



Planning Committee Date	9 th August 2023
Report to	South Cambridgeshire District Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	23/00482/FUL
Site	Land at Wellcome Genome Campus, Cambridge Road, Hinxton
Ward / Parish	Duxford Ward / Hinxton Parish
Proposal	Construction of two bridges and all associated structures, ramped walkways, stairs, lifts, boundary wall, footway and cycle paths, lighting, utilities, construction access, construction compound, hard and soft landscaping works, planting, tree removal, earthworks, drainage infrastructure, surface water drainage features and all necessary enabling works and demolitions
Applicant	Urban&Civic Developments Ltd
Presenting Officer	James Tipping (Principal Planning Officer)
Reason Reported to Committee	Called-in by Hinxton Parish Council
Member Site Visit Date	N/A
Key Issues	1. Principle of Development 2. Transport and Highways Impacts 3. Trees and landscape 4. Drainage 5. Impact upon Conservation Area and heritage Assets
Recommendation	APPROVE subject to conditions

1.0 Executive Summary

- 1.1 The application seeks the Construction of two bridges and all associated structures, ramped walkways, stairs, lifts, boundary wall, footway and cycle paths, lighting, utilities, construction access, construction compound, hard and soft landscaping works, planting, tree removal, earthworks, drainage infrastructure, surface water drainage features and all necessary enabling works and demolitions. The proposed two bridges are for pedestrians and cyclists only.
- 1.2 The existing Campus currently employs approximately 2,600 staff utilising 75,000 sqm of existing scientific research, translation, education and support facilities, which has developed over the last 25 years.
- 1.3 Outline Planning Permission (OPP), under reference S/4329/18/OL has been granted for a mixed-use development which would provide up to a further 150,000 sqm of new research and translation floorspace – resulting in 6,800 people working on the expanded Campus - and up to 1,500 new homes specifically for Campus workers to support the employment provision. The proposal includes land for supporting community and employment infrastructure. The OPP site was not an identified allocation within the current adopted Local Plan, and was considered to be of national importance.
- 1.4 As part of the OPP indicative crossing points over the A1301, connecting the expansion land to the east and the existing campus site to the west, were identified within the approved Parameter Plans. It is inherent within the OPP proposals that an understanding of the form and method for delivering the Formal or Informal crossings was not resolved and would be subject to further consideration. Paragraph 2.6 of the approved Development Specification (April 2019) is clear that:
“...The new formal and informal pedestrian crossing points, traffic calming measures, new highway and surface treatment, cycle and pedestrian routes, street lighting and changes to boundary treatments will be agreed with the local planning authority, in consultation with Cambridgeshire County Council”.
- 1.5 In this context, it is important to note that access was not formally approved as part of the OPP, it was reserved for subsequent approval and as such, remains indicative at outline stage. The current full application broadly aligns with the approved Parameter Plans, through the provision of two of the anticipated crossings, though to account for the design of the bridges, the full application boundary extends outside of the OPP, therefore requiring a full application submission.
- 1.6 Hinxton Parish Council have objected to the application and have formally requested that the application be ‘called in’ and determined by the Planning Committee. Other third party objections have been received regarding the proposals. All technical objections have been resolved and there are no other statutory and non-statutory objections to address.

- 1.7 Officers have assessed the impacts of the planning application and consider that the proposals are broadly in line with the OPP and the approved Parameter Plans and the principle of crossings is already established. The context within which the bridges must be considered is the approved expansion of the Campus and whilst the bridges are an urbanising feature within a semi-rural landscape, the proposals are assessed against the OPP and the development that will come forward within the expansion land. The bridges themselves provide for a safer crossing solution to connect the two side of the Campus, taking pedestrian and cycle movements off the A1301 and also allowing more free flowing traffic. The provision of two bridges instead of at-grade crossings is considered a safer option.
- 1.8 Officers recommend that the Planning Committee approve the full planning application, subject to planning conditions.

2.0 Site Description and Context

Hinxton Conservation Area	X		
Flood Zone 1	X	Established Employment Area	X

*X indicates relevance

- 2.1 The application site is located partially within the existing Wellcome Genome Campus (WGC) site and within land adjacent to the existing campus, known as the expansion land to the east associated with the outline planning permission, reference S/4329/18/OL. The two proposed bridges are located at two separate points over the A1301.
- 2.2 The existing Campus is a relatively modern collection of employment buildings which have developed over the last 25 years and which are orientated east-west, having developed southwards on the site over time from the landscaped setting of Hinxton Hall in the northern part of the site. The existing Campus comprises three main elements: a conference centre associated with Hinxton Hall and associated visitor facilities (and nursery) to the north; two academic institutes: the Wellcome Sanger Institute and the European Bioinformatics Institute (EMBL-EBI) and supporting amenities in its centre; and the EMBL-EBI South building, Ogilvie Building (home to the 100,000 Genomes Project) and BioData Innovation Centre (BIC) to the south, the most recent additions to the Campus.
- 2.3 To the north and west of the site is the village of Hinxton, to the southwest the village of Ickleton and to the south the village of Great Chesterford. The villages of Duxford and Whittlesford lie a short distance to the north, on the western side of the River Cam. The existing Campus and villages nearby are set within a mature landscape, forming a settlement pattern which follows the Cam valley and is framed by rising ground in an open, arable, semi-rural landscape.

- 2.4 Separated from the existing Campus, the proposed Expansion Land, permitted under reference S/4329/18/OL, comprises a triangular shaped piece of arable farmland of approximately 113.5HA. It is defined by the northern boundary of Tichbaulk Road to the north, the A11 to the east and the A1301 to the west to a southerly point where it intersects with junction 9 of the M11. It is in agricultural use for the growing of cereals and onions in association with Hall Farm. It is generally open in character, comprising fields which face westwards as the land gradually rises from 35m AOD in the NW corner of the site adjacent to the A1301 to 58m AOD in the NE corner of the site adjacent to the A11(23m rise). The topography of the Expansion Land is of a subtle rounded chalkland landform rising and undulating from the Cam valley.
- 2.5 The red line boundary of the OPP extends to include a long stretch of the A1301 close to junction 9 of the M11 to North End Road in Hinxton and a short stretch of New Road where it meets the southern extent of High Street, Hinxton. These works amount to approximately 4.2 ha of land. The access to the existing Campus is currently taken from the A1301 road via a three-arm roundabout.

3.0 The Proposal

- 3.1 The application seeks the Construction of two bridges and all associated structures, ramped walkways, stairs, lifts, boundary wall, footway and cycle paths, lighting, utilities, construction access, construction compound, hard and soft landscaping works, planting, tree removal, earthworks, drainage infrastructure, surface water drainage features and all necessary enabling works and demolitions.
- 3.2 The proposed development will comprise the construction of two pedestrian and cyclist bridges which will span the A1301 with associated infrastructure including access ramps, stairs on the western side and lifts for each bridge. The development will also include the construction of a new eastern Serpentine Walls for the existing WGC and associated landscape works including the creation of a pedestrian and cycle connection within the existing WGC to connect to a future at grade crossing of the A1301 (proposed through the A1301 RMA). The development will necessitate some limited tree removal to integrate the new infrastructure into the public realm of the existing WGC. The development will require the removal of the existing close board boundary fence which extends along the eastern boundary of the existing Campus and some existing outdoor fitness equipment within the woodland adjacent to the A1301.
- 3.3 The Northern Bridge will have a clearance between the carriageway and bridge parapet of around 5.3m where it crosses the A1301. It will span 63m. It will vary in width between 6 - 10m wide in parts. The highest part of the Northern Bridge structure will be around 10.5m at its highest point. The Southern Bridge is likely to have a clearance between the carriageway and

bridge parapet of around 5.3m where it crosses the A1301. It will span 50m. It will vary in width between 6-10m in parts. The highest part of the Southern Bridge structure will be around 12m at its highest point. Both bridges are for non-motorised uses (i.e. pedestrian and cycle use only), with the bridge ramps to the existing campus side set at a gradient of 1:22. The bridges have not been designed for equestrian use.

- 3.4 The primary bridge structure will be constructed from steel incorporating elements of engineered timber and other metals. Supporting columns will be reinforced concrete. Both bridge crossings will have landscaped elements to them and located within borders along each side of the bridge crossing.
- 3.5 The Serpentine Walls will be constructed to varying heights along its length up to 2.5m high in places. The height of walls is also varied to reflect the adjacent context. At the southern end, the walls are lower (ranging between 1.2m and 1.5m) around the entrance to the existing Campus. At the northern end, and in the zone adjacent to Hinxton Hall, the walls are taller (ranging between 1.8m to 2.3m). The Serpentine Walls will generally be around 0.6m wide. It will extend along the eastern boundary of the WGC north of the existing main access to New Road. It will replace the existing close board fence which will be removed.
- 3.6 A mix of materials will be used to articulate different parts of the serpentine wall. The predominant construction will be wire baskets, shaped in elevation and tapered in sections. The serpentine walls will be constructed as traditional knapped flint and brick walls at key locations including at points of access to the existing campus from the A1301, around the existing East Lodge, and at its northern end, close to the junction with New Road. Accordingly, the serpentine walls have been designed interact with the design of the A1301 details where traditional brick and flint will be applied to complement the wall of Hinxton House on the northern side of New Road. Different materials will be used where there are breaks in the wall to indicate pedestrian access.
- 3.7 The application has been amended to address representations and further consultations have been carried out as appropriate.

4.0 Relevant Site History

Reference	Description	Outcome
S/4329/18/OL	Outline planning permission with all matters reserved for a phased mixed use development comprised of residential,	Approved 18/12/2020

	employment uses, retail and leisure, conference uses and a hotel, public realm and landscaping.	
S/4329/18/NMA1	Non material amendment of outline planning permission S/4329/18/OL to amend the wording of condition 45.	Approved 11/11/2021
S/4329/18/COND38	Submission of details required by condition 38 (Site Wide Climate Resilience Strategy)	Approved 09/02/2022
S/4329/18/COND45	Submission of details required by condition 45 (Strategic Surface Water Drainage Strategy)	Approved 30/03/2022
S/4329/18/COND24	Submission of details required by condition 24 (Site Wide Lighting Strategy)	Approved 08/04/2022
S/4329/18/COND51	Submission of details required by condition 51 (Construction)	Approved 22/07/2022
S/4329/18/COND63	Submission of details required by condition 63 (Archaeology) - PARTIAL DISCHARGE - Part 1 and 2 (a) only	Approved 30/03/2022
S/4329/18/COND47	Submission of details required by condition 47 (Foul Water drainage)	Approved 03/05/2022
S/4329/18/NMA2	Non material amendment of outline planning permission S/4329/18/OL - change of wording to condition 17	Approved 29/03/2022

S/4329/18/COND52	Submission of details required by condition 52 (Community Liaison Group)	Approved 27/07/2022
S/4329/18/COND30	Submission of details required by condition 30 (Restorative Sustainability & Soil Health Strategy)	Approved 16/06/2022
S/4329/18/COND7	Submission of details required by condition 7 (Enabling and Associated Works)	Approved 06/06/2022
S/4329/18/NMA3	Non material amendment of outline planning permission S/4329/18/OL to amend wording to condition 13	Approved 15/06/2022
S/4329/18/COND7A	Submission of details required by condition 7 (Enabling and Associated Works) - enabling and associated works as set out in the application and in respect of condition 28 works only	Approved 09/09/2022
S/4329/18/COND28	Submission of details required by condition 28 (Early Landscape Works)	Approved 09/09/2022
S/4329/18/COND7B	Submission of details required by condition 7 (Enabling and Associated Works - installation of temporary substation for a limit of 15 years)	Approved 23/12/2022
POB/22/0060	Section 106 agreement dated 17th December 2020: Details submitted	Approved 12/01/2023

	under S106 schedule 8 section 7 - Jobs Brokerage (ref: S/4329/18/OL)	
22/03615/REM	Reserved Matters Approval for the access, appearance, landscape, layout and scale in respect of improvement works along the A1301 including new and upgraded junctions, carriageway realignment; new footways/cycleway, pedestrian crossing points; etc.	Approved 20/02/2023
22/05416/SCRE	EIA screening opinion under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 for proposed development of two bridges, associated infrastructure and other landscaping works.	Decided 18/01/2023 – not EIA development

- 4.1 The planning history listed provides details as to not only the site itself, but also the wider development which is associated to the proposal. The principal planning permission is S/4329/18/OL and forms the basis for the proposal in terms of the permitted movement parameter plan providing crossings over the A1301.

5.0 Policy

5.1 National

National Planning Policy Framework 2021
National Planning Practice Guidance
National Design Guide 2021
Environment Act 2021
Town and Country Planning (Environmental Impact Assessment)
Regulations 2017.

Conservation of Habitats and Species Regulations 2017
Equalities Act 2010
Planning and Compulsory Purchase Act 2004
Local Transport Note 1/20 (LTN 1/20) Cycle Infrastructure Design
ODPM Circular 06/2005 – Protected Species
Circular 11/95 (Conditions, Annex A)

5.2 South Cambridgeshire Local Plan 2018

S/1 – Vision
S/2 – Objectives of the Local Plan
S/3 – Presumption in Favour of Sustainable Development
CC/1 – Mitigation and Adaption to Climate Change
CC/3 – Renewable and Low Carbon Energy in New Developments
CC/6 – Construction Methods
CC/7 – Water Quality
CC/8 – Sustainable Drainage Systems
CC/9 – Managing Flood Risk
HQ/1 – Design Principles
E/15 – Established Employment Areas
NH/2 – Protecting and Enhancing Landscape Character
NH/4 – Biodiversity
NH/6 – Green Infrastructure
NH/14 – Heritage Assets
SC/9 – Lighting Proposals
SC/10 – Noise Pollution
SC/11 – Contaminated Land
SC/12 – Air Quality
TI/2 – Planning for Sustainable Travel

5.3 Neighbourhood Plan

None relevant

5.4 Supplementary Planning Documents

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

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

Development affecting Conservation Areas SPD – Adopted 2009
Landscape in New Developments SPD – Adopted March 2010
District Design Guide SPD – Adopted March 2010

6.0 Consultations

6.1 Hinxton Parish Council – Object

- 6.2 Hinxton Parish Council consider that the bridges are significant, over-engineered structures detracting from the rural character of the village.
- 6.3 Hinxton Parish Council consider that the northern bridge is overbearing due to its location close to New Road, Hinxton Hall and the listed Hinxton church (while the illustrations of the bridges in the Design and Access Statement (DAS) appear to show trees at 25 year maturity).
- 6.4 Hinxton Parish Council consider that the proposal does not reflect the likely patterns of movement to and from the village to the expansion area.
- 6.5 Other areas of concern relate to loss of trees and disruption during the construction phase.

6.6 County Highways Development Management – No Objection

- 6.7 Following the review of the submitted documents in particular the applicant's response to the Highway Authority dated 27th March 2023 the request that the application be refused has been overcome. A condition is recommended for the restriction of the southern construction access (Mill Lane) following completion of development. Further to discussions with County Highways, it was agreed that a suitably worded CTMP condition could control the future operation of the construction access.

6.8 County Transport Team – No Objection

- 6.9 The width and layout of the bridges allows for pedestrians and cyclists to use the bridges at the same time, and allows the shared route to pass into the built environment on the expansion land.

6.10 Sustainability Officer – No Objection

- 6.11 Although there are no sustainable construction policies from the Local Plan that apply to this development, the applicant is taking on board the need to reduce energy use, water and carbon emissions, the officer offers support for the scheme from a sustainable construction point of view.

6.12 Lead Local Flood Authority – No Objection

- 6.13 The LLFA have removed their holding objection following the submission of an updated Drainage Statement (dated June 2023) has been submitted,

which included further details on permeable and impermeable areas. Several conditions have been suggested on surface water drainage and use of SUDS.

6.14 Ramblers Association – No Objection

- 6.15 No objections raised on the basis that there would not be any impact upon the PROW located to the southern end of the existing campus.

6.16 Anglian Water – No Objection

- 6.17 Anglian Water have checked with local drainage who have confirmed that their records suggest this sewer is abandoned, under a previous diversion, and as such it would already either have been removed or grouted up and therefore the submitted letter from the applicant's agent is acceptable.

6.18 Urban Design Officer – No Objection

- 6.19 The additional information provided removes the Urban Design Officers holding objection in relation to both bridges, and in particular the stairs to the southern bridge and its relationship with the lodge building, and the northern bridge and the interface with the serpentine wall. The Urban Design Officer also recommended that details of the materials used for the bridges and serpentine wall are conditioned.

6.20 Conservation Officer – No Objection

- 6.21 It is considered that the proposal will not adversely affect the setting of the Listed Building. No objection subject to a condition regarding the Knapped Flint and Brick Stone Wall detail.

6.22 Historic England – No Objection

- 6.23 Historic England consider the proposals for the bridges and associated structures would cause a low level of less than substantial harm to the significance of the grade II* listed Hinxton Hall, as a result of their impact on its setting. They are also of the view that the collaborative nature of the pre-application discussions and workshops has assisted in achieving a high quality scheme in terms of detailed design and palette of materials in relation to the bridges and the serpentine knapped flint, brick and stone wall.
- 6.24 Historic England has no objection to the application on heritage grounds and consider that the application meets the requirements of Paragraphs 200 and 202 of the NPPF.

6.25 County Archaeology – No Objection

- 6.26 The County Archaeology team have not raised any objections to the proposals. Land to the north consisting of proposed footpaths will be subject to a 'no dig' areas with any foundation works located to the east of the

current alignment of the A1301 subject to a Written Scheme of Investigation condition.

6.27 Highways England –No Objection

- 6.28 No objection subject to condition relating to the need for a construction traffic management plan (CTMP) which reduces the impact upon the A1301 and mitigate to reduce impact on the local highway network and the Strategic Road Network.

6.29 Landscape Officer – No Objection

- 6.30 The Landscape officer has now removed their holding objection to the initial scheme relating to the gabion walls as they did not adhere to Policies HQ/1 – clauses 1a, 1c, 1d and 1m, and NH/2. A meeting was held to discuss the details of the serpentine wall and amendments to the scheme agreed regarding the amount of gabion to used, which were considered acceptable in principle by the landscape officer. Subsequent details were submitted which amended the proposed gabion wall (serpentine wall) as discussed. Accordingly, the landscape officers holding objection is removed with suitably worded conditions proposed.

6.31 Ecology Officer – No Objection

- 6.32 The completed tree inspection found no evidence of bats roosting in trees to be removed or impacted by the application. Nor any evidence to suggest that any further surveys were necessary. Officers have no reason to disagree with this analysis. Further correspondences with the applicant and their agents have provided clarification that the calcareous grasslands on the edges of the roadway are to be managed by the applicant and not Local Highways, and that compensation for the section of hedgerow to be removed is provided inside the wider development area. There is sufficient information to determine the application.

6.33 Natural England – No Objection

- 6.34 Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes.

6.35 Tree Officer – No Objection

- 6.36 The Arboricultural Impact Assessment report dated January 2023 contains a tree survey report, map identifying locations of the trees, the proposed plan including a tree protection plan and preliminary arboricultural method statement. There is sufficient tree information to determine the application.

6.37 Public Rights of Way Officer – No Objection

6.38 The Public Rights of Way Officer raised no objections to the proposed, though suggested several informatives to add to any approval.

6.39 Environmental Health – No Objection

6.40 Contaminated Land – No objection. Given the distance to nearby receptors, they do not expect any significant impact on those residential receptors. However, to cover the eventuality of any unexpected contamination being identified a relevant unexpected contamination condition shall be imposed.

6.41 Access Officer – no comments

6.42 The Council's Access Officer had been involved as part of the pre-application engagement process and had raised matters of inclusive access that have been taken forward as part of the application that is to be determined.

6.43 Design Review Panel Meeting of 24th April 2023

6.44 A Design Review of the bridges in the context of a pre-application discussion regarding the proposed Design Guide for the wider development known as the 'expansion land', was held by the Cambridgeshire Quality Panel on the 24th April. The Panel considered the bridges as part of the wider development that is to come forward in due course, and as such, provided comments as to the design approach. Panels members specifically recommended that the bridges were endorsed by the Panel. Members referenced landscaping and cautioned about manicured planting. Members stressed the need for ensuring the bridges are safe at night, and that embodied carbon is minimised.

6.45 A copy of the review letter is attached in full at appendix A.

7.0 Third Party Representations

7.1 Eight representations have been received.

7.2 Those in objection have raised the following issues:

- Highway safety
- Flood Risk
- Impact upon landscape
- Light pollution
- Disabled access
- Scale and massing
- Visual impact
- One bridge instead of two bridges

8.0 Member Representations

- 8.1 No representations have been received.

9.0 Local Interest Groups and Organisations / Petition

- 9.1 Cambridge Past, Present and Future – consider the two bridges, due to their height, width, lighting, etc. will introduce an urban form contrary to policy HQ/1 and NH/2 of the South Cambridgeshire Local Plan (2018).
- 9.2 The above representations are a summary of the comments that have been received. Full details of the representations are available on the Council's website.

10.0 Assessment

10.1 Planning Background

- 10.2 The submission of the full application is done so on the basis that it interrelates and aligns with and helps to deliver the now implemented outline consent, permitted under reference S/4329/18/OL.
- 10.3 Under the outline consent, permission was granted for three site accesses and the A1301 corridor improvements. Key Parameter Plan (PP1) identified the locations of the site access for vehicles, and the locations for the formal and informal pedestrian and cycle crossing points over the A1301. All crossing points shown on the relevant parameter plans (PP5 & PP1) are indicative and the outline submissions indicated that there would be the provision of a wide signal controlled at-grade crossing in line with the key desire line between the two sides of the Campus extending from the Sanger Institute café, along the retained historic lodge and into the expansion site main plaza.
- 10.4 The proposed pedestrian and cycle crossing points traversing the A1301 were indicated within the outline planning permission as being at-grade crossings, with proposed buildings to the expansion land located adjacent to the A1301, which overall would give an urbanising appearance and thus aid reducing speeds along the relevant stretch of the A1301 – a supported approach due to pedestrian and cycle movements between the expansion land and the existing campus site. It should also be noted that the approved Development Specification, Rev. 1, dated April 2019, makes clear that the new formal and informal pedestrian crossing points as part of the A1301 works are to be agreed with the Local Planning Authority, in consultation with Cambridgeshire County Council. Moreover, Development Specification DP14.3 makes clear that when designing the movement network consideration will be given to opportunities to increase local connectivity

and deliver connection points for pedestrian and cycle routes at an early stage.

- 10.5 Since the outline planning permission, a reserved matters application has been submitted and approved (under reference 22/03615/REM) for the realignment of the A1301 to accommodate the northern and southern roundabouts, also includes at-grade crossings. However, instead of further at-grade crossing along the stretch of A1301 between the expansion land and the existing campus site, a more favoured crossing intervention by the applicant has been put in the form of bridge crossings for pedestrians and cyclists only. The updated arrangement of crossings across the A1301 proposed by the RMA and by this Full Planning Application is important to the wider design concept for a landscape focused corridor which prioritises the safety and convenience of pedestrians and cyclists by creating direct, grade separated bridges.
- 10.6 The spatial parameters derived from the OPP parameter plans are being evolved into a Framework Plan, informed by more detailed master planning. The proposed Framework Plan forms part of the emerging Strategic Design Guide for the site, which when approved under condition 21 of the OPP, will establish the basis for subsequent Development Briefs and Reserved Matters applications. The delivery of the Wider Development, which will be guided by the Framework Plan, is contingent upon the bridges as proposed by this application. The bridges, as proposed, are dependent upon the Wider Development, to be steered by the Framework Plan (as part of the Strategic Design Guide), not least because of the need to create appropriate development platforms on the Expansion Land, to deliver onward connectivity from the bridges. The two bridges are positioned to connect with key destinations and onward pedestrian and cycle routes on both the existing Campus and the Expansion land.
- 10.7 In addition, the proposed bridges have been designed to be fully integrated to the A1301 upgrade reserved matters approval (reference 22/03615/REM), which forms part of the overall OPP.

10.8 Pre-application engagement

- 10.9 The applicant has carried out pre-application engagement with the Council and other key stakeholders over the last year or so. The application submissions include a Planning Statement. Appendix A of the Planning Statement provides for a 'Statement of Community Engagement'. Within the Statement, it identifies that initial discussions over the incorporation of bridges were initially discussed with the Local Planning Authority in September 2021. Further meetings were held in February and March 2022, with officers from Conservation, Urban Design and County Highways. The Local Planning Authority then took the proposed bridges to the Cambridgeshire Quality Panel in April 2022. This was then followed by a pre-application meeting with Historic England to assess the potential

impacts upon the Grade II* Listed Hinxton Hall. Further officer engagement from the District Council and County Council were carried out over the course of 2022 ahead of the formal submission of the application.

10.10 In terms of other stakeholder engagement, Hinxton Parish Council were engaged on the proposed bridges in July 2022. This was then followed by a Hinxton Community Forum meeting held in October 2022 and also in November 2022. On the 7th December 2022 a Community Liaison group meeting was held to discuss the proposed bridges.

10.11 It is evident that the evolution and design of the bridges has been appropriately considered and informed by the Local Planning Authority and other key stakeholders, including the local community. As such, the pre-application engagement that has been undertaken fully adheres to the Council's Statement of Community Involvement (SCI), and Section 122 of the Localism Act 2011.

10.12 Principle of Development

10.13 Planning law requires application to be determined in accordance with the development plan unless material considerations indicate otherwise. In this case the development plan comprises the adopted South Cambridgeshire Local Plan (2018).

10.14 Policy S/2 of the Local Plan sets out how the vision for the Local Plan will be secured through the achievement of six key objectives 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 (criterion a.), protect the character of south Cambridgeshire (Criterion b.), and to maximise potential for journeys to be undertaken by sustainable modes of transport including walking, cycling, bus and train (criterion f.).

10.15 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.

10.16 The supporting text to policy S/7 sets out the development frameworks define where policies for the built-up areas of settlements give way to policies for the countryside. This is necessary to ensure that the countryside is protected from gradual encroachment on the edges of villages and to help guard against incremental growth in unsustainable locations.

10.17 The majority of the application site is located within the OPP of the Wellcome Genome Campus expansion at Hinxton. As mentioned previously, the land is not allocated for development under the adopted South Cambridgeshire Local Plan (2018), with the proposed expansion of

the existing genome campus considered to be of national importance. The OPP provides for several approved Parameter Plans, including Parameter Plans PP1 (Key Parameter Plan) and PP5 (Highways Improvement Parameter Plan). Parameter Plan PP1 identifies the proposed crossing points over the A1301, between the existing campus site and the expansion land. Though the OPP had assessed the indicative crossings as 'at grade' crossing points, PP1 does not define what the crossings are. As mentioned at paragraph 10.4, the approved Development Specification, Rev. 1, dated April 2019, makes clear that the new formal and informal pedestrian crossing points as part of the A1301 works are to be agreed with the Local Planning Authority, in consultation with Cambridgeshire County Council.

- 10.18 In addition, Parameter Plan PP5 identifies the proposed regrading of the A1301 to support the wider development of the OPP. The proposed bridges align with the realignment of the A1301 which has been permitted under reference 22/03615/REM. Only parts of the application site fall outside of the OPP. This small part falls within the existing Wellcome Trust Genome Campus, which is an 'Established Employment Area' identified under Policy E/15. Though the OPP is not an allocated within the adopted Local Plan, the proposed development will support the principles of economic, social and environmental sustainability. The 3 elements of sustainability are considered in more detail under the Planning Balance.
- 10.19 Aside from the OPP, the site either falls within or is developed over the existing A1301, and within an Established Employment Area, and therefore considered previously developed land. The National Planning Policy Framework supports the re-use of such land in Section 11 – Making effective use of land, paragraph 120.
- 10.20 The principle of the development is therefore acceptable and in accordance with policies S/2 and S/7 of the adopted Local Plan (2018).

10.21 Design, Layout, Scale and Landscaping

- 10.22 Policy HQ/1 'Design Principles' provides a comprehensive list of criteria by which development proposals must adhere to, requiring that all new development must be of high-quality design, with a clear vision as to the positive contribution the development will make to its local and wider context.
- 10.23 Policies NH/2, NH/6 and SC/9 are relevant to the landscape and visual impacts of a proposal. Together they seek to permit development only where it respects and retains or enhances the local character and distinctiveness of the local landscape and its National Character Area.
- 10.24 The District Design Guide SPD (2010) and Landscape in New Developments SPD (2010) provide additional guidance. The NPPF provides advice on achieving well-designed places and conserving and enhancing the natural environment.

Northern bridge

- 10.25 The proposed Northern Bridge has been designed to connect the Northern Gateway buildings to be provided at the Expansion Land to the existing conference and accommodation facilities focussed around Hinxtion Hall. The Northern Bridge structures have been carefully integrated into the existing landscape and trees as part of a strategy to limit the potential for impacts upon the setting of the Grade II* listed Hinxtion Hall and minimising arboricultural impacts. The ramp arm has a gradient of 1:22 and is designed for use by both cyclists and pedestrians. To meet the needs and preferences of all users, a lift is also provided. The Northern Bridge is located approximately 130m to the south of the junction of the A1301 and New Road and given its proximity to Hinxtion Village, will become important infrastructure to supporting Hinxtion residents to cross the A1301 in order to access new facilities brought forwards as part of the Wider Development.

Southern bridge

- 10.26 The deck of the Southern Bridge is proposed to vary in width from 6m to 10m. The concept of introducing vegetation as part of the design of the bridge deck is being explored to create visual amenity and help screen views of the A1301 below. Where the bridge arrives at the existing Campus, it divides into two arms. The stair arm is curved to connect into the existing path network, which will also be upgraded to improve accessibility. A lift is located centrally between the stair and ramp arms and connects to a small proposed landscaped space at ground level located outside the current boundary fence of the existing Campus.

Bridge design

- 10.27 A consistent palette of materials has been applied to the design of the proposed bridges. Some materials, such as the surfacing to the bridge deck, ramped access walkways and stairs, have been selected to match finishes that are used for paths on the existing Campus. The precise details of the proposed external materials for the bridges will be required as part of a suitably worded planning condition.
- 10.28 The main part of the primary bridge structure, its columns, planting troughs and fins of the bridges will be constructed from mild steel with light-coloured finish. The secondary structure supporting the bridge deck will be constructed from engineered timber beams. The bridge deck surface will be formed by resin bound gravel with inset pre-cast concrete tactile strips where required. The planting troughs along the length of the bridges will have a seat edge made from modified timber with battens forming horizontal and vertical surfaces. An integrated light fitting will be placed below the seat edge.

- 10.29 In terms of the ramped access walkways, the deck and supporting columns will be constructed from mild steel with a bronze metallic finish. The deck surface treatment will be resin bound gravel set in mild steel trays with expanded metal section to one side. The vertical balusters will be constructed from mild steel with a bronze metallic finish.
- 10.30 The bridge stairs and supporting columns will be constructed in mild steel with a bronze metallic paint finish. Stair treads will be formed from resin-bound gravel set in mild steel trays with nosing detail in contrasting colour. Risers to stairs to be perforated metal mesh to create a degree of visual transparency.
- 10.31 The bridge lifts will be constructed from reinforced concrete with a sealed, fair-face finish. The secondary structure/frame for the lifts will be constructed from mild steel and/or aluminium with bronze metallic finish. Infill planting support will be provided by stainless steel ropes.
- 10.32 With regards to lighting of the bridges, the majority of the lighting proposed serves to illuminate the surfaces of the bridge deck, ramped access walkways and stairs. Some sensitive ambient lighting is proposed to illuminate the structural soffit of the main bridge span over the A1301 and selected small trees and shrubs within the planted troughs along each side of each bridge.
- 10.33 Hinxtton Parish Council have raised concerns over the bridges in that they are considered overly engineered. Both the landscape officer and urban design officer are supportive of the design of the bridges, both in terms of the appearance and use of materials. The inclusion of landscaping on the bridge decks themselves, is considered an enhancement to the bridges and the wider landscaping objectives – connecting the greening of both sides of the A1301. Moreover, the design and appearance of the bridges need to be considered in the context of the wider expansion land that has been permitted under the OPP where there will be a clear urbanising appearance to the east of the A1301. That said, the proposed bridges will be a visible feature along the A1301, with their design and appearance carefully considered in that context.
- 10.34 The introduction of lighting on the bridges and the ramps to the east are necessary to ensure that the bridges can be used safely at night. The lighting is low level and will not be detrimental to local amenity or have any ecological impacts. In addition, the bridges are located over the realigned A1301 which will provide the necessary street lighting and is at a greater lux level than the ambient lighting proposed on the bridge decks and ramps.
- 10.35 The connecting ramps of the bridges to the expansion land will form part of future Reserved Matters applications that would provide for a fully integrated development that includes the supporting infrastructure and legible buildings. As such, it is considered necessary to include a

‘Grampian’ planning condition that restricts the bridges coming into use until the supporting development within the expansion land is constructed.

Serpentine Wall

- 10.36 A permeable series of Serpentine Walls is proposed to replace the close-boarded timber fence on the western boundary of the A1301. The Serpentine Walls will be broken in key locations to allow public access to the Campus.
- 10.37 The Urban Design Officer and Landscape Officer have provided comments in respect of the both the bridge and serpentine wall details. The initial submissions raised a holding objection by the landscape officer as to the serpentine walls, specifically the use and amount of the gabion walls as part of the serpentine wall. Further details were submitted which altered the serpentine wall detail in terms of the pedestrian connections through the wall, and a change in detail to the wall located under the proposed northern bridge landings. In addition, the amendments included a more traditional wall construction at key points in the serpentine walls at the main points of access and to refine the selection of materials. The planting design was also amended to reflect the Landscape Officers comments in order to reveal the structure of the walls in key locations. These changes are considered acceptable to the landscape officer subject to conditions relating to the precise details and methodology of the gabion basket construction, brick and flint walls.
- 10.38 Overall, the proposed development is a high-quality design that would contribute positively to its surroundings and be appropriately landscaped. The proposal is compliant with South Cambridgeshire Local Plan (2018) policies NH/2, NH/6 and SC/9 and Para. 130 of the NPPF.

10.39 Trees

- 10.40 Policies NH/2, NH/4 and HQ/1 seek to preserve, protect and enhance existing trees and hedges. Para. 131 of the NPPF seeks for existing trees to be retained wherever possible.
- 10.41 The application is accompanied by an Arboricultural Impact Assessment dated January 2023, and the updated report dated May 2023, contains a tree survey report, map identifying locations of the trees, the proposed plan including a tree protection plan and preliminary arboricultural method statement. Measures for; No-dig construction areas, Ground protection measures, and hand dig trial holes at pile locations are detailed and outlined addressing tree root protection measures, this includes arboricultural supervision at various stages of development and construction.
- 10.42 The design rationale of the scheme is to reduce the arboricultural impacts as far as possible through the alignment of the serpentine walls and through

the bridge design. In addition, the proposals seek to delivery 'two for one' tree replacement.

- 10.43 The Council's Tree Officer has advised that the loss of trees to allow for improvements to the woodland paths and construction of the bridges is of significance to the existing tree canopy cover. However, trees identified for removal are part of the inner woodland and suppressed tree groups, there is also a tree replacement strategy that demonstrates mitigation to the initial tree loss, this is also supported by a proposed landscape plan.
- 10.44 Subject to conditions as appropriate, the proposal would accord with policies NH/2, NH/4, HQ/1 of the Local Plan, and of Para. 131 of the NPPF.

10.45 Heritage Assets

- 10.46 The application falls with the Hinxton Conservation Area. The application is also within the setting of Hinxton Hall which is a Grade II* Listed Building.
- 10.47 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that a local authority shall have regard to the desirability of preserving features of special architectural or historic interest, and in particular, Listed Buildings. Section 72 provides that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.
- 10.48 Para. 199 of the NPPF set out that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, and the more important the asset, the greater the weight should be. Any harm to, or loss of, the significant of a heritage asset should require clear and convincing justification.
- 10.49 Policy NH/14 of the South Cambridgeshire Local Plan (2018) requires development affecting heritage assets to sustain or enhance the character and distinctiveness of those assets. Policy HQ/1 states that all new development must be compatible with its location in terms of scale, density, mass, form, siting, design, proportion, material, texture and colour in relation to the surrounding area.
- 10.50 The grade II* status of Hinxton Hall indicates that it is a particularly important building of more than special interest in heritage terms. The Listing of Hinxton Hall by Historic England is as follows: *TL 44 SE HINXTON HIGH STREET (South Side) 6/166 Hinxton Hall (Tube 22.11.67 Investments Ltd) GV II* Country house. 1748-1756 for John Bromwell Jones; late C18 additions by William Vachell; early and mid C19 alterations and early C20 additions. Red brick tuck pointed, with gauged brick window dressings and moulded limestone details. Lead and corrugated steel roofs. Original central block of three storeys and basement (noted by Wm Cole) with two late C18 two storey wings and screen walls; service wing to south. West elevation: Symmetrical facade of five 'bays' with projecting wings of three 'bays'. C19*

fluted Greek Doric portico with six-panelled door and patterned rectangular fanlight. Late C18 rusticated stone plinth continued to side of steps, shaped with moulded edges. Stone band between ground and first floors and cornice band, panelled brick parapet with side stacks. Ten ground floor and eleven similar first floor twelve-paned recessed hung sash windows with painted reveals, nine-paned second floor windows. Garden elevation: Central block of five 'bays' divided by four giant Corinthian pilasters from first floor. Central bay with carved stone architraves to first and second floor windows and with Ionic pilasters to garden entrance with rusticated reveals; a stone apron has a relief carving of a trout. C19 garden door replacement. Fanned key stones to eighteen-paned and twelve-paned ground and first floor hung sash windows; nine-paned second floor windows with honeysuckle and dentil enrichment to stone cornice. Stone steps form terrace. Wings treated as pavillions each with pedimented parapets and pair of full height round headed garden hung sash windows; balustered parapets to side walls and screens with pair of round windows, (two parapet urns survive). Interior details. C18 open String staircase with four balusters to each tread. Fine late C18 or early C19 chimney pieces of French Rococo and Empire designs; plastered cornices and colonade to hall. Wall paintings in drawing room copied from antique paintings in Herculeneum and Pompeii recorded in c.1950 (R.C.H.M.) and now covered with exception of two panels. Mid C19 plastered ceilings and painted panels. Double doors with over mantels to south lobby entrance now sealed but possibly originally a house entry from a side carriage way. R.C.H.M. Reports. 1951, 54 V.C.H., Vol. VI, p224 Pevsner: Buildings of England.

- 10.51 The Hinxton Conservation Area was designated on 31 March 1976 and includes the entire village of Hinxton and the grounds of Hinxton Hall. The conservation area boundary excludes the southernmost portion of the Existing Campus Land which forms the southern expansion for the Wellcome Genome Campus. The Extended Campus area falls outside of the park as depicted on the late 19th century maps and is not within the Conservation Area, but the bridge links and associated infrastructure and landscaping coincides with the eastern edge of the heritage asset.
- 10.52 Pre-application engagement was undertaken by the applicant with Historic England as to the potential impact of the development upon the Grade II* Listed Hinxton Hall and has informed the proposals to some extent – where the proposals impact upon the existing Listed Building. Subsequently, Historic England have formally responded to the application and advised that they are satisfied that the scale, detailed design and palette of materials of the proposed bridges would cause a low level of less than substantial harm to the significance of the grade II* listed Hinxton Hall, as a result of their impact on its setting, and raise no objections to the proposal. In addition, the Conservation Officer has responded to the proposals will not adversely affect the setting of the Listed Building. A condition has been requested in respect of the brick and flint detailing within the proposed serpentine wall.

- 10.53 It is considered that the proposal, by virtue of its scale, massing and design, would not harm the character and appearance of the Hinxton Conservation Area or the setting of listed buildings (Hinxton Hall). The proposal would not give rise to any harmful impact on the identified heritage assets and is compliant with the provisions of the Planning (LBCA) Act 1990, the NPPF and Local Plan policy NH/14.

10.54 Environmental Considerations

10.55 Carbon Reduction and Sustainable Design

- 10.56 The Councils' Sustainable Design and Construction SPD (2020) sets out a framework for proposals to demonstrate they have been designed to minimise their carbon footprint, energy and water consumption and to ensure they are capable of responding to climate change as required by policy CC/1.

- 10.57 Policy CC/3 'Renewable and Low Carbon Energy', requires that Proposals for new dwellings and new non-residential buildings of 1,000m² or more will be required to reduce carbon emissions by a minimum of 10% through the use of on-site renewable energy and low carbon technologies.

- 10.58 Policy CC/4 'Water Efficiency' requires that all new residential developments must achieve as a minimum water efficiency to 110 litres pp per day and for non-residential buildings to achieve a BREEAM efficiency standard equivalence of 2 credits. Paras 152 – 158 of the NPPF are relevant.

- 10.59 The application is supported by a Sustainability Statement. The document shows a detailed understanding of national and local sustainability related policies, and although there are no energy, carbon or water efficiency related requirements for this type of development, the following design strategies will be applied:

- * Low energy LED external lighting
- * Lifts informed by traffic intensity to avoid over-designing and reduce energy consumption in use
- * Embodied carbon analysis used to inform structural material choices

- 10.60 The application has been subject to formal consultation with the Council's Sustainability Officer who raises no objection to the proposals.

- 10.61 The applicants have suitably addressed the issue of sustainability and renewable energy and the proposal is therefore compliant with Local Plan policy CC/1 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

10.62 Biodiversity

- 10.63 The Environment Act 2021 and the Councils' Biodiversity SPD (2022) require development proposals to deliver a net gain in biodiversity following

a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach accords with policy NH/14 which outlines a primary objective for biodiversity to be conserved or enhanced and provides for the protection of Protected Species, Priority Species and Priority Habitat.

- 10.64 In accordance with policy and circular 06/2005 'Biodiversity and Geological Conservation', the application is accompanied by a Biodiversity Assessment, dated January 2023, Landscape and Ecology Management Plan, dated January 2023, and a lighting assessment, dated January 2023. The proposals provide for ecological enhancements in the form of flora and fauna, habitat creation, and other associated mitigation measures. The Biodiversity Assessment has shown that a 57% net gain in habitat units is possible on site. The Landscape and Ecology Management Plan and lighting assessment are considered acceptable by the Ecology Officer, as are the Calcareous grassland management and bat survey information.
- 10.65 Accordingly, the application has been subject to formal consultation with the Council's Ecology Officer, who raises no objection to the proposal subject to conditions relating to a detailed Construction Ecological Management Plan (CEcMP), ecological enhancement (e.g. bat and bird boxes) and a Biodiversity Net Gain (BNG) Plan.
- 10.66 In consultation with the Council's Ecology Officer, subject to an appropriate condition, officers are satisfied that the proposed development complies with policy NH/14 of the adopted Local Plan (2018), the Biodiversity SPD 2022, the requirements of the Environment Act 2021 and 06/2005 Circular advice.
- 10.67 *Water Management and Flood Risk*
- 10.68 Policies CC/7, CC/8 and CC/9 of the Local Plan require developments to have appropriate sustainable foul and surface water drainage systems and minimise flood risk. Paras. 159 – 169 of the NPPF are relevant.
- 10.69 The site is in Flood Zone 1 and is therefore considered at low risk of flooding.
- 10.70 The applicants have submitted a Flood Risk Assessment and Drainage Strategy, Surface Water Calculations, and various supporting drawings. Surface water would be managed through the use of impermeable bridge decks which would drain to attenuation basins located on either side of the realigned A1301. The bridge landings to the east would consist of a permeable surface draining directly to the ground below. It has been demonstrated that the existing system has sufficient capacity and aligns with the wider drainage strategy for the expansion land.
- 10.71 The Local Lead Flood Authority (LLFA) had requested additional information to fully understand the permeable and impermeable areas and how this relates to the wider drainage strategy. The LLFA have now been

satisfied with the additional information provided and raise no objections subject to conditions requiring detailed design of surface water drainage and run-off and long-term maintenance arrangements.

10.72 Anglian Water has advised that a sewer diversion application was submitted to Anglian Water as referenced by the application. Anglian Water have checked with local drainage who have confirmed that the records suggest the sewer is abandoned, under a previous diversion, and as such it would already either have been removed or grouted up and therefore the submitted letter from David Lock Associates, dated 26th May 2023, and the details contained therein, are acceptable.

10.73 The applicants have suitably addressed the issues of water management and flood risk, and subject to conditions the proposal is in accordance with Local Plan policies CC/7, CC/8 and CC/9 and NPPF advice.

10.74 Highway Safety and Transport Impacts

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

10.76 Policy TI/2 requires developers to demonstrate adequate provision will be made to mitigate the likely impacts of the proposed development and, for larger developments, to demonstrate they have maximised opportunities for sustainable travel, and provided a Transport Assessment and Travel Plan.

10.77 Para. 111 of the NPPF advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

10.78 The proposals for the two bridges provide increased highway safety in terms of pedestrians and cyclists uses between the existing campus site and the expansion land when compared to at-grade crossing options, and therefore removing such movements off the highway network. Several other options have been considered and assessed by the applicant. These include at-grade crossings; underpass for pedestrians and cyclists; a road tunnel for the A1301; and a single, centrally located bridge. These options have all been discounted for sound reasons, with a two bridge options being informed by consideration for resident and staff numbers and their most likely desire lines

10.79 The County Transport Assessment team have raised no objection to the proposals on the basis that the two bridges join the two sides of the Genome Campus across the A1301 and allow pedestrians and cycle connectivity between the Genome campus and the expansion land on the east side of the A1301.

- 10.80 The northern bridge has been designed with a main route that link the existing buildings to the ramp that allows access to the bridge. The stairs can be accessed from other connecting paths that form a network of routes connecting to the bridge. Access to the ramp is accommodated from the shared path alongside the A1301, which will allow connectivity across the A1301 for anyone approaching from this route. The southern bridge is aligned to pick up all routes from the southern end of the campus, with an access ramp that connect to existing paths and new paths to be created on this side of the campus. This includes future paths to be created around the existing access roundabout. The stairs can be accessed from other connecting paths that form a network of routes connecting to the bridge. The width and layout of the bridges allows for pedestrians and cyclists to use the bridges at the same time and allows the shared route to pass into the built environment on the expansion land.
- 10.81 In terms of construction, the proposed bridges will be constructed in conjunction with development of the Expansion Land to the east of the A1301 which will be pursuant to the OPP. It will be necessary for some construction activities to be undertaken within the existing campus site. It is anticipated that a construction access to the existing campus site from Mill Lane will be used for the purpose of any necessary construction activities on the west side of the A1301. It is proposed that the existing Car Park D (located near the conferencing facilities) will be used as a temporary construction compound throughout the construction stage of the works to accommodate construction activities to the west of the A1301.
- 10.82 County Highways had initially objected to the proposals on the basis that there was insufficient detail to understand how the southern construction access (Mill Lane) will be used after the construction of the bridges and supporting infrastructure. Subject to further details being provided, the County Council are satisfied that the objection has been overcome subject to a condition relating to a robust Construction Transport Management Plan (CTMP).
- 10.83 National Highways have also responded to the application providing no objections to the proposals subject to the imposition of a CTMP condition.
- 10.84 Accordingly, the application has been subject to formal consultation with Cambridgeshire County Council's Local Highways Authority and Transport Assessment Team, who have no objections to the proposal subject to conditions. The proposal therefore accords with the objectives of policy TI/2 of the adopted Local Plan and is compliant with Paras. 104, 110, and 112 of the NPPF.

10.85 Other Matters

10.86 Amenity

- 10.87 Policy HQ/1 (n), sets out that proposals must protect the health and amenity of occupiers and surrounding uses from development that is overlooking, overbearing or results in a loss of daylight or development which would create unacceptable impacts such as noise, vibration, odour, emissions and dust.
- 10.88 Neighbouring objections have been received in respect of technical matters which have been addressed elsewhere within the report. In terms of amenity impacts, Hinxton Parish Council consider the bridges to have an 'overbearing' impact upon New Road and of the heritage assets, including Hinxton Church. The heritage impacts have already been assessed and considered acceptable. Overbearance is a material consideration, though in the context of New Road, the separate realignment of the A1301 moves the road frontage away from the junction to New Road and provides for a new large roundabout which positions itself between the junction at New Road and the northern bridge, as approved under the OPP. Therefore, a discernible distance of approximately 150m between the northern bridge and the junction of New Road. Only the bridge structure will be visible from the junction whereas the appearance of the eastern landings will be softened by substantial landscaping. In addition, the proposed 'gateway' parcels located to the east of the A1301, approved under the OPP, will provide for a discernible change to the existing landscape character. Moreover, the nearest property within the village of Hinxton to the northern bridge is located at a distance of approximately 220m. Furthermore, there have been no technical objections raised as to any impacts from New Road either from County Highways or the Landscape officer.
- 10.89 As previously stated, the application for the proposed bridges are broadly aligned with the permitted parameter plans relating to the OPP. Development within the expansion land will come forward in phases, with the bridges connecting into the expansion land seen as the first pieces of major infrastructure to connect with the next phase(s) of development. Given that future phases have yet to come forward in the form of reserved matters applications, it is considered necessary to require a 'Grampian' planning condition to restrict use of the bridges until such time the associated development within the next phase reserved matters application that connects to the bridges is permitted and implemented.
- 10.90 *Construction and Environmental Health Impacts*
- 10.91 The land contamination, air quality and noise and vibrational impacts associated with the construction and occupation of the site are addressed by Local Plan policies CC/6 'Construction Methods', CC/7 'Water Quality', SC/9 'Lighting Proposals', SC/10 'Noise Pollution', SC11 'Contaminated Land', SC/12 'Air Quality' and SC/14 'Odour'. Paragraphs 183 - 188 of the NPPF are relevant.
- 10.92 The Council's Environmental Health Team have assessed the application and recommended that a land contamination condition be imposed. A CEMP and CTMP have also been suggested by both County Highways and

National Highways. Both suggested conditions will consider noise and odour as part of the construction phases are deemed suitable for the proposals.

10.93 The lighting details submitted have been considered acceptable by the Council's ecologist, with the proposed lighting consisting of mainly low-level lighting to the seating on the bridge structures and the handrails to the ramps and stairs. Such lighting needs to be considered in the context of the lighting columns approved under the reserved matters for the A1301 realignment.

10.94 Summary

10.95 The proposal therefore adequately respects the amenity of its neighbours and of future occupants. Subject to conditions, the proposal is compliant with policy HQ/1 and the District Design Guide 2010. The associated construction and environmental impacts would be acceptable in accordance with policies CC/6, CC/7, SC/9, SC/10, SC/12 and SC/14 of the adopted Local Plan.

10.96 Third Party Representations

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

Third Party Comment	Officer Response
Disabled access	<p>The supporting DAS details at page 53 how 'inclusive' access has been considered and forms part of the scheme. The proposed scheme was discussed as part of the pre-application engagement with the Council's Access Officer. The relevant Officer had raised several points as part of the discussions and have been taken forward within the proposals. The scheme as submitted provides for disabled access via the provision of lifts and a 1:22 grade ramps to the western side of the bridges. Conveniently placed handrails and seating are also provided, as is the careful use of surface materials for all users.</p> <p>Whilst the Council currently has no inclusive access policy, the design of the bridges and supporting infrastructure, including the lifts, does meet the needs of all users, and is therefore compliant with policy HQ/1, Part f, of the adopted Local Plan.</p>

One bridge instead of two bridges	An assessment can only be made to the details contained within the full planning application as submitted. However, it should be noted that various crossing options have been considered ahead of the submission of the application and forms part of the DAS.
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10.98 Planning Obligations (S106)

10.99 The Community Infrastructure Levy Regulations 2010 have introduced the requirement for all local authorities to make an assessment of any planning obligation in relation to three tests. If the planning obligation does not pass the statutory tests, then it is unlawful. The tests are that the planning obligation must be:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

10.100 In considering this application, as the wider development permitted under the outline planning permission already mitigates against its proposals, there is no obligation(s) required that would meet the tests as set out above.

10.101 Other Matters

10.102 One aspect which has been raised by Hinxton Parish Council is the movement strategy and the need for two bridges. In policy terms, Policy HQ/1 states that *'As appropriate to the scale and nature of the development, proposals must: f. Achieve a permeable development with ease of movement and access for all users and abilities, with user friendly and conveniently accessible streets and other routes both within the development and linking with its surroundings and existing and proposed facilities and services, focusing on delivering attractive and safe opportunities for walking, cycling, public transport and, where appropriate, horse riding;...'* The report has set the connection and relationship between the proposed bridges and the existing campus site to the wider expansion land. In this regard, there are two distinct areas within the existing campus site – the research and amenities facilities to the south and the events and accommodation, including the nurse, to the south. The expansion land is expected to generate around 3,000 residents and 7,000 workers working within the expansion land and the existing campus site. As such, the completed development has the potential to generate large numbers of pedestrian and cycle movements between the existing campus site and the expansion land. For those residing within the expansion land, there is a direct line of travel to the existing research buildings via the southern bridge. For those who are utilising the existing conferencing facilities, there is a direct line of travel from the car parking facilities that will be located off the northern bridge. In addition, the residents of Hinxton that might have school

aged children who choose to use the proposed school within the expansion land, and therefore the northern bridge would be the most convenient. Moreover, it is worth noting that a central bridge would be further from the key centres of activity, and further from the village of Hinxton. The two bridges provide for highest level of convenience.

- 10.103 Moreover, as previously stated within this report, the applicants have assessed alternative options for crossing the A1301, including at-grade crossings. Though at-grade crossings would be acceptable, the safer option in planning terms would be the bridges in taking potentially large numbers of pedestrian and cycling movements off the highway network at these particular locations. As such, the proposals are compliant with policies HQ1, point f, and TI/2 of the adopted Local Plan.

10.104 Planning Conditions

- 10.105 Members attention is drawn to following key conditions that form part of the recommendation:

Condition no.	Detail
1	Start date
2	Drawings
3	Construction Ecological Management Plan (CEcMP)
4	Biodiversity Net Gain (BNG)
5	lighting
6	Unexpected contamination
7	Grampian condition – restricting commencement of the use of the bridges
8	Arboricultural Impact Assessment
9	Quality of tree works
10	Replacement trees
11	CTMP
12	CEMP
13	Archaeology –WSI
14	Operating hours
15	SWD
16	SWD - maintenance
17	Additional SWD
18	Wall details
19	Gabion wall, Knapped Flint and bridge stone wall detail, Methodology for the serpentine wall, and Details/methodology for the gabion baskets
20	Materials

10.106 Planning Balance

- 10.107 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004), and of the statutory requirements of section 66(1) and section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.
- 10.108 The NPPF represents up-to-date government planning policy and is a material consideration that must be taken into account where it is relevant to a planning application. This includes the presumption in favour of sustainable development found in paragraph 11 of the NPPF, which requires approving development proposals that accord with an up-to-date development plan without delay. The South Cambridgeshire Local Plan 2018 is an up-to-date development plan, and the proposal accords with it.
- 10.109 The NPPF lists the three dimensions to sustainable development: economic, social and environmental. These dimensions are interdependent and need to be pursued in mutually supportive ways to achieve sustainable development. The benefits and dis-benefits of the development proposals have been evaluated against the objectives of the NPPF and the presumption in favour of sustainable development, as summarised below.
- 10.110 Economic Role - The proposed development makes an economic contribution in terms of connecting the existing campus site to the expansion land, forming an integral part of the wider economic prosperity of the development site. Jobs are also created in the construction of the development. This should be afforded moderate weight in favour of the proposals.
- 10.111 Social Role – removing pedestrian and cycle movements off the highway network contributes substantially to accessibility of existing and future residents and employees to the development, and are positioned to land directly where community and leisure facilities will be located. They will also facilitate safe travel to the proposed school without the need to cross the A1301 at grade. The scheme therefore makes a small but significant positive contribution to social sustainability, and this should be afforded moderate weight.
- 10.112 Environmental Role - The proposed development would provide an overall habitat net gain of around 57% through various enhancements. As the bridges will provide safer routes for pedestrians and cyclists, this in turn is likely to increase journeys onto the bridge and become less car reliant. These points carry significant positive weight.
- 10.113 With reference to the 1990 Planning (Listed Buildings and Conservation Areas) Act requirement for the local planning authority to

“have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses” when determining applications for planning permission affecting a listed building (1990 Act, s. 66 [1]), the overall enhancement of the setting of Hinxton Hall and character and appearance of the Hinxton Conservation Area brought about by the proposed bridges, at grade crossing and associated infrastructure and landscaping is considered sufficient to outweigh potential harm resulting from the impact of the South Bridge on the East Lodge, which forms part of the setting of Hinxton Hall. Combined with enhancements to the setting of Hinxton Hall derived from the OPP for the reasons noted above, the impact of the new development would be positive in heritage terms. Overall, in terms of cumulative impact, the proposed development would tend to lessen the slight (less than substantial) harm identified in relation to the OPP. Any residual harm would remain very much at the lower end of the spectrum of less than substantial and should be weighed against the public benefits of the proposal in line with paragraph 202 of the NPPF,

10.114 Summary of benefits

10.115 Overall, the proposed development will provide moderate economic and social benefits with significant environmental public benefits, that accord with the three dimensions of sustainable development set out in the NPPF. In exercising the planning balance, officers consider there are no substantial planning objections that would outweigh the positive benefits arising from the development, which will form part of the wider expansion of the Wellcome Genome Campus - a site of economic national importance. In addition, the proposals provide a solution to connecting the Campus in a safe and direct way which was unresolved in any detail at OPP. This connectivity for future residents, employees and existing local residents is of benefit to the wider scheme.

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

11.0 Recommendation

11.1 Approve subject to:

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

12.0 Planning Conditions

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

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

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

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

3. No development shall commence (including demolition, ground works, vegetation clearance) until a Construction Ecological Management Plan (CEcMP) has been submitted to and approved in writing by the local planning authority. The CEcMP shall include the following.

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

The approved CEcMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

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.

4. No development shall commence, apart from below ground works and demolition, until a Biodiversity Net Gain (BNG) Plan has been submitted to and approved in writing by the local planning authority. The BNG Plan shall demonstrate how a minimum net gain in biodiversity of 10% will be achieved on-site. The BNG Plan shall include:

- i) Full details of the respective on-site BNG requirements and proposals resulting from the loss of habitats on the development site utilising the appropriate DEFRA metric in force at the time of application for discharge;
- ii) Identification of the existing habitats and their condition on-site and within receptor site(s);
- iii) Habitat enhancement and creation proposals on the application site and /or receptor site(s) utilising the appropriate DEFRA metric in force at the time of application for discharge;
- iv) An implementation, management and monitoring plan (including identified responsible bodies) for a period of 30 years for on and off-site proposals as appropriate.

The BNG Plan shall be implemented in full and subsequently managed and monitored in accordance with the approved details. Monitoring data as appropriate to criterion iv) shall be submitted to the local planning authority in accordance with DEFRA guidance and the approved monitoring period / intervals.

Reason: To provide ecological enhancements in accordance with the NPPF 2021 para 174, Policy NH/4 of the South Cambridgeshire Local Plan 2018, and the Greater Cambridge Shared Planning Biodiversity SPD 2022.

5. The approved renewable/low carbon energy technologies (as set out in the Sustainability Statement undertaken by Buro Happold, dated 17 January 2023) shall be fully installed and operational prior to the use of the development and thereafter maintained in accordance with a maintenance programme, details of which shall have previously been submitted to and approved in writing by the local planning authority.

No review of the requirements on the basis of grid capacity issues can take place unless written evidence from the District Network Operator confirming the detail of grid capacity and its implications has been submitted to, and accepted in writing by, the local planning authority. Any subsequent amendment to the level of renewable/low carbon technologies provided on the Site shall be in accordance with a revised scheme submitted to and approved in writing by, the local planning authority.

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.

6. If during the course of development, contamination not previously identified is found to be present at the Site, such as putrescible waste, visual or physical evidence of contamination of fuels/oils, backfill or asbestos containing materials, then no further development within the area subject to the contamination (unless otherwise agreed in writing with the local planning authority) shall be carried out until the applicant has submitted, and obtained written approval from the local planning authority for, a remediation strategy detailing how the unsuspected contamination shall be dealt with.

The remediation strategy shall be implemented in accordance with the approved details.

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

7. The two pedestrian/cycle bridges hereby approved as part of the planning permission shall not come into use until such time as the bridge landings and supporting infrastructure within Development Area 1 of the expansion land have been completed or near completion.

Reason: to prevent piecemeal development and to ensure good planning.

8. The tree protection measures shall be implemented in accordance with the details in the Arboricultural Impact Assessment (dated May 2023) throughout the development and the agreed means of protection shall be retained on site until all equipment, and surplus materials have been removed from the site. Nothing shall be stored or placed in any area protected in accordance with approved tree protection plans, and the ground levels within those areas shall not be altered nor shall any excavation be made without the prior written approval of the local planning authority. If any tree shown to be retained is damaged, remedial works as may be specified in writing by the local planning authority will be carried out.

Reason: To satisfy the Local Planning Authority that trees to be retained will not be damaged during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990.

9. Tree work shall be carried out by a competent and qualified person and in accordance with British Standards 3998:2010 - Tree Work. Recommendations.

Reason: To ensure that any works undertaken comply with arboricultural best practice and minimise the impact on the tree's health and amenity.

10. Trees will be planted in accordance with the approved planting proposal so as to ensure establishment and independence. If, within a period of 5 years from the date of planting, replacement trees are removed, uprooted, destroyed, damaged, or die another tree of the same size and species shall be planted at the same place, or in accordance with any variation for which the Local Planning Authority gives its written consent.

Reason: To require replacement trees to be approved, planted and subsequently protected, to ensure continuity of tree cover in the interest of visual amenity.

11. No development shall take place, including any works of demolition, until a Construction Traffic Management Plan (CTMP) has been submitted to, and approved in writing, by the Local Planning Authority in consultation with the County Highway Authority and National Highways. The approved CTMP shall include detail of routing of construction traffic and proposals to use the Strategic Road Network (SRN) for deliveries outside of peak periods, as well as to include details related to any diversion along the A1301 (if required) and mitigation to reduce impact on the local highway network and the SRN, including managing any future use of Mill Lane for construction traffic associated with the bridge works

The CTMP should also be in general conformity with the outline CTMP approved under condition 51 of outline planning permission S/4329/18/OL (reference S/4329/18/COND51).

Reason: To ensure that before development commences, highway safety will be maintained during the course of development and to avoid congestion on the Strategic Road Network.

12. No development, including demolition, shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority.

The CEMP shall have regard to the following criteria, as relevant.

- a) Demolition, construction and phasing programme.
- b) Contractors' access arrangements for vehicles, plant and personnel including the location of construction traffic routes to, from and within the site, details of their signing, monitoring and enforcement measures.
- c) Construction/Demolition hours which shall be carried out between 0800 hours to 1800 hours Monday to Friday, and 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless in accordance with agreed emergency procedures for deviation.
- d) Details of haul routes within the relevant parts of the site.
- e) Soil Management Strategy having particular regard to potential contaminated land and the reuse and recycling of soil on site, the importation and storage of soil and materials including audit trails.
- f) Noise impact assessment methodology, mitigation measures, noise monitoring and recording statements in accordance with the provisions of BS 5228-1:2009+A1:2014 Code of Practice for noise and vibration control on construction and open sites.
- g) Vibration impact assessment methodology, mitigation measures, monitoring and recording statements in accordance with the provisions of BS 5228-2:2009+A1:2014 Code of Practice for noise and vibration control on construction and open sites. Details of any piling construction methods / options, as appropriate.
- h) Dust mitigation, management / monitoring and wheel washing measures in accordance with the provisions of Control of dust and emissions during construction and demolition - Greater Cambridge supplementary planning guidance 2020.
- i) Use of concrete crushers.

- j) Prohibition of the burning of waste on site during demolition/construction.
- k) Site artificial lighting including hours of operation, position and impact on neighbouring properties.
- l) Drainage control measures including the use of settling tanks, oil interceptors and bunds.
- m) Screening and hoarding details.
- n) Access and protection arrangements around the site for pedestrians, cyclists and other road users.
- o) Procedures for interference with public highways, including permanent and temporary realignment, diversions and road closures.
- p) External safety and information signing and notices.
- q) Implementation of a Stakeholder Engagement/Residents Communication Plan, Complaints procedures, including complaints response procedures.
- r) Membership of the Considerate Contractors Scheme.
- s) Regarding construction traffic: - Movement and control of muck away vehicles (all loading and unloading should be undertaken where possible off the adopted public highway). - Contractor parking, with all such parking to be within the curtilage of the site where possible. - Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway where possible). - Control of dust, mud and debris, and the means to prevent mud or debris being deposited onto the adopted public highway.

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

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

13. No development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work, commencing with the evaluation of the foundation works to the ramp off and steps associated with the proposed northern bridge (proposed foundation works associated with the northern bridge that are located within the existing alignment of the A1301 are not required to be evaluated), that has been secured in accordance with a Written Scheme of Investigation (WSI) that has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no development shall take place other than under the provisions of the agreed WSI, which shall include:
- a) the statement of significance and research objectives;
 - b) The programme and methodology of investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;
 - c) The timetable for the field investigation as part of the development programme;
 - d) The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material and digital archives.

REASON: To safeguard archaeological assets within the approved development boundary from impacts relating to any demolitions or groundworks associated with the development scheme and in accordance with Policy NH/14 of the South Cambridgeshire Local Plan 2018.

14. Construction works shall be limited to between 0800 hours to 1800 hours Monday to Friday and between 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank Holidays or Public Holidays, unless times for particular works which are specified are otherwise agreed in writing by the local planning authority or in accordance with agreed emergency procedures for deviation.

Reason: To ensure the environmental impact of the construction of the development is adequately mitigated and in the interests of the amenity of nearby residents/occupiers, and in accordance with Policies SC/10 and SC/12 of the South Cambridgeshire Local Plan (2018).

15. No laying of services, creation of hard surfaces or erection of a building shall commence until a detailed surface water drainage scheme for the site, based on the agreed Drainage Statement prepared by Urban & Civic (ref: 049941-BHE-XX-XX-RP-C-1200 Revision P06) dated 27 June 2023 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in full accordance with the approved details prior to the use of the development hereby approved.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity, in accordance with Policies CC/7 and CC/9 of the South Cambridgeshire Local Plan 2018.

16. Details for the long term maintenance arrangements for the surface water drainage system (including all SuDS features) to be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any building. The submitted details should identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter.

Reason: To ensure the satisfactory maintenance of drainage systems that are not publicly adopted, in accordance with the requirements of paragraphs 163 and 165 of the National Planning Policy Framework. and in accordance with Policies CC/7 and CC/8 of the South Cambridgeshire Local Plan 2018.

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

Reason: To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or occupied properties within the development itself; recognising that initial works to prepare the site could bring about unacceptable impacts, and in accordance with Policies CC/7 and CC/8 of the South Cambridgeshire Local Plan 2018.

18. No development above ground level, other than demolition, shall commence until details of the serpentine wall have been submitted to and approved in writing by the Local Planning Authority. These details shall include:

- a) full details of the gabion walls;
- b) proposed methodology for the curved and angled shapes for the walls;
- c) proposed details and methodology for how the proposed gabion baskets will be filled with the various stone types; and
- d) ongoing maintenance programme for the serpentine wall.

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

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.

19. No work above ground level shall commence on the Knapped Flint and Brick Stone Wall until a sample panel has been prepared on site detailing the bond, mortar mix, design and pointing technique. The details shall be submitted to and approved in writing to the Local Planning Authority. The approved sample panel is to be retained on site for the duration of the works for comparative purposes, and works will take place only in accordance with approved details.

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

20. No development above ground level, other than demolition, shall commence until wall samples of the proposed serpentine wall are provided on site for inspection and subsequently approved in writing by the Local Planning Authority. The proposed serpentine wall shall be completed in accordance with the approved details and retained as approved thereafter.

Reason: To ensure an appropriate boundary treatment is implemented in the interests of visual amenity in accordance with Policies HQ/1 and NH/4 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 SPDs