car parks and cycle and pedestrian routes to the building.
118. Although considered in more detail below, a landscape strategy has been developed to incorporate the new building into the Campus and positively respond to the existing central open space between buildings B940 and B950.
119. Officers acknowledge the design benefits of the location of the site, namely the site contours allowing the building to be set down in the landscape to reduce its visual impact, supplementing existing landscaping with additional planting to provide further screening, the grounding of buildings B940, B950 and proposed B960 to facilitate a functional and working relationship and proximity of existing infrastructure and access roads, footpaths and cycleways.

120. Officers note that the proposed development will follow the principles established in the 2003 Masterplan and later supplementary Masterplans for the Campus.
121. The application has been subject to formal consultation with the Council's Urban Design Officer who is supportive of the proposed development and recommends conditions to secure details of materials, details of windows and doors, surrounds, heads and cills, elevation elements and architectural details and proposed cycle and storage stores.
122. Officers consider it reasonable and necessary to impose conditions requiring details of all materials for the construction of the external surfaces of the building along with details of cycle and storage stores to ensure an appropriate high-quality finish. However, conditions requiring details of windows and doors, surrounds, heads and cills and elevation elements are not considered necessary given the level of detail provided within the application and plans to be approved.
123. Officers acknowledge that the Landscape and Visual Appraisal identifies a small degree of adverse effect on views from bridleway 12/12 and footpath 12/5 close to the site from these viewpoints, by virtue of the introduction of a new building and increased urban character. However, the design of the proposed building together with associated landscaping, is considered to respond positively to its surroundings and incorporate the development appropriately within the context of the site; therefore the degree of harm is considered very minor.
124. Overall, the proposed development would be well contained within the existing built form of the R&D2 development, retaining a compact visual effect, and would largely preserve the wooded skyline. Officers consider the design approach to relate well to the surrounding buildings and that the new building will make a positive contribution to the visual amenity and character and appearance of the Campus.
125. The proposal would therefore comply with Policies HQ/1 and NH/8 of the Local Plan.

## **Landscape**

126. The application is supported by a Landscape and Visual Appraisal and Green Belt Study (Bidwells, July 2021) a Landscape Strategy (the landscape partnership, July 2021) and several landscape and tree plans.
127. The Landscape Strategy sets out that the landscape design for proposed development responds, in terms of character, to the implemented landscape of the R&D2 development whilst providing mitigation for visual effects of the proposed building of views from public viewpoint receptors mainly to the south-west (as noted in the LVA), but also a distant view from a public viewpoint receptor to the north and providing ecological enhancements.



128. The proposed development incorporates structural planting through native tree and shrub planting, which provides physical and visual separation between the proposed building and Building B900 to the east and provides an ecological linkage between the two buildings and towards the River Granta. Proposed native tree and shrub planting extends to the west to provide an attractive setting for the building, while a native hedge wraps around the western side of the building linking the structural planting to the south of the building with the parkland landscape to the north.
129. Features trees are positioned in key locations while closer to the building ornamental shrub and herbaceous planting is incorporated. Large parkland trees set in calcareous grassland are proposed to the north of the building to reduce the massing of the building, to help integrate the building with the landscape, and to provide mitigation for the visual effects of the proposed building.
130. Existing pedestrian links connecting the buildings B940 and B950 will be enhanced with the addition of surfaced paths linking the proposed building with existing while a mown grass footpath link is proposed along the northern edge of the River Granta to link with the existing pedestrian links associated with R&D2 and the new pedestrian links associated with the proposed building. A footpath link is also be provided to access the picnic tables situated to the west of Building B900.
131. The application has been subject to formal consultation with the Council's Landscape Officer who is supportive of the proposed development and recommends conditions to secure details of details of compound areas, cycle shelter sedum roof and specification of the PV system (anti-reflective coating and shallow angle of the panels to mitigate the adverse effect of glare).
132. Officers consider it reasonable and necessary to impose a condition requiring full details of hard and soft landscaping (which will include details of the sedum roof), to ensure the development is satisfactorily assimilated into the area, alongside a landscape compliance condition. However, conditions requiring details the PV system and compound areas are not considered reasonable or necessary as such details will be captured/secured through other conditions.
133. Overall, the landscape approach for the proposed development would make a positive contribution to the existing campus, enhancing the immediate area around the existing and proposed buildings while incorporating the new building within its setting.
134. The proposal would therefore comply with Policies HQ/1, NH/2, NH/4 and NH/8 of the Local Plan.

## **Biodiversity**

135. The application is supported by an Ecological Impact Assessment (the landscape partnership, October 2021) and a Calculation of Biodiversity Net Gain using Defra Metric 2.0 (the landscape partnership, October 2021)

136. The Assessment sets out that the proposed development would not result in a significant adverse impact on European Protected Species (Bats, Great Crested Newts and Otters) or Priority Species (Water Voles), identifying a range of mitigation and avoidance measures as part of the development.
137. The Assessment also identifies opportunities for ecological and habitat enhancement measures along with small-scale species enhancement through south-facing planting areas seeking to incorporate and enhance habitat for invertebrates including dead-wood piles and permanent hibernation features.
138. The biodiversity net gain calculations set out that the existing site value was calculated at 3.57 habitat units, no hedgerow units and no river units. Based on the landscape proposals presented, the proposed value of the development is 4.73 habitat units, 0.62 hedgerow units and no river units, representing a gain of 1.16 habitat units and 0.62 hedgerow units. The assessment undertaken demonstrates that there is a biodiversity net gain within the development of 32% (1.16 habitat units).
139. The application has been subject to formal consultation with the Council's Ecology Officer who raises no objection to the proposed development, recommending four conditions be included as part of any consent.
140. The first condition would secure that all ecological measures and/or works are carried out in accordance with the details contained in the submitted Ecological Impact Assessment.
141. The second condition would require the submission of a Construction Ecological Management Plan (CEcMP) prior to the commencement of development (including ground works and vegetation clearance), to protect existing habitats and protected species on site and to enhance the site for biodiversity. The CEcMP would require the submission of details including a risk assessment of potentially damaging construction activities, practical measures to avoid or reduce impacts during construction, the location and timings of sensitive works to avoid harm to biodiversity features and the use of protective fences, exclusion barriers and warning signs if applicable.
142. The third condition would require the submission of a Landscape and Ecological Management Plan (LEMP) prior to the commencement of development. The LEMP would require the submission of details including a description and evaluation of features to be managed, aims and objectives for management (including how a minimum of 10% in biodiversity net gain will be achieved) and ongoing monitoring and remedial measures.
143. The final condition would require a lighting design strategy for biodiversity to be submitted prior to occupation of the development in order to clearly demonstrate that any areas to be lit will not disturb or prevent the species (i.e., bats) using their territory or having access to their breeding sites and resting places.
144. Officers are satisfied that, subject to the imposition of conditions securing the submitted Ecological Impact Assessment and requiring a CEcMP, LEMP and

lighting design strategy, the development would be acceptable in terms of its impact on biodiversity and provide for an overall net gain.

145. Subject to conditions, the proposal would comply with Policy NH/4 of the Local Plan.

### **Trees**

146. The application is supported by a Tree Survey, Arboricultural Impact Assessment and Arboricultural Method Statement (the landscape partnership, July 2021).
147. The Assessment details that the site is not subject to any Tree Preservation Orders. The application site comprises some recently planted trees forming a small group along its eastern flank and mature trees adjacent to the River Granta to the south and west beyond which is a narrow tree belt of native species.
148. All existing trees and hedgerows on site are proposed to be retained and as such the Assessment concludes that none of the trees are affected by the proposed development although should be protected during the construction process. Proposed tree planting as part of a site wide landscape scheme will introduce new trees to the site, complimenting the landscape planting achieved during earlier phases of the development of the Campus.
149. The application has been subject to formal consultation with the Council's Trees Officer who raises no objection to the proposal, recommending that the submitted Assessment be listed as an approved document.
150. Officers consider it reasonable and necessary to include a condition as part of any consent requiring works to be carried out in accordance with the submitted Tree Survey, Arboricultural Impact Assessment and Arboricultural Method Statement.
151. Subject to condition, the proposal would comply with Policy NH/4 of the Local Plan.

### **Highway Safety, Parking and Transport Network**

152. The site would utilise the existing access to the Campus from the A1307 and proposes no alterations to this arrangement. From this point the development would be accessed via existing and proposed roads within the Campus itself.
153. The proposed access road within the Campus is from the end of an existing spur road that runs between Building B910 and Building B920 down to Building B900. This route is preferred to providing a new access road through the centre of the R&D2 plot as such a route would compromise the landscape setting and pedestrian friendly aspects of the scheme. An extension of this existing road will lead to the new car parking area and to the goods in area.

154. The application has been subject to formal consultation with the Local Highways Authority who raise no objection to the proposed development.
155. The proposal is considered acceptable in highway safety terms.
156. Policy TI/3 of the Local Plan sets out in Figure 11 the Council's indicative car parking provision and minimum cycle parking provision by use class and gross floor area.
157. The total floorspace of the proposed building will be approximately 3,840sqm, excluding the central core and roof level plant areas, and would therefore require 1 space per 30sqm for both car and cycle parking spaces, equating to a provision of 128 of each type.
158. The Planning and Consultation Statement sets out that the level of parking provision proposed, being 98 car parking spaces and 48 cycle parking spaces, has been derived from an analysis undertaken for the preparation of the Transport Assessment submitted in support of the application, existing staff surveys on travel modes and Campus Travel Plan initiatives. The statement also notes that additional car parking is available in adjacent car parks within the Campus.
159. Although the car and cycle parking provided falls below the standards set out in Policy TI/3 of the Local Plan, officers accept that the provision is based on information from the operation of the Campus, drawing on existing staff travel modes and the existing Travel Plan for the Campus. Officers therefore do not consider the parking provision to be unacceptable but do consider it appropriate to impose a condition requiring an updated Campus Wide Travel Plan that recognises the proposed development as part of its plan.
160. The proposal is considered acceptable in parking terms and not to conflict with the aims and objectives of Policy TI/3 of the Local Plan in this instance given the circumstances of the Campus and information provided.
161. In terms of the impact on the transport network, the application is supported by a Transport Assessment and update note. The details set out an anticipated 24-hour weekday trip generation of approximately 75 person trips (each way) arising from the proposed development split across pedestrians, cycle, car/motorbike (including car share), public transport and campus shuttle bus.
162. The application has been subject to formal consultation with Cambridgeshire County Council's Transport Assessment Team who raise no objection to the proposal, setting out that the development will need to be incorporated into the existing Campus-wide Travel Plan, which is due to be updated in 2022.
163. Subject to the Travel Plan condition, the proposed development is not considered to result in harm to the existing transport network.
164. Overall, the proposal would comply with Policies TI/2 and TI/3 of the Local Plan and paragraph 112 of the NPPF.

## **Flood Risk and Drainage**

165. The application site boundary site falls within flood zones 1 (low risk), 2 (medium risk) and 3 (high risk), with the proposed development located entirely within flood zone 1. The areas of the site which fall within flood zones 2 and 3 are on the south-western edge of the site adjacent to the River Granta.
166. The application is supported by an amended Flood Risk Assessment and Drainage Strategy Report (Scott White and Hookins LL, July 2021).
167. The Assessment sets out that the proposed development lies within Flood Risk Zone 1 as indicated on the Environment Agency flood map and on that basis the site is considered to be at a low risk of flooding. The flood mitigation measures will be incorporated to reduce flood risks to the proposed development and reduce flood risk downstream of the site to an acceptable level.
168. Site specific testing indicated that the soil has a very low infiltration capacity and therefore a combination of permeable pavement for hardstanding areas and collection of roof rainwater linked to an existing surface water connection is proposed. Restriction of the flow to greenfield run off will be provided with flows attenuated by provision of an extension of an existing cellular tank to achieve the 1 in 100 year storm return period including 40% for climate change. The development also proposes to increase the existing hydrobrake flow to the river outfall from the existing attenuation tank to take account of the greenfield run off rate from the proposed site.
169. The foul drainage to the new building will be connected by gravity to an existing foul drainage manhole adjacent to Building 730 and pumped to the onsite sewerage treatment works.
170. The application has been subject to formal consultation with Anglian Water, the Environment Agency, the Lead Local Flood Authority and the Council's Sustainable Drainage Engineer who raise no objection to the proposal and details submitted, as amended, subject to conditions.
171. In consultation with the relevant technical consultees, officers consider it reasonable and necessary to impose conditions requiring a surface water drainage scheme for the site, details of surface water management and maintenance, finished floor levels and foul water drainage.
172. Officers are satisfied that, subject to the imposition of conditions noted above, the development would be acceptable in terms of flood risk and foul and surface water drainage arrangements.
173. The proposal would therefore comply with Policies CC/7, CC/8 and CC/9 of the Local Plan.

## Heritage Impact

174. Section 66 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”.
175. Section 72 of the Planning (Listed Buildings and Conservation Area) Act 1990 requires decision-makers to pay “special attention to the desirability of preserving or enhancing the character or appearance of that area”.
176. Chapter 16 of the NPPF focuses on conserving and enhancing the historic environment.
177. In considering the potential impacts of development, paragraph 199 of the NPPF states that great weight should be given to the asset’s conservation with paragraph 200 of the NPPF detailing that any harm to, or loss of, significance should require clear and convincing justification.
178. 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 historic assets and their settings.
179. The application is supported by a Heritage Statement (Bidwells, July 2021).
180. The Statement identifies three heritage assets that may be affected by the proposed development, namely Babraham Conservation Area, Parish Church of St Peter (Grade I Listed) and Babraham Hall (Grade II Listed).
181. The Statement details that the site is located approximately 340 metres, 345 metres and 360 metres from the respective heritage assets and sets out that given the existing intervening built forms within the Campus restricting the inter-visual relationship between the site and the identified heritage assets, a neutral impact arises on their settings.
182. The application has been subject to formal consultation with the Council’s Conservation Officer who raises no objection to the proposal detailing that the proposal would not adversely affect the setting and significance of nearby listed buildings and would preserve the character or appearance of the conservation area.
183. In terms of archaeological potential, the application has been subject to formal consultation with Cambridgeshire County Council’s Historic Environment Team who raise no objection to the proposal, subject to a condition requiring a programme of archaeological work to be secured in accordance with a written scheme of investigation.

184. The comments note that Babraham Research Campus had been subject to an archaeological evaluation in Spring 2014 and, owing to the continuation of archaeological evidence across the area, advise that an archaeology condition be placed on any planning consent granted for the proposed development.
185. Officers are satisfied that, subject to the imposition of a condition requiring a programme of archaeological as part of any consent, the development would be acceptable in terms of its impact on archaeology.
186. Overall, the proposal is considered acceptable in heritage terms and to comply with Policy NH/14 of the Local Plan and national guidance.

### **Residential Amenity & Noise**

187. The proposed building is located approximately 290 metres from the nearest residential property, namely Cambridge Lodge to the north east of the site.
188. The application is supported by a Plant Noise Assessment (applied acoustic design, July 2021) to establish the existing background sound levels in the vicinity of nearby noise sensitive premises and to set appropriate limits for noise egress from the proposed building services plant.
189. Given separation between the proposed built form of development and existing residential properties, officers are satisfied that the office/research and development building would not result in an unduly overbearing mass, significant loss of light, severe loss of privacy or unacceptable increase in the level of noise and disturbance to occupiers of the nearby properties.
190. The application has been subject to formal consultation with the Council's Environmental Health Officer who raises no objection to the proposal, noting the submission and content of the noise assessment and lighting report.
191. The proposal would therefore comply with Policy HQ/1(n) of the Local Plan.

### **Renewables / Climate Change**

192. The application is supported by a Sustainability Statement (Sharman Grimwade Ltd, July 2021).
193. The Statement sets out that the proposed building will achieve 30.3% carbon reduction from onsite renewable or low energy systems using Part L 2013 carbon factors and by using SAP 10 carbon factors, the building will achieve a 41.1% CO2 reduction.
194. The Statement, alongside the Planning and Consultation Statement, highlights that the development has been designed and will be built to incorporate sustainable design into the development, targeting a BREEAM 'Excellent' Rating. This will be achieved through a range of measures including thermal

properties, air tightness, the use of high efficiency long life LED lighting, solar shading and no reliance on fossil fuels.

195. The application has been subject to formal consultation with the Council's Sustainability Officer who raises no objection to the proposed development, noting the sustainability credentials of the proposal and recommends that the development achieves a minimum BREEAM certification of 'Very Good' to ensure the development secures the high standards of sustainability required. The comments acknowledge the additional information provided in respect of thermal comfort and water efficiency, which address initial areas of clarification. A condition to secure the renewable/low carbon energy technologies set out in the Sustainability Statement has been recommended.
196. Officers consider it reasonable and necessary to impose a condition to secure the details of the Sustainability Statement alongside a condition requiring a BRE issued Design State Certificate to demonstrate that BREEAM 'Very Good' as a minimum will be met.
197. Officers are satisfied that, subject to the imposition of conditions noted above, the development would achieve high standards of sustainability, exceeding the minimum requirements set out in Local Plan policy.
198. Subject to conditions, the proposal would comply with Policies CC/1, CC/3 and CC/4 of the Local Plan.

### **Contaminated Land**

199. The application is supported by a Desk Study and Ground Investigation Report (Geo-Environmental, July 2021), which identified limited risks in its Conceptual Site Model associated with the site and the proposed development.
200. The application has been subject to formal consultation with the Council's Contaminated Land Officer who raises no objection to the proposal.
201. The end use of the development is commercial and as such is less sensitive to the presence of contamination compared to residential. Given the limited risks identified in the Conceptual Site Model and no elevated contaminant concentrations were found in the subsequent sampling/analysis of window samples, no immediately evident environmental concerns that would require a condition to manage.
202. The proposal would therefore comply with Policy SC/11 of the Local Plan.

### **Other Matters**

#### **Air Quality**

203. The application has been subject to formal consultation with the Council's Air Quality Officer who is supportive of the proposed development and



recommends a condition to secure the provision of 10 Electric Vehicle Charging Points as set out in the submitted Transport Assessment.

204. Officers consider such a condition to be reasonable and necessary as part of any consent to ensure compliance with Policies SC/12 and TI/2 of the Local Plan.

#### Health Impact

205. The application is supported by a Health Impact Assessment which concludes that the proposed development will have a positive impact on the local community.
206. The application has been subject to formal consultation with the Council's Development Officer (Health Specialist) who raises no objection to the proposed development.
207. The proposal would comply with Policy SC/2 of the Local Plan.

#### Noise

208. The application has been subject to formal consultation with the Council's Environmental Health Officer who raises no objection to the proposal.
209. Although there is some distance to the nearest residential property, officers consider it reasonable and necessary to impose an hours of works condition.

#### Pre-Commencement Conditions

210. Pre-commencement conditions have been agreed in advance of determination in writing with the agent.

#### Public Art

211. Policy HQ/2 of the Local Plan sets out that the Council will encourage the provision or commissioning of public art that is integrated into the design of development as a means of enhancing the quality of development proposals, in particular from developments where the floor area to be built is 1,000sqm or more.
212. The Campus operates a site wide public art strategy and therefore no specific art proposals form part of the proposed development. Given the wider public art strategy no objection is raised in this regard.
213. The proposal would not conflict with the aims and objectives of Policy HQ/2 of the Local Plan.

## Very Special Circumstances

214. In addition to the harm by reason of inappropriateness, the proposed office/research and development building is also considered to result in harm by virtue of a loss of openness of the Green Belt. It is therefore necessary to consider the justification put forward by the applicant's agent in support of the proposal and the extent to which these amount to 'very special circumstances'. This justification is set out in summary below, taken from table 6.1 of the Planning and Consultation Statement.

215. Need for additional R&D floorspace (significant weight):

- BRC Ltd is in regular conversations with businesses seeking space on the Campus which, without the ability to expand the Campus, it currently has to turn away. There is therefore an urgent need to expand the Babraham Research Campus.
- The Campus is of national significance in terms of its contribution to the UK Life Sciences sector and to the economy. It is in a location with high productivity and already a world leading facility.
- The proposed development would provide the opportunity to build on the contribution already made by UK bio-data sectors in delivering world-changing health solutions. It would support Government objectives to grow UK's Life Science capabilities and avoid the risk of the UK falling behind given the globally competitive nature of the sectors.
- This should be afforded significant weight in accordance with paragraph 80 of the NPPF.

216. Economic Benefits (significant weight):

- The Economic Assessment in support of this application anticipates that the proposed research and development floorspace will support 174 on site jobs, of which 114 are permanent net direct jobs and 34 are indirect jobs and construction jobs. This is a valuable contribution to the local job market through direct employment but indirect opportunities from, companies servicing the Campus will also be generated.
- Given the specialist nature of companies that are attracted the Campus, there are strong synergies with existing academic and educational institutions located in the area. The creation of new jobs in this sector will therefore help to support the very important relationship between academia and industry, providing opportunities for the transfer of knowledge, skills and personnel.
- The Economic Assessment also concludes that the proposed development would have a net effect of at least £5.74m in Gross Value Added (GVA) in the Greater Cambridge area.

- This should be afforded significant weight in accordance with paragraph 80 of the NPPF.

#### 217. Biodiversity Benefits (significant weight):

- The proposals will secure a number of ecological enhancements which would improve the quality of the site for native flora and fauna and result in a significant Biodiversity Net Gain at the site of 20.85%. The new habitats proposed include creation of habitat piles and insect bricks within the landscape design, the use of species with a known value to wildlife and creation of species rich grassland areas through topsoil stripping and the creation of chalk exposure scrapes.
- Paragraph 96 of the NPPF states that access to a network of high quality open spaces is important for the health and wellbeing of communities.
- Furthermore, the NPPF makes clear at paragraph 175d that opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity. The significant biodiversity net gain should be afforded significant weight.

#### 218. Environmental Sustainability Benefits (moderate weight):

- The proposed building would deliver a high level of energy efficiency and is targeting a BREEAM 'Excellent' Rating which will be achieved through design and sustainable construction processes.
- The Sustainability Statement in support of this application confirms that the building will achieve 30.3% CO2 reduction from onsite renewable or low energy systems using Part L 2013 carbon factors. Using SAP 10 carbon factors, the building will achieve a 41.1% CO2 reduction. These both significantly exceed the planning requirement of a minimum of 10% reduction under Policy CC/3 of the Local Plan.
- The Campus Travel Plan to allow for Sustainable Travel options will also be extended to include for Building B960.
- The above measures will deliver a number of sustainability enhancements which would secure environmental benefits and promote the health and wellbeing of users of the Campus.
- Paragraph 126 of the NPPF confirms that good design is a key aspect of sustainable development, creates better places to live and work and helps make development acceptable to communities.

219. Social and Health Benefits (moderate weight):

- Creation of an exemplary working science community within an attractive environment. Lending critical mass to the Campus would create more opportunities for interactions and collaboration to support innovation.
- The supporting Health Impact Assessment confirms a number of prominent health benefits secured as a result of the proposals.
- Paragraph 130 (a) of the NPPF confirms that planning decisions should ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development and, under criteria (b), create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

**Officer Assessment of the 'Very Special Circumstances'**

Need for additional R&D floorspace

220. At a national level, chapter 6 of the NPPF deals with building a strong, competitive economy.
221. Paragraph 81 of the NPPF details 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.
222. Paragraph 83 of the NPPF goes on to detail 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
223. Policy S/2 of the Local Plan that sets out the six key objectives of the Local Plan, including 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.
224. As noted above, Policy E/9 of the Local Plan seeks to support development proposals which support the development of employment clusters including those in the biotechnology and biomedical and research and development sectors.
225. The Planning and Consultation Statement, alongside other supporting documents, clearly set out the extremely successful operation of Babraham Research Campus and how it is of national significance in terms of its contribution to the UK Life Sciences sector and to the economy.

226. The application is also supported by an Economic Assessment (Bidwells, July 2021).
227. The Assessment summarises the Campus continues to be the centre of research and development in the biotech sector for both Greater Cambridge and the UK. Its success means that it is seen as a key location to start-up and scale-up a life science business in the UK but the rapid success has stalled due to a lack of additional floorspace and that there are no realistic alternative locations for start-ups in the biotech sector in Greater Cambridge, or indeed the UK.
228. The Assessment details that the development is anticipated to support approximately 174 jobs and £6.71m in GVA which would have a net additional effect on the Greater Cambridge economy of 148 jobs and £5.74m in GVA. While significant, these figures are simply based on the employment benefits and do not take into account other economic benefits from construction or the increase in business rates.
229. The proposal would be consistent with national and local plan policies that seek to encourage and support the development of clusters, including within the biotechnology and biomedical sector.
230. Officers consider that significant weight should be given to the provision of additional R&D floorspace within the Campus.

#### Economic Benefits

231. Similarly, the economic benefits of the proposed development are set out within the Planning and Consultation Statement and Economic Assessment.
232. The development would provide a further 114 permanent net direct jobs on the Campus, an important contribution to the local job market and the specialist employment sector that operates on the Campus.
233. Officers concur with the view that the creation of new jobs in this sector will help to support the important relationship between academia and industry, providing opportunities for the transfer of knowledge, skills and personnel. Officers also acknowledge that the Economic Assessment concludes that the development would have a net effect of at least £5.74m in the Greater Cambridge Area.
234. The proposal would be consistent with national and local plan policies that seek to encourage and support the development of clusters and provide a strong, competitive economy.
235. Officers consider that significant weight should be given to the economic benefits associated with the proposed development.

## Biodiversity Benefits

236. Chapter 15 of the NPPF deals with conserving and enhancing the natural environment.
237. Paragraph 174 of the NPPF states that planning policies and decision should contribute to and enhance the natural environment by protecting and enhancing valued landscapes (criterion a) and minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures (criterion d).
238. Paragraph 180(d) of the NPPF states that when determining planning applications, local planning authorities should apply the following principles ... development whose primary objective is to conserve or enhance biodiversity should be supported while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.
239. Officer also note that, in respect of Green Belt (NPPF chapter 13), paragraph 145 of the NPPF states that once Green Belts have been defined, local planning authorities should plan positively to enhance their beneficial use, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land.
240. Policy NH/4 of the Local Plan states that development proposals where the primary objective is to conserve or enhance biodiversity will be permitted. New development must aim to maintain, enhance, restore or add to biodiversity. Opportunities should be taken to achieve positive gain through the form and design of development.
241. Officers also acknowledge the Environment Act 2021 and the Council's Doubling Nature Strategy.
242. The information submitted in support of the application demonstrates that the proposed development would result in a biodiversity net gain of 32%, which can be secured by condition.
243. The proposal would be consistent with national and local plan policies that seek to encourage and support enhancements and net gains in biodiversity, including areas designated as Green Belt.
244. Officers consider that significant weight should be given to the biodiversity benefits arising from the proposed development within the Campus.

## Environmental Sustainability Benefits

245. The application has demonstrated that the proposed development would deliver a high level of energy efficiency and is targeting BREEAM 'Excellent' Rating,

noting that a specific condition is recommended as part of any consent in this respect.

246. Officers also acknowledge the 30% carbon reduction from onsite renewable or low energy systems and the potential to achieve a 41% reduction using SAPP 10 carbon factors. Further sustainability benefits are secured through the Campus Travel Plan, again noting that a condition is recommended as part of any consent in this regard.
247. The proposal would be consistent with national and local plan policies that seek to contribute to the achievement of sustainable development.
248. Officers consider that moderate weight should be given to the environmental sustainability benefits of the proposed development

#### Social and Health Benefits

249. Officers acknowledge the operation of the Campus and the importance for opportunities for interaction and collaboration to support innovation within this economic sector.
250. The proposal would be consistent with national and local plan policies that seek to achieve well-designed places and to ensure that development function well and add to the quality of the area, not just for the short term but over the lifetime of the development.
251. Officers consider that moderate weight should be given to the social and health benefits of the proposed development

### **Planning balance and conclusion**

252. The proposed development would constitute inappropriate development in the Green Belt which is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.
253. The NPPF is clear that, when considering any application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.
254. In addition to the harm by reason of inappropriateness, the office/research and development building is also considered to result in harm by virtue of the loss of openness of the Green Belt.
255. Substantial weight is given to the harm caused to the Green Belt by reason of inappropriateness. Significant weight is also given to the harm caused to the loss of openness to the Green Belt, although this is weighed in the context of development within the existing Campus.

256. The determination of whether very special circumstances exist is a matter of planning judgement, based on a consideration of all relevant matters. However, very special circumstances cannot exist unless the harm to the Green Belt, and any other harm, is clearly outweighed by other considerations, as set out in paragraph 144 of the NPPF.
257. Officers attach significant weight to the contribution that the development would make to the need for the provision of additional R&D floorspace within the Campus, to the economic benefits associated with the proposed development and to the biodiversity benefits arising from the proposed development within the Campus.
258. Officers attach moderate weight to the environmental sustainability benefits of the proposed development and to the social and health benefits of the proposed development.
259. In conclusion, officers consider that the very special circumstances presented are clear as to the unique characteristics of the Campus and to represent a compelling argument in support of the development and to clearly outweigh the harm to the Green Belt by reason of inappropriateness and loss of openness.
260. For the reasons set out in this report, the application is recommended for approval.
261. Should the application be approved following members conclusion that the development would be inappropriate development in the Green Belt, the application will need to be referred to the Secretary of State under The Town and Country Planning (Consultation) (England) Direction 2009.

## **Recommendation**

262. Officers recommend that the Planning Committee approves the application subject to conditions.

## **Conditions**

- a) 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 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

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

Plans to be listed:

ZZ DR A 9003 (Proposed Site Location Plan)  
ZZ DR A 9001 P (Proposed Site Layout)



B960-NOR-B3-00-DR-A-0051 P01 (GA Plan – Level 00)  
B960-NOR-B3-01-DR-A-0052 P01 (GA Plan – Level 01)  
B960-NOR-B3-02-DR-A-0053 P01 (GA Plan – Level 02)  
B960-NOR-B3-RF-DR-A-0054 P01 (GA Plan – Roof)

B960-NOR-S1-ZZ-DR-A-1003 P01 (Existing and Proposed Site Sections)  
B960-NOR-S1-ZZ-DR-A-1004 P01 (Proposed Site Elevations)  
B960-NOR-B3-ZZ-DR-A-1050 P01 (GA Proposed Elevations)

B960-NOR-B3-ZZ-DR-A-2050 P01 (GA Sections Sheet 1)  
B960-NOR-B3-ZZ-DR-A-2051 P01 (GA Sections Sheet 2)  
B960-NOR-B3-ZZ-DR-A-2052 P01 (GA Sections Sheet 3)

ZZ DR A 9010 (External Stores Plans and Elevations)  
ZZ DR A 9015 P3 (Proposed Cycle Shelter)  
ZZ DR A 9017 (New Enclosure Standby Generator Compound Area)  
ZZ DR A 9019 (New Enclosure Transformer Compound Area)

101I (Landscape Proposals Overview)  
401 (Tree Planting Plan)

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

- c) No ground works shall commence and the building shall not be occupied until a detailed surface water drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority.

The scheme shall be based upon the principles within the agreed Flood Risk Assessment and Drainage Strategy Report prepared by Scott White and Hookins (ref: 203576, Rev 02, dated July 2021) and shall also include:

- i) Details of the existing surface water drainage arrangements including runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;
- ii) 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 and including an allowance for urban creep, together with a schematic of how the system has been represented within the hydraulic model;
- iii) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers;
- iv) A plan of the drained site area and which part of the proposed drainage system these will drain to;
- v) Full details of the proposed attenuation and flow control measures;

- vi) 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;
- vii) Full details of the maintenance/adoption of the surface water drainage system;
- viii) Measures taken to prevent pollution of the receiving groundwater and/or surface water
- ix) Formal agreement from a third party if discharging into their system is proposed, including confirmation (and evidence where appropriate) that sufficient capacity is available.

The drainage scheme must adhere to the hierarchy of drainage options as outlined in the NPPF PPG. The scheme shall subsequently be implemented in accordance with the approved details before the development is occupied.

Reason: To ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding in accordance with Policies CC/7 and CC/9 of the South Cambridgeshire Local Plan 2018

- d) No development shall take place (including ground works and 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:
  - i) Risk assessment of potentially damaging construction activities.
  - ii) Identification of “biodiversity protection zones”.
  - iii) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
  - iv) The location and timings of sensitive works to avoid harm to biodiversity features.
  - v) The times during which construction when specialist ecologists need to be present on site to oversee works.
  - vi) Responsible persons and lines of communication.
  - vii) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
  - viii) Use of protective fences, exclusion barriers and warning signs if applicable.

The approved CEcMP shall be ahead 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.

e) No development shall take place (including demolition, ground works, vegetation clearance) until a Landscape and Ecological Management Plan (LEMP) has been submitted to, and approved in writing by the Local Planning Authority. The content of the LEMP shall include the following:

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

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results 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.

f) No development shall commence until the applicant has implemented a programme of archaeological work that has been secured in accordance with a Written Scheme of Investigation (WSI), which has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no development shall take place other than under the provisions of the agreed WSI, which shall include:

- i) The statement of significance and research objectives;
- ii) The programme, methodology and timetable of fieldwork and the nomination of a competent person(s) or organisation to undertake the agreed works;
- iii) Implementation of fieldwork;
- iv) A post-excavation assessment report (to be submitted within six months of the completion of fieldwork);
- v) Proposals for the display of archaeological evidence found at Babraham Research Campus within appropriate location(s) within the campus or local museum;

- vi) A post-excavation analysis report, preparation of the physical and digital archaeological archives ready for deposition at accredited stores approved by the Local Planning Authority, completion of an archive report, and submission of publication report to be completed within two years of the completion of fieldwork.

Reason: To ensure that this listed building is properly recorded both before and during works in accordance with policy NH/14 of the South Cambridgeshire Local Plan 2018.

- g) Within 6 months of commencement of development, a BRE issued Design Stage Certificate shall be submitted to, and approved in writing by, the Local Planning Authority demonstrating that BREEAM 'Very Good' as a minimum will be met. Where the certificate shows a shortfall in credits for BREEAM 'Very Good', a statement shall be submitted identifying how the shortfall will be addressed. If such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings in accordance with policies CC/3 and CC/4 of the South Cambridgeshire Local Plan 2018 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

- h) Prior to their first use in the development hereby permitted, details of all materials for the construction of the external surfaces of the buildings shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved materials.

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

- i) Prior to their first use in the development hereby permitted, details of proposed cycle and storage stores at scale of not less than 1:20 should be submitted and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved materials.

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

- j) Prior to their first use in the development hereby permitted, full details of hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. These details shall include:

- i) 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, refuse or other storage units, signs, lighting, CCTV installations and water features); proposed (these need to be coordinated with the landscape plans prior to being installed) and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines indicating lines, manholes, supports); retained historic landscape features and proposals for restoration, where relevant;

- ii) 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.
- iii) boundary treatments indicating the type, positions, design, and materials of boundary treatments to be erected.
- iv) a 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 in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

- k) Prior to the first occupation of the building, hereby permitted, details for the long term maintenance arrangements for the surface water drainage system (including all SuDS features) shall be submitted to and approved in writing by the Local Planning Authority. 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 a satisfactory method of surface water drainage and to prevent the increased risk of flooding in accordance with Policies CC/7 and CC/9 of the South Cambridgeshire Local Plan 2018

- l) Prior to the first occupation of the building, hereby permitted, a scheme for the provision and implementation of foul water drainage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details prior to the occupation of any part of the development or in accordance with an implementation programme agreed in writing with the Local Planning Authority.

Reason: To reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul water drainage in accordance with Policies CC/7 and CC/8 of the South Cambridgeshire Local Plan 2018.

- m) Prior to the first occupation of the building, hereby permitted, 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:
- i) 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
  - ii) 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 existing habitats and protected species on site and to enhance the site for biodiversity in accordance with the NPPF, the NERC Act 2006 and Policy NH/4 of the South Cambridgeshire Local Plan 2018

- n) Prior to occupation of the development, an updated Campus Wide Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. This updated Campus Wide Travel Plan should also include annual monitoring of staff travel for five years, and preparation and submission to Cambridgeshire County Council of reviews of the staff travel surveys for five years. Such reviews to be undertaken by a Travel Plan expert.

Reason: To reduce car dependency and to promote alternative modes of travel in accordance with Policy TI/2 of the South Cambridgeshire Local Plan 2018.

- o) The approved renewable/low carbon energy technologies as set out in the Sustainability Statement (Sharman Grimwade Ltd., July 2021) shall be fully installed and operational prior to the occupation of the development.

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.

- p) Within 6 months of occupation of the development hereby approved, a BRE issued post Construction Certificate shall be submitted to, and approved in writing by the Local Planning Authority, indicating that the approved BREEAM rating has been met. In the event that such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.

Reason: In the interests of reducing carbon dioxide emissions and promoting

principles of sustainable construction and efficient use of buildings in accordance with policies CC/3 and CC/4 of the South Cambridgeshire Local Plan 2018 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

- q) Finished ground floor levels shall be set no lower than 24.5m AOD, in accordance with Flood Risk Assessment and Drainage Strategy Report prepared by Scott White and Hookins (ref: 203576, Rev 02, dated July 2021)

Reason: To reduce the risk of flooding to the proposed development and future occupants in accordance with Policy CC/9 of the South Cambridgeshire Local Plan 2018.

- r) All ecological measures and/or works shall be carried out in accordance with the details contained in the Ecological Impact Assessment (The Landscape Partnership, October 2021) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

Reason: To protect existing habitats and protected species on site and to enhance the site for biodiversity in accordance with the NPPF, the NERC Act 2006 and Policy NH/4 of the South Cambridgeshire Local Plan 2018

- s) The development shall be carried out in accordance with the details contained in the Tree Survey and Arboricultural Impact Assessment, Preliminary Arboricultural Method Statement (the landscape partnership, July 2021) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

Reason: To protect existing trees and to enhance the site for biodiversity in accordance with the Policy NH/4 of the South Cambridgeshire Local Plan 2018.

- t) All hard and soft landscape works shall be carried out and maintained in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. 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.

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

- u) The provision of 10 Electric Vehicle Charging Points, as set out in section 2.5.5. of the Transport Assessment by Stantec dated July 2021, shall be fully installed and operational prior to the occupation of the development.

Reason: In the interests of reducing impacts of developments on local air quality

and encouraging sustainable forms of transport in accordance with Policies SC/12 and TI/2 of the South Cambridgeshire Local Plan 2018 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

- v) No construction or demolition work shall be carried out and no plant or power operated machinery operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays, , unless otherwise previously agreed in writing with the Local Planning Authority.

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

- w) The development, hereby permitted, shall be carried out on behalf of Babraham Research Campus Ltd, and first occupied by R&D businesses with access to the Campus.

Reason: To ensure the expansion of the existing business in the countryside is in accordance with Policy E/16 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 Supplementary Planning Documents (SPDs)
- Planning File References: 21/03607/FUL, S/0872/18/NM, S/2917/17/RM, S/1500/17/RM, S/0422/15/RM, S/1676/14/OL, S/2688/13/RM, S/0616/13/RM, S/0600/12/RM, S/2016/11, S/1321/09/RM, S/1402/06/F, S/0003/03/F and S/0195/99/O

## **Report Author:**

Michael Sexton – Principal Planner  
Telephone: 07704 018467