



Planning Committee Date	10 th April 2024
Report to	South Cambridgeshire District Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	23/03080/OUT
Site	Former Waste Water Treatment Facility, Cambridge Road, Hauxton
Ward / Parish	Hauxton
Proposal	Outline application for demolition of existing structures and redevelopment for employment (office and laboratory) floorspace E(g)(i)(ii) alongside a new amenity building (including F2(b)(c)), country park and associated infrastructure with all other matters reserved for future determination apart from access, layout, scale
Applicant	Bridgemere Land Ltd
Presenting Officer	Katie Christodoulides
Reason Reported to Committee	Departure Application
Member Site Visit Date	3rd April 2024
Key Issues	<ol style="list-style-type: none">1.Principle of Development in the Green Belt2. Green Belt Openness and Purposes3. Character and Appearance of Area4. Landscape5. Connectivity6. Trees

7. Heritage Assets
8. Archaeology
9. Carbon Reduction and Sustainable Design
10. Biodiversity
11. Water Management and Flood Risk
12. Water Resources
13. Highway Safety and Transport Impacts
14. Section 106 Contributions

Recommendation

APPROVAL subject to conditions and completion of a legal agreement (S106)

1.0 Executive Summary

- 1.1 The application seeks outline planning consent for the demolition of existing structures and redevelopment for employment (office and laboratory) floorspace

E(g)(i)(ii) alongside a new amenity building (including F2(b)(c)), country park and associated infrastructure with all other matters reserved for future determination apart from access, layout, scale.

- 1.2 The site is to be known as Cambridge Discovery Campus (CDC) and would provide 31,868m² (GIA) of scale-up and graduation space for start-up and spin out companies. The proposal would fill the market gap between the incubator locations and large corporates.
- 1.3 The site forms the redundant Waste Water Treatment facility which was closed in 2005 and was associated with the former Bayer CropScience site. The site also includes the Hauxton Sports Ground. It is located outside of the Hauxton Village Development Framework and within the open countryside and the Green Belt. The site is defined in part as Previously Developed Land (PDL). The site is heavily contaminated due to its previous use and is designated as contaminated land under Part IIA of the Environmental Protection Act 1990. The site lies within flood zone 1 (low risk), with the northern part of site lying within flood zones 2 (medium risk) and 3 (high risk) with the River Cam running close to the northern boundary of the site. The area around the River Cam is a County Wildlife site (CWS). The Bridleway Harston (116/1) runs south of the site in an east to west direction and connects Hauxton and Harston to Haslingfield.
- 1.4 The proposal would constitute inappropriate development in the Green Belt, which is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. In addition to the harm by reason of inappropriateness, the proposal for office and lab floorspace is also considered to result in harm by virtue of the loss of openness of the Green Belt, conflicting with the purposes of the Green Belt.
- 1.5 The Environment Agency have objected to the proposal on the grounds that the development may individually, and/or in combination with other proposed development in Greater Cambridge, increase abstraction and risk deterioration to water bodies in the Greater Cambridge area because of the additional demand for potable water use.
- 1.6 The proposed development would bring forward several social, economic and environmental benefits that would outweigh the identified harm. These benefits include the supply of laboratory and office space, space for small and medium sized scientific companies to grow, a new publicly accessible country park, new amenity building and the remediation of a highly contaminated site.
- 1.7 The level of harm to the green belt identified above has been weighed against the public benefits of the scheme and other material planning considerations. The benefits identified are considered to carry sufficient weight, individually or collectively, to constitute the 'very special circumstances' required to justify

inappropriate development in the Green Belt and to clearly outweigh the identified harm.

- 1.8 In terms of the overall planning balance, it is considered that the benefits of the development outweigh the harm to the openness of the green belt and character of the area, including landscape character and as such the application has therefore on balance been recommended for approval.
- 1.9 Officers recommend that the Planning Committee approve the planning application subject to conditions, informatives and a Section 106 Agreement.
- 1.10 Should the application be approved following members conclusion that the development would be inappropriate development in the Green Belt, the application will need to be referred to the Secretary of State under The Town and Country Planning (Consultation) (England) Direction 2009.

2.0 Site Description and Context

None relevant		Tree Preservation Order	
Conservation Area		Local Nature Reserve	
Listed Building	Adj	Flood Zone 1,2 and 3	X
Building of Local Interest		Green Belt	X
Historic Park and Garden		Protected Open Space	
Scheduled Ancient Monument		Controlled Parking Zone	
Local Neighbourhood and District Centre		Article 4 Direction	

*X indicates relevance

- 2.1 The site is located outside of the Hauxton Village Development Framework and within the open countryside and the Green Belt. The site is heavily contaminated as it was previously used in relation to the former Bayer Crop Science Waste Water Treatment Works and is designated as contaminated land under Part IIA of the Environmental Protection Act 1990. The site lies within flood zone 1 (low risk), with the northern part of site lying within flood zones 2 (medium risk) and 3 (high risk) with the River Cam running close to the northern boundary of the site. The Bridleway Harston (116/1) runs south of the site in an east to west direction and connects Hauxton and Harston to Haslingfield. The site lies within Zone 2 of the Imperial War Museum Air Safeguarding Zone.

2.2 The site has an area of 20.33 hectares and currently has structures associated with the former use which ceased in 2005 including silos, tanks and other plant as well as a redundant recreation building containing a squash court. A c-shape bund encloses the site on its western side. The site is bordered by the A10 to the east, River Cam to the north and agricultural land to the south and west.

2.3 The site also includes the Hauxton Sports Ground which is owned and managed by Hauxton Parish Council. This comprises of grass pitches and two tennis courts and has a small pavilion changing room on the western side.

3.0 The Proposal

3.1 The application seeks outline planning consent for the demolition of existing structures and redevelopment for employment (office and laboratory) floorspace E(g)(i)(ii) alongside a new amenity building (including F2(b)(c)), country park and associated infrastructure with all other matters (appearance and landscaping) reserved for future determination apart from access, layout, scale.

3.2 The Town and Country Planning (Development Management Procedure) (England) Order 2015 provides a definition of what each matters means in practice:

- “access”, in relation to reserved matters, means the accessibility to and within the site, for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network; where “site” means the site or part of the site in respect of which outline planning permission is granted or, as the case may be, in respect of which an application for such a permission has been made;
- “layout” means the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development;
- “scale” except in the term ‘identified scale’, means the height, width and length of each building proposed within the development in relation to its surroundings;

3.3 The application has been amended to address representations and further consultations have been carried out as appropriate.

4.0 Relevant Site History

The site has an extensive planning history but of particular relevance to this application are:

Reference	Description	Outcome
24/00208/REM	Reserved Matters application for the approval of details of the scale of the buildings, the access for the site (other than the main vehicular access to and from the site, which was not reserved by the outline planning permission) and the layout, appearance and landscaping following outline planning approval S/2184/16/OL.	Under Consideration
S/2184/16/CONDB	Submission of details required by condition 8 (Construction Traffic Management Plan), 15 (Borehole Risk Assessment) and 16 (Construction Environmental Management Plan) of planning permission S/2184/16/OL	Current Application
S/2184/16/CONDA	Submission of details required by conditions 10 (Remediation strategy), 12 (Scheme for the provision and implementation of odour management) and 13 (Strategy setting out measures to communicate with people in the local area) of outline planning permission S/2184/16/OL	Split Decision 12& 13 Discharged 10 Not Discharged
S/2184/16/OL	Demolition of structures remediation and redevelopment for up to 32 dwellings with new areas of open space associated infrastructure and other associated works	Approved

4.1 The proposal has been through pre-application discussions with the Planning Authority, disability consultative panel and design review panel and the current application is the outcome of the feedback provided.

5.0 Policy

5.1 **National**

National Planning Policy Framework 2023
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
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
S/4 – Cambridge Green Belt
S/5 – Provision of New Jobs and Homes
S/7 – Development Frameworks
S/10 – Group Villages
CC/1 – Mitigation and Adaption to Climate Change
CC/3 – Renewable and Low Carbon Energy in New Developments
CC/4 – Water Efficiency
CC/6 – Construction Methods
CC/7 – Water Quality
CC/8 – Sustainable Drainage Systems
CC/9 – Managing Flood Risk
HQ/1 – Design Principles
HQ/2 – Public Art and New Development
E/9 – Promotion of Clusters
E/10 – Shared Social Spaces in Employment Areas
E/13 - New Employment Development on the Edges of Villages
NH/2 – Protecting and Enhancing Landscape Character
NH/3 – Protecting Agricultural Land
NH/4 – Biodiversity
NH/6 – Green Infrastructure
NH/8 – Mitigating the Impact of Development in & adjoining the Green Belt
NH/10 – Facilities for Recreation in the Green Belt
NH/14 – Heritage Assets
SC/2 – Health Impact Assessment
SC/4 – Meeting Community Needs
SC/6 – Indoor Community Facilities

SC/7 – Outdoor Play Space, Informal Open Space & New Developments
SC/9 – Lighting Proposals
SC/10 – Noise Pollution
SC/11 – Contaminated Land
SC/12 – Air Quality
TI/2 – Planning for Sustainable Travel
TI/3 – Parking Provision
TI/8 – Infrastructure and New Developments
TI/10 – Broadband

5.3 Supplementary Planning Documents

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

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

Health Impact Assessment SPD – Adopted March 2011
Landscape in New Developments SPD – Adopted March 2010
District Design Guide SPD – Adopted March 2010
Listed Buildings SPD – Adopted 2009
Open Space in New Developments SPD – Adopted January 2009
Public Art SPD – Adopted January 2009
Trees and Development Sites SPD – Adopted January 2009

6.0 Consultations

6.1 Hauxton Parish Council –No Objection

- 6.2 Support the proposed development. The remediation work is complex and challenging, but it needs to happen. The scheme offers that and will contribute to the type of economic, technological, social and health profile that is keeping the Cambridge area a world leader, with the principles of sustainability at its heart.
- 6.3 Support and insight has developed from extensive consultation and liaison from the site owners and partners.
- 6.4 Support the application including the vital ancillary arrangements associated with it. The waste land and inadequate parking for the sports ground are in need of improvement and Discovery Park deals with the two issues. The proposal will offer a safer, more secure and more inclusive sports area.

6.5 On balance the proposed car parking is big enough for the site and this only because the proposal involves many other features supportive of sustainability.

6.6 The objectives for economic opportunities, job creation, technological innovation, vital regeneration, enhance social and wellbeing facilities and sustainable design and transport can be delivered by Discovery Park.

6.7 Active Travel England – No Objection

First Comment, August 2023, Objection:

6.8 Requests further assessment, evidence and revisions as ATE cannot be assured that the design of the development, proposed active travel infrastructure and travel plan will create an environment that supports and embeds active travel.

Second Comments, November 2023 Objection:

6.9 Requests further assessment, revisions and/or dialogue.

Third Comment, December 2023 No Objection:

6.10 Recommends approval subject to conditions in regard to walking and cycling infrastructure, cycle parking, travel plan and a contribution towards the implementation of the Greenway network.

6.11 Anglian Water –No Objection

First Comment, August 2023 No Objection:

6.12 Requests informative is added to any decision in regard to assets affected and in regard to public sewers, and conditions in regard to a phasing plan and/or on-site drainage strategy.

Second Comment, November 2023 No Objection:

6.13 No additional comments to add to previous response.

6.14 Cadent Gas- No Objection

6.15 Requests informative to the decision notice.

6.16 CamCycle – Object

6.17 The entirety of the parking could easily be provided as part of the proposed nearby South-East Travel Hub rather than onsite. The link through the site should

be installed in the first phase of development. There is no cycle route indicated from the sports pavilion to the northern corner of building three. There are improvements that should be considered to reduce the severance caused by the existing junction.

6.18 Conservation Officer –No Objection

First Comment, August 2023, No Objection:

6.19 The proposal will not adversely affect the character and/or setting of the listed buildings.

Second Comment, November 2023, No Objection:

6.20 The application has been assessed and it is considered that the proposal would not give rise to any harm to any heritage assets.

6.21 Contaminated Land and Air Quality Officer – No Objection

Air Quality

6.22 Requests a condition in regard to a Dust Management Plan (DMP) covering the construction phase of development.

Odour

6.23 Requests a condition in regard to a Communications Strategy.

Contamination

6.24 The requirements for a satisfactory risk assessment and subsequent remedial targets, Remediation Method Statement and Verification documentation and plan for the final cover system element of remediation/soil import should be should be addressed through condition.

6.25 Requests conditions to cover unexpected contamination and a materials management plan.

6.26 County Archaeology –No Objection

6.27 Due to impact of the groundworks with the water treatment works and associated contamination, the site has lost its archaeological potential. However several buildings proposed will be outside the area of past impact and require archaeological evaluation. Recommends a condition to require a programme of archaeological investigation.

6.28 County Highways Development Management – No Objection

First Comment, August 2023, Objection:

- 6.29 The access layout needs to be carefully re-designed to enable the most vulnerable highway users to cross the site access road as safely as possible. The cycle movements should be accommodated via a bypass as per LTN 1/20. The applicant has failed to provide a dimensioned drawing of the proposed vehicular access and provide a Stage 1 Road Safety Audit as per the Design Manual for Roads and Bridges (DMRB) GG119, Revision 2 document for the proposed works, with all resulting matters to be resolved prior to the determination of this application. The applicant has failed to provide any modelling for the proposed junction signals to demonstrate the impact these will have on the operation of the existing junction on the A10.

Second Comment, November 2023, Objection:

- 6.30 The Transport Assessment Addendum Report fails to show the proposed bus stop locations. Requests a dimensioned drawing of the proposed vehicular access is provide and a Stage 1 Road Safety Audit as per the Design Manual for Roads and Bridges.

Third Comment, December 2023, Objection:

- 6.31 The applicant has failed to provide a Stage 1 Road Safety Audit as per the Design Manual for Roads and Bridges (DMRB) GG119, Revision 2 document.

Fourth Comment, February 2024, No Objection:

- 6.32 Following submission of a Stage 1 Road Safety Audit, the effect of the proposed development upon the Public Highway should be mitigated if conditions in regard to junction arrangement plans constructed prior to occupation, falls and levels of the access, Construction Traffic Management Plan, hours for construction vehicles in excess of 3.5 tonnes, construction vehicles existing and leaving the site restrictions and an informative in regard to no works to the public highway.

6.33 County Transport Assessment Team – No Objection

6.34 First Comment, September 2023, Objection:

- 6.35 Insufficient detail to make a sound assessment. Trip Generation and junction modelling required and mitigation to be agreed.

Second Comment, January 2024, No Objection:

- 6.36 No objection subject to mitigation package and recommended conditions. Mitigation required subject to a S106 Agreement.

6.37 Designing Out Crime Officer –No Objection:

6.38 Requests conditions in regard to prevent the threat of terrorism and hostile mitigation.

6.39 Ecology Officer –No Objection

First Comment, August 2023, Objection:

6.40 Insufficient information to determine the application. Bat survey addendum required, clarification of lighting and contaminated land being except from BNG calculations.

Second Comment, November 2023, Objection:

6.41 Issues remain around the principle of the Greenway way, clarification as to why no static bat recorders were in place within the river corridor, confirmation County Highways have been engaged and the lighting scheme is adoptable, how biodiversity net gain will be achieved on or off site, provision of credentials of the River Habitat Condition Assessment assessor to show they have the required qualification and keep River Habitat Condition Assessment under review until bridge designs are finalised.

Third Comment, January 2024 No Objection:

6.42 The previous comments regarding bat surveys, credentials and Biodiversity Net Gain are acceptable and considered resolved. The applicant has not confirmed that County Highways have agreed to adopt the sensitive lighting scheme. Applicant must confirm County Highways will adopt the sensitive lighting scheme as laid out in the submitted documents.

Fourth Comment, January 2024, No Objection:

6.43 The applicant has confirmed that they will maintain ownership and management responsibility of the proposed sensitive lighting scheme.

6.44 Environment Agency – Object

First Comment, August 2023 Objection:

6.45 The proposal may individually and/or in combination with other proposed development increase abstraction and risk deterioration to water bodies in the Greater Cambridge area because of the additional demand for potable water use. The application does not demonstrate that the potential impact on water resources and Water Framework Directive (WFD) environmental objectives have been assessed, nor appropriate mitigation considered.

Second Comment, November 2023, Objection:

- 6.46 The response does not address the point of the concerns that Cambridge Water Company (CWC) has not demonstrated that it has a sustainable surplus to provide for growth.

Third Comment, February 2024, Objection:

- 6.47 We welcome the water efficiency measures proposed however the objection is maintained as the further information does not address the concerns. Have reviewed the Water Consumption Study and understand the application will lower water consumption than the permitted residential scheme. The development may individually, and/or in combination with other proposed development in Greater Cambridge, increase abstraction and risk deterioration to water bodies in the Greater Cambridge area because of the additional demand for potable water use.

6.48 Environmental Health –No Objection

First Comment, August 2023, No Objection:

- 6.49 Requests conditions in regard to delivery hours, foundation piling, dust, construction programme and CEMP and CMS, noise assessment and lighting.

Second Comment, November 2023, No Objection:

- 6.50 Previous comments remain.

6.51 Health Development Officer –No Objection

- 6.52 The assessment report has used the HUDU methodology which satisfies the policy requirement SC/2 and is proportionate to the scale of the development.

6.53 Landscape Officer – Object

First Comment, August 2023, Objection:

- 6.54 Cannot support the application due to the location of the site in the Greenbelt, landscape impacts on openness of the Greenbelt and being outside of the development framework. Concerns that the buildings proposed are too large and bulky to fit into the context of the site. The extent of the car park at the frontage and on either side of Building A is not supported.
- 6.55 Whilst some of the car park will be well screened, the parking associated with either side of Building 1 is poorly located and reflects poorly on the setting of the

building. The site cannot support the quantity of parking being sought. There are a number of positive elements. Some of the measurements of scale and harm are slightly undervalued.

Second Comment, November 2023, Objection:

6.56 Cannot support due to the location of the site in the Greenbelt and being outside of the development framework. The extents of the car park on either side of Building 1 is not supported. Whilst most of the main car park will be screened, the parking associated with either side of Building 1 is poorly located and reflects poorly on the setting of the building. Should the application be found to be acceptable despite the objections, conditions should apply including hard and soft landscaping to the strategic and communal areas, to the REM applications of individual plots, groundworks condition to ensure appropriate distribution of site wide soils and landscaping and a landscape maintenance and management plan.

6.57 Lead Local Flood Authority – No Objection

First Comment, August 2023 No Objection:

6.58 Brownfield sites must reduce the existing runoff from the site as part of the redevelopment. Where possible, in order to provide betterment, redevelopments should look to reinstate greenfield runoff rates. An exceedance flow plan has not been provided. A plan detailing the location of overland flow paths should be included, showing flows can be appropriately managed on site without increasing flood risk elsewhere.

Second Comment, November 2023, No Objection:

6.59 The surface water from the proposed development can be managed through the use of an attenuation basin and permeable paving, restricting surface water discharge to Qbar. Supportive of use of permeable paving as in addition to controlling the rate of surface water leaving the site it also provides water quality treatment which is of particular importance when discharging into a watercourse. Requests conditions in regard to surface water drainage, surface water run-off and informatives.

6.60 National Highways – No Objection

First Comment, August 2023, Objection:

6.61 Due to the scale of the proposed development and the potential impact on the strategic road network, the formal response requires a review of the Transport Assessment and the junction modelling.

Second Comment, November 2023, No Objection:

- 6.62 Recommends a condition to request a detailed Travel Plan to secure ongoing monitoring of the proposed measures to mitigate against a server or unacceptable impact on the M11 junction 11.

Third Comment, December 2023, No Objection:

- 6.63 Recommends a condition to request a detailed Travel Plan.

6.64 Natural England –No Objection

First Comment, August 2023, No Objection:

- 6.65 The proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes.

Second Comment, November 2023, No Objection:

- 6.66 The proposed amendments are unlikely to have significant different impacts on the natural environment than the original proposal.

6.67 Ramblers Association – No Objection:

- 6.68 The proposed redevelopment of the site appears to provide a potentially useful link for walkers between the current permissive paths to the north of the site and the public right of way to the south of the site.

6.69 Senior Sustainability Officer –No Objection

First Comment, January 2024, No Objection:

- 6.70 The water conservation measures will be put in place to ensure the proposed development achieves maximum credits from BREEAM categories WAT01 and WAT04 which is welcomed. These standards should be conditioned along with previous conditions recommended.

Second Comment, August 2023, No Objection:

- 6.71 Supports the proposal from a sustainable construction perspective and recommends conditions in regard to BREEAM pre-assessment for future reserved matters applications, BRE Post Construction Certificate and renewables 10% compliance.

6.72 Sport England – No Objection

First Comment, August 2023, No Objection:

6.73 No objection subject to conditions in regard to details of the design and layout of the amenity building, a community use agreement and the amenity building is completed and available for use in Phase 2 of the development.

Second Comment, November 2023, No Objection:

6.74 No additional comments to make on these amendments.

6.75 Tree Officer – No comments received (out of time).

6.76 UK Health Security Agency – No Objection

First Comment, August 2023, No Objection:

6.77 The Authority should take account of the relevance of the existing risk assessment and proposed remediation criteria to the Conceptual Site Model, Odour Management, approach taken to dust monitoring, whether a human health risk assessment is required for people using the River Cam and approach taken to validation of remedial scheme.

6.78 Second Comment, November 2023, No Objection:

6.79 Not made changes to the Detailed Quantitative Risk Assessment and previous comments still stand.

6.80 Urban Design – No Objection

First Comment, September 2023, Objection:

6.81 The vision to restore the land is welcome and demolish the existing structures supported. The width of streets between buildings appears narrow, the massing and scale of buildings is excessive for the site and not compatible with the location and do not relate well to the surrounding areas and two storey residential. The siting and scale of the car park is excessive and would result in adverse visual impact on the public realm and Green Belt.

6.82 The scheme would provide benefits and has been designed on a strong architectural concept however fundamental concerns of height, massing and scale and the siting and scale of the car park in the Green Belt context remain.

Second Comment, November 2023, No Objection:

6.83 The width of streets would not be unacceptable subject to high-quality streetscape design, which should include substantial planting together with a varied approach to elevational treatment to create a harmonious relationship

between the street and the buildings.

6.84 The additional sections show that taller buildings would not have an unacceptable visual impact on the landscape, subject to carefully detailed roofscape, well-considered elevational treatment, materiality and colours.

6.85 It would be preferable to include a line of planting to the east of the building to create a landscape buffer between building 1 and the car park. Subject to the inclusion of mature trees and planting to the south of the landscaped footpath from the access to the site, the width of the landscaped buffer is considered to be acceptable and would help screen the car park.

6.86 The proposed height massing and scale of the laboratory and office buildings and the siting and scale of the car park is generally considered acceptable subject to conditions in regard to materials, sample panels, soft and hard landscaping, public art, roof top plant design, the location of flues and cycle parking.

6.87 Design Review Panel - 11th May 2023

6.88 The Panel endorse the positive elements of the proposal of extending Trumpington country park and nature reserve southwards over the River Cam to give access to and from the villages. The proposal provides an exceptional opportunity to redevelop and regenerate the site, providing a benefit to the wider public.

6.89 However, the proposals are disconnected from the sites Green Belt and Hauxton village contexts. There is potential for a softer approach to be taken.

6.90 A copy of the review letter is attached in full at appendix 1.

6.91 Disability Consultative Panel - 3rd October 2023

6.92 The Panel commented on the scheme's connection with local villages and provision of Blue Badge holders to drive up to the buildings. There is a preference for bonded pea shot gravel, request for a segregated path as a 3 metre wide path can be difficult for disabled users, low level lighting is favoured lighting above doorways and close to Blue Badge spaces will promote confidence of users leaving in the dark.

6.93 A copy of the review letter is attached in full at appendix 2.

7.0 Third Party Representations

7.1 3 representations have been received objecting to the proposals.

7.2 Those in objection have raised the following issues:

Trees

- Trees on the site should remain in place.

Ecology

- Consideration of bats, newts and frogs.
- Questions what has happened to the pond on the site.

Contamination

- Smell from contamination clean up.

Highways

- Questions if there will be a separate access road to the sports field during construction and the clean up.
- New road should be opposite the traffic lights entrance to St Edmunds and have four way traffic lights.
- Additional traffic created, will create noise, fumes and smell.
- Highway safety in an already congested A10 will increase significantly.
- All vehicles should enter and exit by the new junction on the M11 motorway.
- Insufficient pedestrian crossings on each of the 4 main roads connected to the roundabout.
- St Edmunds Way is already inadequate for existing traffic, the development will substantially increase this unless adequate and enforced traffic restrictions are in place.
- Lorries cause vibrations to Mill View building, substantial improvements to this part of the A10 will be required and there is no evidence of plans for this in the amendments.

Sports Field

- Sports field must remain secure to avoid unwanted trespasses.
- Sports pavilion must remain in the control of the Parish.
- Request to have a squash court back and bowls rink.

Countryside

- Requests that a sum goes towards the maintenance fees for the green areas, woodland near the river and the flood plain as staff from the site are likely to run/walk by the River Cam.

8.0 Local Interest Groups and Organisations

8.1 Shepreth Wildlife Conservation Charity has made a representation supporting the application on the following grounds:

- Working to develop a re-wilding programme within the proposed landscape areas at Cambridge Discovery Campus.
- The scheme will help to boost the local population of hedgehogs.
- This will create a more biodiverse habitat and in turn help the survival of a variety of flora and fauna.

8.2 Form the Future has made a representation supporting the application on the following grounds:

- Working with Foundation Capital Ventures to help young people connect with the future science and technology employers on the site.
- Form the Future could support the delivery of a dedicated training space on site for schools, colleges and universities to create a destination that will allow students to meet with employers and fellow students.
- Programmes such as Form the Future need support of partners like Foundation Capital Ventures and their tenant companies if we are to open up opportunities to young people who live locally.
- The site could be a model of excellence for Cambridge and across the region.

8.3 Jesus College has made a representation supporting the application on the following grounds:

- The proposed cycle and foot bridge links to the northeast, connecting to Trumpington and the South West Travel Hub, cross third-party land and would require the agreement of the affected landowners.
- The southern bridge is owned by Jesus College.
- The lands serves as an important access from the A10 (Cambridge Road) to the college's wider landholding at Rectory Farm.
- The principle of a cycle and footbridge over the river is not unacceptable the design needs further scrutiny.
- Any design which would impede access or make it more difficult than present would be unacceptable.

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

9.0 Assessment

9.1 Principle of Development

9.2 The site is located outside of the development framework boundary of Hauxton and within the open countryside and Green Belt.

9.3 Policy S/6 of the Local Plan sets out the Council's development strategy and a hierarchical approach to new jobs in the district, with a descending order of

preference given, having regard to the purposes of the Cambridge Green Belt to on the edge of Cambridge, at new settlements and only limited development at Rural Centres and Minor Rural Centres.

- 9.4 Policy S/4 of the Local Plan states that a Green Belt will be maintained around Cambridge that will define the extent of the urban area. New development in the Green Belt will only be approved in accordance with Green Belt policy in the National Planning Policy Framework (NPPF).
- 9.5 Chapter 13 of the NPPF deals with protecting Green Belt land. Paragraph 142 of the NPPF states that the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.
- 9.6 Paragraph 143 of the NPPF sets out the Green Belt serves five purposes:
 - a) to check the unrestricted sprawl of large built-up areas;
 - b) to prevent neighbouring towns merging into one another;
 - c) to assist in safeguarding the countryside from encroachment;
 - d) to preserve the setting and special character of historic towns; and
 - e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 9.7 Paragraph 150 of the NPPF states that once Green Belts have been defined, local planning authorities should plan positively to enhance their beneficial use, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land.
- 9.8 Paragraph 152 of the NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.
- 9.9 Paragraph 153 of the NPPF states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.
- 9.10 Paragraph 154 of the NPPF states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

- (a) buildings for agriculture and forestry;
- (b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- (c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- (d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- (e) limited infilling in villages;
- (f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
- (g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
 - not have a greater impact on the openness of the Green Belt than the existing development; or
 - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

9.11 Paragraph 155 of the NPPF states that certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it.

These are:

- (a) mineral extraction;
- (b) engineering operations;
- (c) local transport infrastructure which can demonstrate a requirement for a Green Belt location;
- (d) the re-use of buildings provided that the buildings are of permanent and substantial construction;
- (e) material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and
- (f) development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order.

9.12 Policy NH/9 of the Local Plan states that the redevelopment of previously developed sites and infilling the Green Belt will be inappropriate development except for:

- (a) The re-use of buildings provided that the buildings are of permanent and substantial construction, are consistent with Policies E/17 and H/17, provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt;
- (b) The extension or alteration of a building provided that it does not result in

disproportionate additions over and above the size of the original building;

- (c) The replacement of a building, provided the new building is in the same use, and not materially larger than the one it replaces;
- (d) Limited infilling, where infilling is defined as the filling of small gaps between existing built development (excluding temporary buildings). Such infilling should have no greater impact upon the openness of the Green Belt and the purpose of including land within it than the existing development. The cumulative impact of infilling proposals will be taken into account;
- (e) The partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

9.13 Policy NH/10 of the Local Plan states that proposals for new buildings to provide appropriate facilities for outdoor sport and outdoor recreation will be permitted where they will not (either individually or cumulatively) harm the openness of the Green Belt and the purposes of including land within it.

9.14 Policy H/2 of the Local Plan is for Land at Bayer CropScience Plc. Although the site lies outside of the Local Plan Allocation, paragraph 7.13 refers to the application site and states 'proposals for the redevelopment of the recreation buildings and waste water treatment facility on the western side of the A10 will be considered in the context of the proposals that do not comprise inappropriate development within the Green Belt. As a planning objective it would be highly desirable to secure the removal of the incongruous industrial structures on the western part of the site. Particular consideration should be given to proposals that remove these structures and improve the visual appearance of the Green Belt through proposals that are consistent with Policy NH/9 and the NPPF (2012) paragraph 89'.

9.15 Policy E13 of the Local Plan 'New Employment Development on the Edges of Villages' states that subject to Green Belt policy, new development for employment development (B1, B2 and B8 Use Classes) will be permitted on sites adjoining or very close to the development frameworks of villages where:

- (a) It is demonstrated that there are no suitable buildings or sites within the settlement or nearby, or suitable buildings to reuse or replace in the countryside nearby.

- (b) The site comprises previously developed land. If greenfield sites are proposed they will need to demonstrate no suitable previously developed sites are available.

- (c) The proposal is justified by a business case, demonstrating that the business is viable.

- (d) There is a named user for the development, who shall be the first occupant. A planning condition will be attached to any permission to this effect.

(e) The proposal is logically related to the built form of the settlement, the scale and form of the development would be in keeping with the category and scale of the village.

- 9.16 The existing site comprises of 20.33 hectares and currently has structures associated with the former waste water treatment facility which ceased use in 2005. The site has numerous silos, tanks and other plant as well as a redundant recreation building containing a squash court. A c-shape bund encloses the site on its western side, with the wider site forming scrub land. The former waste water treatment facility site can be considered as brownfield land or previously developed land within the Green Belt.
- 9.17 The application seeks outline consent for the demolition of the existing structures and redevelopment of six buildings for employment (office and laboratory) floorspace comprising 31,868m² (GIA) alongside a new amenity building, country park and associated infrastructure.
- 9.18 Paragraphs 154 and 155 of the NPPF and Policy NH/9 and NH/10 of the Local Plan clearly define development that should not be regarded as inappropriate development in the Green Belt. The submitted application documents detail that the list of exceptions includes the partial or complete redevelopment of previously developed sites (brownfield land) and the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it. The proposal for the redevelopment of the site would in principle be considered to fulfil the exceptional approach and be 'appropriate development', however given the scale and massing of the proposed redevelopment, the proposal is considered to constitute inappropriate development in the Green Belt.
- 9.19 The applicant acknowledges this within the submitted Planning Statement and the application proposals include Very Special Circumstances (VSC).
- 9.20 The NPPF makes it clear that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. The NPPF is also clear that, when considering any application, planning authorities should ensure that substantial weight is given to any harm to the Green Belt. The onus is on the applicant to demonstrate why permission should be granted, and the NPPF sets out that that 'very special circumstances' will not exist unless the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other material considerations.
- 9.21 It is therefore necessary to consider whether the development for the demolition of the existing structures and redevelopment for employment of office and lab floorspace results in any further harm, in addition to that caused by inappropriateness.

Countryside Impact

- 9.22 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.
- 9.23 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.
- 9.24 There are no neighbourhood plans in force that would apply to this application and no other Local Plan policies which would support the development outside of the development framework boundary.
- 9.25 A key objective of Policy S/7 of the Local Plan is to ensure that the countryside is protected from gradual encroachment that would result in urban sprawl and urbanisation of the countryside. The impact of the development on the countryside is explored more fully below.

Green Belt Openness and Purposes

Openness

- 9.26 Paragraph 142 of the National Planning Policy Framework states that the government attaches great importance to Green Belts. 'The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence'.
- 9.27 There is however no specific definition of "openness" in the NPPF. National Planning Practice Guidance (NPPG) states that openness can have both spatial and visual aspects.
- 9.28 When considering the impact of the openness of the Green Belt, this is not affected by natural screening, such as trees and hedgerows as these are not permanent features; openness means the absence of buildings or development. When openness is reduced, harm takes place regardless of whether it is visible or witnessed. Measures in mitigation can never completely remove the harm since a development that is wholly invisible to the eye remains, by definition, adverse to openness.

- 9.29 The proposal comprises of an outline planning application with all matters reserved apart from access, layout and scale. The application is supported by the following parameter plans:
- Proposed Masterplan (22-088-A-002 A)
 - Parameter Plan- Maximum Building Heights (22-088-A-007-F)
 - Parameter Plan- Access and Connection (22-088-A-008F)
 - Parameter Plan-Remediation and Demolition (22-088-A-009-C)
 - Parameter Plan- Land Use and Layout (22-088-A-010-H)
 - Parameter Plan-Phasing Plan (22-088-A-011F).
- 9.30 The application is supported by a Proposed Masterplan (22-088-A-002A) which demonstrates how the development will be provided on the site. A Parameter Plan showing maximum building heights (22-088-A-007-F) details that the development would comprise of buildings 1,2 and 3 which would have a maximum height of 16 metres, building 4 which would have a maximum height of 14.5 metres and buildings 5 and 6 which would have a maximum height of 13 metres. The maximum building heights include plant and services, a flue height of up to 3 metres above the maximum building height is included in terms of scale of development proposed. The proposed amenity building would have a maximum height of 9 metres.
- 9.31 The application is supported by an Access and Connection Parameter Plan (22-088-A-008F). This shows the primary access off the A10 Cambridge Road, pedestrian access to the site, restricted secondary vehicular route around the site and Greenway route for pedestrians and cyclists.
- 9.32 The Parameter Plan- Land Use and Layout (22-088-A-010-H) shows the layout and size of the proposed six research and development buildings, proposed amenity building and main car park, country park and landscaping.
- 9.33 Parameter Plan-Remediation and Demolition (22-088-A-009-C) shows the extent of the land to be remediated and proposed demolition and trees to be removed. Parameter Plan-Phasing Plan (22-088-A-011F) shows the phasing of development.
- 9.34 The proposal would result in the demolition of the existing redundant buildings and structures on the site, and the remediation of this heavily contaminated site. The proposal would create 31,868m² of employment (office and laboratory) floorspace E(g)(i)(ii) alongside a new amenity building (F2(b)(c) and a country park and associated infrastructure.
- 9.35 The proposal would result in the introduction of a significant amount of built form on the site, with the proposed buildings being significantly higher and larger in size

than the buildings and structures which exist on site; as well as being higher and larger than the extant two storey residential scheme under application (S/2184/16/OL – which had a condition restricting the height of the proposed buildings to 9.5m); and the introduction of a large volume and siting of surface level car parking. Therefore, the proposal would inevitably reduce openness which the NPPF describes as an essential characteristic of the Green Belt.

9.36 By reason of the introduction of significantly larger and higher buildings, the proposal would have a harmful impact on the openness of the site and the green belt in both a spatial sense, and a visual sense, by the sight and visibility of a substantial urban form and height to the site.

9.37 The Council's Landscape Officer objects to the proposal on the grounds of the location of the site in the Greenbelt and being outside of the development framework. They consider the extent of the car park on either side of Building 1 to be poorly located and reflects poorly on the setting of the building.

Purposes

9.38 Paragraph 143 of the NPPF details that the Green Belt serves five purposes which are:

- (a) to check the unrestricted sprawl of large built-up areas;
- (b) to prevent neighbouring towns merging into one another;
- (c) to assist in safeguarding the countryside from encroachment;
- (d) to preserve the setting and special character of historic towns; and
- (e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

9.39 It is acknowledged that the proposal would result in the reuse of a disused and heavily contaminated site however, the proposed development would have a significant urbanising effect on the site that cannot be said to safeguard the countryside from encroachment. The development of the research and development buildings, amenity building and car park would be in direct conflict with the purpose of safeguarding the countryside from encroachment by the development of buildings on site with significant and extensive built form. The proposal would result in extensive and tall buildings on a site which is currently of a much lower scale and spread out, and the introduction of a large surface level car park in an area which is currently a green field.

Very Special Circumstances

9.40 The applicant as part of the submitted Planning Statement (Bidwells, August 2023) within Section 9.0 Public Benefits seeks to demonstrate that they consider the proposal would generate many public benefits (economic, social and environmental)

and net gains which amount to very special circumstances which clearly outweigh the harm to the Green Belt.

9.41 It is therefore necessary to consider the benefits put forward by the applicant in support of the proposal and the extent to which these amount to 'very special circumstances'. The benefits are summarised below and taken from Section 9.0 of the submitted Planning Statement (Bidwells, August 2023).

9.42 Economic Benefits:

-Significant contribution towards the supply of laboratory and office space.

-Purpose-built space for small and medium-sized scientific companies, allowing R&D businesses to grow and evolve. Spin-out and grow-on companies attract inward investment, leading to economic growth within a cluster and creating further new opportunities.

-New employment associated with the construction and operational phase of the development, increased spending in the area and annual business rates payments.

-The forming partnerships will result in outreach programs, on site training facilities and so create opportunities for jobs and careers to those people that so often do not readily enter the R&D sector. To provide better paid jobs and opportunities to those people that are in most need locally.

9.43 Social Benefits:

-A new extensive landscaped country park would be created and maintained within the site, with significantly improved public access for walking, cycling and informal recreation.

-Provision of a new amenity building would be a key enhancement to the existing formal sports pitches, providing purpose-built changing, toilets and showers for both home and away teams and match officials, along with a much-needed social area to support the public and local function of the sports facility.

-Shared car parking for both the campus and for the local community associated with the existing sports ground, in place of the semi-formed and limited car parking that currently serves the sports facility.

-Support for young people to gain careers in the R&D sector with the Employment and Skills Plan and through Form the Future (FtF).

-A positive impact to enhance health and wellbeing through remediating a site that poses a threat to human health; a new country park with open public access with increased access to nature; improved connectivity to the strategic cycle network;

encouraging increased involvement in sports by providing enhanced facilities; creating a new place of work within a highly landscaped and attractive landscape.

9.44 Environmental Benefits:

-The proposals would assure the delivery of a comprehensive remediation scheme for a heavily contaminated site and preventing pollution in adjacent areas, a benefit of great weight and one that does not happen without the development of the site to achieve it.

-The proposals would improve visual amenity by removing unsightly existing structures and replacing them with a highly considered and contextual designed development set within extensive landscaping.

-The proposals would make safe a site which currently poses a risk to human health due to its contaminated state and derelict structures. The remediation would also benefit the ecology of the site and wider area. The buildings would be designed to exceed the requirements of the development plan in respect of passive design, energy use and water consumption. The development would also implement a site-wide holistic landscaping strategy including a new country park, planting, habitat enhancement and ecological improvements to deliver a site with more trees, greater ecology and a more climate resilient landscape than at present.

-High quality architecture adopting the WELL Building Standard which will inform the design and construction, public realm and landscaping enhancements, and the provision of public art.

Officer Assessment of the 'Very Special Circumstances'

Economic Benefit: Supply of laboratory and office space

- 9.45 Paragraph 85 of the NPPF states that significant weight should be placed on the need to support economic growth and productivity.
- 9.46 Paragraph 87 of the NPPF states that planning decisions should recognise and address the specific locational requirements of different sectors. This includes making provision for clusters or networks of knowledge and data driven, creative or high technology industries.
- 9.47 Policy S/2 of the Local Plan states that the vision for the Local Plan, point a being 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.
- 9.48 Policy E/9 of the Local Plan states that development proposals in suitable locations will be permitted which support the development of employment

clusters, drawing on the specialisms of the Cambridge area in the following sectors: biotechnology and biomedical.

- 9.49 The application is supported by an Occupational Demand Letter (Bidwells 25/07/2023) which details the occupational market for office and laboratories in Cambridge. In addition, the submitted Clusters Report (Foundation Capital Ventures, July 2023) details the aim of Cambridge Discovery Campus to support future growth of the Cambridge cluster and support start-up and spin-out companies in close proximity to Cambridge Biomedical Campus (CBC).
- 9.50 UK Government in the Autumn 2023 and Spring 2024 Budget Statement continues to back the growth sectors of the future and Life sciences is recognised.
- 9.51 The proposal would provide 31,868m² (GIA) of life science floorspace which would contribute towards the supply of lab and office space in Cambridge.
- 9.52 An Alternative Sites Assessment (Bidwells, August 2023) was submitted as part of the application in which the conclusions were that there are no reasonably available alternative sites that could accommodate the proposed development.
- 9.53 The submitted Planning Statement (Bidwells, July 2023) details that the proposal would support 1,190 employees within the life science campus, 1,000 of these jobs would be expected to cater for South Cambridgeshire residents. The level of employment would support £36 million per annum in earnings and £47 million per annum in net additional GVA per annum within South Cambridgeshire.
- 9.54 Officers consider that significant weight could be given to the supply of laboratory and office space in this instance.

Economic Benefit: Purpose-built space for small and medium-sized scientific companies, allowing R&D businesses to grow and evolve. Spin-out and grow-on companies attract inward investment, leading to economic growth within a cluster and creating further new opportunities.

- 9.55 Paragraph 87 of the NPPF states that decisions should recognise and address the specific locational requirements of different sectors. This includes making provision for clusters or networks of knowledge and data-driven, creative or high technology industries.
- 9.56 Policy E/9 of the Local Plan states that proposals in suitable locations will be permitted which support the development of employment clusters.
- 9.57 The submitted Planning Statement (July 2023) details that the location would provide opportunities for collaboration with well-established Life Science Parks in and around South Cambridgeshire, notably Cambridge Biomedical Campus.

9.58 Officers consider that significant weight could be given to purpose built space for small and medium-sized scientific companies, allowing R&D businesses to grow and leading to economic growth within a cluster and new opportunities in this instance.

Economic Benefit: -New employment associated with the construction and operational phase of the development, increased spending in the area and annual business rates payments.

9.59 The submitted Planning Statement (July 2023) and Economic Impact Statement (Hardisty Jones Associates, July 2023) details that the construction phase will have a short term positive impact on the South Cambridgeshire economy with £172 million investment to support 910 person years of new additional employment for residents of South Cambridgeshire and £35 million in earnings and £71 million in net additional GVA within South Cambridgeshire.

9.60 The submitted Employment and Skills Strategy (Hardisty Jones Associates, July 2023) forecast that the proposal will create 670 jobs in Research and Development, 140 jobs in other technical occupations including quality and regulations and digital and 380 jobs in non-technical occupations including logics, sales and marketing, finance, administration, facilities, human resources and management.

9.61 Officers acknowledge Paragraph 85 of the NPPF states that significant weight should be placed on the need to support economic growth and productivity. This takes into account the construction and operation phase of development.

9.62 The Planning Statement recognises that the construction phase would have a short term positive impact on South Cambridgeshire's economy.

9.63 Officers consider that moderate weight could be given to new employment and increased spending and business rate payments.

Economic Benefit: The forming partnerships will result in outreach programs, on Site training facilities and so create opportunities for jobs and careers to those people that so often do not readily enter the R&D sector.

9.64 The submitted Planning Statement details that discussions with 'Form the Future', a non-profit organisation have highlighted the importance of a dedicated location for students where they can meet with employers, and of equal importance fellow students.

9.65 The proposal once operational would create 900m² of ancillary training space which will be dedicated to knowledge transfer activities.

- 9.66 Officers consider that limited weight could be given to the forming of partnerships and on-site training facilities.

Social Benefit: A new extensive landscaped country park

- 9.67 Paragraph 150 of the NPPF states that once Green Belts have been defined, local planning authorities should plan positively to enhance their beneficial use, such as looking for opportunities to provide access, to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land.
- 9.68 Paragraph 96 (c) of the NPPF states that planning decisions should aim to achieve healthy, inclusive and safe places which enable and support healthy lifestyles, especially where this would address identified local health and well-being needs through the safe and accessible green infrastructure, sports facilities and layouts that encourage walking and cycling.
- 9.69 Policy NH/6 of the Local Plan states that the Council will aim to conserve and enhance green infrastructure within the district. All new developments will be required to contribute towards the enhancement of the green infrastructure network within the district.
- 9.70 The proposal would allow for a new country park and publicly accessible site with road-free connections with the wider area. The country park would be accessible from the north with two bridges providing a connection to the existing public path outside the site, an alternative pedestrian and cycle route from the A10 near Hauxton Mill Bridge to the east, pedestrian and cycle route to the east through the main vehicular access to the site and to the south with a link to Haslingfield Greenway and Public Footpath.
- 9.71 Alongside the environmental benefits of the countryside park, there would be social benefits to its provision through the provision of a significant amount of open space that would be accessible to the public, noting that the existing site is not currently accessible.
- 9.72 Officers consider that significant weight could be given to a new extensive landscaped country park.
- Social Benefit: Provision of a new amenity building would be a key enhancement to the existing formal sports pitches, providing purpose-built changing, toilets and showers**
- 9.73 The proposal would provide an amenity building on the south west corner of the Hauxton Sports Ground which would be open to the local community but

managed by the life science campus. The amenity building would provide changing facilities, a café/bar, external seating, terrace, gym, and meeting room.

- 9.74 Policy E/10 of the Local Plan states that appropriately scale leisure, eating and social hub facilities will be permitted in business parks and employment areas where the use is ancillary or complementary, the use will not have unacceptably adverse effect and the facility is intended primarily to meet the needs of works in the business park.
- 9.75 Policy SC/6 of the Local Plan states that indoor community facilities including publicly accessible buildings, play a crucial role in maintaining a sense of local identity, as well as providing a base for a variety of different groups.
- 9.76 Officers consider that moderate weight could be given for the provision of a new amenity building, enhancement to sports pitches and provision of built changing, toilets and shower facilities.

Social Benefit: Shared car parking for both the campus and for the local community associated with the existing sports ground, in place of the semi-formed and limited car parking that currently serves the sports facility.

- 9.77 The proposal would provide a shared car park for 330 cars for both the life science campus and the Sports Ground to the south of the site. The Sports Ground is typically used in the evenings and weekends when the life science campus would be at low occupancy.
- 9.78 Officer consider that limited weight could be given to the proposed shared car parking.

Social Benefit: Support for young people to gain careers in the R&D sector with the Employment and Skills Plan and through Form the Future (FtF).

- 9.79 Officers acknowledge the Planning Statements presents a social benefit for support for young people in the R&D sector.
- 9.80 These benefits have already been considered under the economic benefit of forming partnerships and on-site training facilities and therefore no further weight is applied to this consideration as a separate entity.

Social Benefit: Enhance health and wellbeing through remediating a site that poses a threat to human health; a new country park with open public access with increased access to nature; improved connectivity to the strategic cycle network; encouraging increased involvement in sports by providing enhanced facilities; creating a new place of work within a highly landscaped and attractive landscape.

- 9.81 Paragraph 150 of the NPPF states that once Green Belts have been defined, local planning authorities should plan positively to enhance their beneficial use, such as looking for opportunities to provide access, to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land.
- 9.82 Paragraph 96 (c) of the NPPF states that planning decisions should aim to achieve healthy, inclusive and safe places which enable and support healthy lifestyles, especially where this would address identified local health and well-being needs through the safe and accessible green infrastructure, sports facilities and layouts that encourage walking and cycling.
- 9.83 Policy NH/6 of the Local Plan states that the Council will aim to conserve and enhance green infrastructure within the district. All new developments will be required to contribute towards the enhancement of the green infrastructure network within the district.
- 9.84 The approved outline residential scheme under planning reference (S/2184/16/OL) considered the provision of public access to the landscaped open space around the development as a very special circumstance.
- 9.85 These benefits have already been considered under the social benefit of a new extensive landscaped country park and the approved outline residential scheme therefore no further weight is applied to this consideration as a separate entity.

Environmental Benefits: Remediation scheme for a heavily contaminated site and preventing pollution in adjacent areas

- 9.86 Paragraph 180 of the NPPF states that decisions should contribute to and enhance the natural and local environment by remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.
- 9.87 Paragraph 190 of the NPPF states that where a site is affected by contamination, responsibility for securing a safe development rests with the developer and/or landowner.
- 9.88 The site is heavily contaminated due to its former use as a waste water treatment facility. This benefit has already been considered as a very special circumstance under the approved outline residential scheme under planning reference (S/2184/16/OL) and which would be delivered under this approval.
- 9.89 Officers consider that limited weight could be given to the remediation of the site through the proposal.

Environmental Benefits: Improve visual amenity by removing unsightly existing structures and replacing them with a highly considered and contextual designed development set within extensive landscaping.

- 9.90 The site is unsightly with its existing structures and buildings which are rundown and redundant. The proposal would allow for improved visual amenity by the removal of the existing structures. This benefit has already been considered as a very special circumstance under the approved outline residential scheme planning reference (S/2184/16/OL) and which would be delivered under this approval.
- 9.91 Officers consider that limited weight could be given for the improvement to visual amenity by removal of unsightly structures and replacing them with a contextual designed development set within extensive landscaping.

Environmental Benefits: The proposals would make safe a site which currently poses a risk to human health due to its contaminated state and derelict structures, benefit the ecology of the site and wider area, buildings would be designed to exceed the requirements of the development plan in respect of passive design, energy use and water consumption. The development would also implement a site-wide holistic landscaping strategy including a new country park, planting, habitat enhancement and ecological improvements to deliver a site with more trees, greater ecology and a more climate resilient landscape than at present.

- 9.92 Officers acknowledge the Planning Statement presents the environmental benefit of the proposals making safe a site which is heavily contaminated with derelict structures. This has further benefits of improved ecological improvement, passive design, energy use and water consumption, with the country park delivering trees, landscaping and biodiversity.
- 9.93 These benefits have already been considered and therefore no further weight is applied to this consideration as a separate entity.

Environmental Benefits: High quality architecture adopting the WELL Building Standard which will inform the design and construction, public realm and landscaping enhancements, and the provision of public art.

- 9.94 Paragraph 131 of the NPPF states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.
- 9.95 Policy HQ/1 of the Local Plan requires all new development to be of a high-quality design.

- 9.96 Officers acknowledge that appearance and landscaping are reserved matters, however the proposal is considered to provide a high quality design, public realm and landscaping that integrates the development.
- 9.97 Given the national and local policy requirements for high quality design of developments generally, Officers consider that limited weight can be given to this, as this is a requirement for developments.

Character and Appearance of the Area

- 9.98 Paragraph 139 of the NPPF states that development that is not well designed should be refused. Developments should add to the overall quality of an area, be visually attractive as a result of good architecture, layout and appropriate and effective landscaping, and should be sympathetic to local character and history including the surrounding built environment.
- 9.99 Paragraph 89 of the NPPF states that decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings.
- 9.100 Policy HQ/1 'Design Principles' provides a comprehensive list of criteria by which development proposals must adhere to, requiring that all new development must be of high-quality design, with a clear vision as to the positive contribution the development will make to its local and wider context.
- 9.101 Policy S/4 'Cambridge Green Belt' states that 'new development in the Green Belt will only be approved in accordance with Green Belt policy in the National Planning Policy Framework'.
- 9.102 Policy NH/8 'Mitigating the Impact of Development In and Adjoining the Green Belt' states that 'any development proposals within the Green Belt must be located and designed so that they do not have an adverse effect on the rural character and openness of the Green Belt'.
- 9.103 The site is located to the west of the A10, with the River Cam to the north, agricultural land to the south and west and Hauxton Meadows residential development to the east with Hauxton village to the south east. The site is located on the western edge of the village, detached from the development framework boundary, in the Green Belt and countryside.
- 9.104 The central portion of the site forms the former Waste Water Treatment Facility with silos, tanks and other plant as well as a redundant recreation building containing a squash court. The wider site includes Hauxton Sports Ground with several grass pitches, tennis courts and a small pavilion changing room.

- 9.105 The surrounding area to the north, west and south is distinctly rural in character with grassland and vegetation and then wider open views of the countryside from the public realm surrounding the site. Planning Consent under application (S/2669/19/E2) for the proposed Cambridge South West Travel Hub has been granted to the northeast of the site. The former waste water treatment facility site due to its previous use is defined as brownfield land or previously developed land within the Green Belt. The substantial mature trees and hedgerows surrounding the site screen it so that its visual impact and previously developed nature are not evident in views from the public realm.
- 9.106 The residential development to the east of the site forming the Hauxton Meadows development is predominantly of two storey scale, with the built form and development lying adjacent to the A10 being four storey's in height (13 metres). Officers acknowledge the four storey height of this development opposite the site, however this existing development is located within the development framework, is set against the adjacent two storey residential development and as a result does not interrupt wide open views of the surrounding countryside. The Council's Landscape Officer is concerned that the proposed height of the development, at up to 16m plus flues, within its more rural location and siting, surrounding open fields and countryside, would make it appear visually prominent and harmful to the rural character of the area.
- 9.107 The Proposed Masterplan (22-088-A-002A), Parameter Plan- Maximum Building Heights (22-088-A-007-F) and Parameter Plan- Land Use and Layout (22-088-A-010-H) shows the layout of the proposed six research and development buildings, proposed amenity building and main car park, country park and landscaping and the proposed heights of the buildings. The development would comprise of buildings 1,2 and 3 which would have a maximum height of 16 metres, building 4 which would have a maximum height of 14.5 metres and buildings 5 and 6 which would have a maximum height of 13 metres. Maximum building heights include plant and services, a flue height of up to 3 metres above the maximum building height is assumed. The proposed amenity building would have a maximum height of 9 metres.
- 9.108 The application has been subject to formal consultation with the Council's Urban Design Officer, who has raised no objection and comments that the proposed height, massing and scale of the laboratory and office buildings and the siting and scale of the car park is generally acceptable.
- 9.109 Officers acknowledged that the matters of appearance and landscaping are reserved, and therefore the appearance and materiality of the development is to be subject to reserved matters application. However, the proposed scale of the development, which falls to be assessed under this application, is considered to be significantly greater in scale than the extant permission on the site for residential development at 9.5m.

- 9.110 Although extensive landscaping measures are proposed around the development and noting that landscaping is a reserved matter, the middle and nearer views of the proposal would be prominent, which would not be completely masked by the proposed landscaping, however would assist in assimilating the proposal into the surrounding rural landscape.
- 9.111 The Council's Landscape Officer considers that the proposed development would result in visual intrusion to the rural edge of Hauxton village, that would fail to be compatible with its location, resulting in an urbanised site which would be out of character with its surroundings. However, officers acknowledge that there would be a landscaped area with a footpath which would have a width ranging from 16 to 37 metres approximately to separate the proposed car park, which is sited closer the A10 and therefore the main views of the site than the proposed buildings, from the main access road which would go some way to alleviate views of the development and also assist in assimilating into the surrounding rural context.

Landscape

- 9.112 Policy NH/2 'Protecting and Enhancing Landscape Character' of the Local Plan is relevant to the landscape and visual impacts of a proposal. It seeks 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.
- 9.113 The District Design Guide SPD (2010) and Landscape in New Developments SPD (2010) provide additional guidance. The NPPF, paragraph 180 provides advice on achieving well-designed places and conserving and enhancing the natural environment.
- 9.114 Policy NH/6 'Green Infrastructure' of the Local Plan states the Council will aim to conserve and enhance green infrastructure within the district. All new development will be required to contribute towards the enhancement of the green infrastructure network within the district.
- 9.115 The site is located outside of the Hauxton development framework boundary, in the Green Belt and countryside.
- 9.116 The site is located within the National Character Area '87. East Anglian Chalk'. The area has a strong rural character with a distinctive landform of smooth rolling chalk hills and gently undulating chalk plateau with settlement focused in small towns and in villages. Villages in the area typically have strong historic linear forms abutted by fields or woodlands that contribute to the rural character of the area.

- 9.117 The main part of the site comprises existing silos, tanks and plant and hard landscaping associated with the former waste water treatment facility. Beyond this, the existing site vegetation is semi-improved grassland with pockets of broad-leaved woodland, dense scrub and scattered deciduous and coniferous trees. The Hauxton Sports Ground comprises grass pitches. The topography of the site falls around 8 metres south to north and occupies a lower lying land adjacent to the River Cam.
- 9.118 The application is supported by a Landscape and Visual Chapter 8 in the Environmental Statement (LDA Design, July 2023), Design Code and Parameter Plan- Land Use and Layout (22-088-A-010-H), Proposed Masterplan (22-088-A-002 A), Parameter Plan- Maximum Building Heights (22-088-A-007-F) and Parameter Plan- Access and Connection (22-088-A-008F).
- 9.119 The proposed landscape strategy includes a variety of species-rich habitats and will comprise of urban trees, native hedgerows, species-rich grassland, wet meadow, amenity law, wet and broadleaved woodland, mixed scrub and ornamental planting close to the proposed buildings and facilities.
- 9.120 The proposal would provide high quality external amenity spaces between buildings with planting, landscaping and external seating.
- 9.121 The proposal will allow for the site to become publicly accessible, and a new country park created for recreation. The country park would act as an extension to Trumpington Country Park.
- 9.122 Within the Landscape and Visual Chapter 8 in the Environmental Statement, (LDA Design, July 2023), 10 viewpoints were assessed. These were viewpoint 1 Public Footpath No.5 (Hauxton), viewpoint 2 (Public Bridleway No.2 (Hauxton) at Rectory Farm, viewpoint 3 (Junction of A10) (Cambridge Road) and London Road, viewpoint 4 Public Bridleway No.1 (Harston), viewpoint 5 (Public Footpath No.2 near Harston, Viewpoint 6 Cantelupe Road at Haslingfield, Viewpoint 8 A10 Cambridge Road, Viewpoint 9 Surfaced path/cycleway at Trumpington Meadows, Viewpoint 10 Cycleway at Addenbrooke's Road, Viewpoint LPA A Permissive Footpath at Shelford Rugby Club. Note no viewpoint 7. View points 1,2,3,6,8 and 9 were identified as key views where impact was measurable.
- 9.123 The application has been subject to formal consultation with the Council's Landscape Officer who has commented that they object and cannot support the application due to the location of the site in the Green Belt, landscape impacts on the openness of the Green Belt and being outside of the development framework.
- 9.124 The Council's Landscape Officer has commented that they do not support the extent of the car park on either side of Building 1, whilst most of the main car

park will be well screened, the parking associated with either side of building 1 is poorly located and it reflects poorly on the setting of the building.

- 9.125 The Landscape Officer has also commented on the submitted LVIA that some of the key views in terms of scale and harm are slightly undervalued and the material weight of the extant permission of the two storey residential scheme would have a different impact to the proposed scheme which is of a higher significance.
- 9.126 The Landscape Officer commented that viewpoint 1, the buildings of the proposal appear remarkably close despite being nearly 250 metres away and the photomontage gives concern regarding the impact on openness of the green belt and impact on the existing development on the opposite side of Cambridge Road.
- 9.127 Viewpoints 3, 8 and 9 in the LVIA have been assessed in terms of their scale of impact to be Small to Small-negligible however the Landscape Officer considers these to be undervalued and commented that they should be weighted more towards Medium-adverse. The Landscape Officer comments that the scale and spread of the new buildings is considered to be out of character with what you might expect to see in a countryside view from viewpoint 3.
- 9.128 Following submission of additional context imagery and a review of materiality, the Landscape Officer commented that the impacts may be reduced through both materiality and visual context, but the development continues to be of higher significance in terms of impacts than the extant permission, though it is considered that the level of harm is not much higher than that of the extant permission.
- 9.129 The Landscape Officer comments that the longer distance views become more negligible due to intervening vegetation/buildings and topography so the assessment has focused on the middle and nearer views.
- 9.130 It is acknowledged that the Landscape Officer in their comments considers the proposed main car park would have a negligible impact given the maturity of the newly planted landscape; however Officers raise concern given the significant volume of hard surface car parking and its siting on an area of existing open grassland.
- 9.131 The proposal would result in a major change to the existing landscape character, by virtue of the removal of the existing and substantial trees within the site and the introduction of new and prominent buildings in the landscape.

Connectivity

9.132 The proposal would result in the creation of a new cycleway through the site and landscaping, which would connect north to Trumpington and the proposed South West Travel Hub, whilst also connecting south to the Melbourn Greenway. To enable the connection to the north, two new bridges are proposed which would cross the main channel and a tributary of the River Cam to the north. A condition shall be added to require the design, detail and lighting of these bridges should consent be granted. **(Condition 29- Bridge Details).**

9.133 The applicant has confirmed that as part of any further reserved matters application a sensitive lighting scheme will be proposed, and that the cycleway will not be adopted by Cambridge County Council and the Applicant would take on the costs for electricity and maintenance liability of the lighting scheme.

Trees

9.134 Policies NH/2, NH/4 and HQ/1 seek to preserve, protect and enhance existing trees and hedges. Paragraph 131 of the NPPF seeks for existing trees to be retained wherever possible.

9.135 The application is accompanied by an Arboricultural Impact Assessment (RSK biocenus, July 2023).

9.136 The submitted Parameter Plan- Remediation & Demolition (22-088-A-009C) shows that all of the existing mature trees which currently screen and surround the former waste water treatment site are to be removed due to the remediation process. These are all category B and C specimens. Given the need to remove these trees and their category, there are no concerns regarding the loss of trees.

9.137 Subject to conditions as appropriate, the proposal would accord with policies NH/2, NH/4, HQ/1 of the Local Plan.

Heritage Assets

9.139 The application is located near to the Grade II listed Hauxton Watermill, Grade II listed bridge at Hauxton Watermill, Grade II Old Mill House, Grade II Milestone, Hauxton Mill Bridge and within Hauxton village lies the Grade I Church of St Edmund.

9.140 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.

- 9.141 Paragraphs 205 and 206 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.
- 9.142 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.
- 9.143 The application is supported by Chapter 9: Built Heritage of the Environmental Statement (LDA Design, July 2023). In this statement the proposal has been assessed in terms of the potential effects during construction and operation of the proposed development and the summary was that there would be a slight adverse, not significant potential effect on the Hauxton Watermill during construction, with the other heritage assets having either a neutral or slight adverse not significant effect. During operation, Hauxton Watermill, the Bridge at Hauxton Watermill and Old Mill House will have a slight beneficial but not significant effect with Milestone and the Church of St Edmund having a neutral, not significant effect.
- 9.144 The application has been subject to formal consultation with the Council's Conservation Officer who has raised no objections to the proposal and supports the proposal.
- 9.145 It is considered that the proposal, by virtue of its scale, massing and design, would not harm the character and appearance of the Conservation Area or the setting of listed buildings. The proposal would not give rise to any harmful impact on the identified heritage assets.

Archaeology

- 9.146 The site has archaeological potential due to its position on the river terraces of the Cam with consequent potential for Neolithic and Bronze Age remains. The wider landscape is equally well populated with Iron Age and Roman settlement including two areas to the east that are scheduled monuments (settlement complex North of Hauxton and settlement NW of Little Shelford). The projected line of a Roman road crosses the site itself and its presence greatly increases the potential for associated archaeology of that date.
- 9.147 The application is supported by Chapter 10: Archaeology within the Environmental Statement (LDA Design, July 2023).

9.148 The Archaeology Officer has commented that due to the groundworks associated with the waste water treatment works, most of the site has lost its archaeological potential however several proposed buildings will be outside of the area of past impact and will require archaeological evaluation prior to development therefore a condition is required requiring a programme of archaeological investigation. **(Condition 10 -Archaeology).**

Carbon Reduction and Sustainable Design

9.149 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.

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

9.151 Policy CC/4 'Water Efficiency' of the Local Plan requires that for non-residential buildings to achieve a BREEAM efficiency standard equivalence of 2 credits. Paragraph 158 of the NPPF is relevant.

9.152 The application is supported by a Framework Sustainability and Energy Statement (Scotch Partners, July 2023). The proposal will be fossil fuel free, meet BREEAM 'Excellent' as a minimum, achieve 5 credits for water efficiency under BREEAM Wat 01, achieve LETI Guidance used to inform the design code and a fabric performance of buildings in line with LETI targets.

9.153 The application has been subject to formal consultation with the Council's Sustainability Officer who raises no objection to the proposal subject to conditions relating to all future reserved matters applications accompanied by a BREEAM pre-assessment, the development not occupied until a BRE issued post Construction Certificate has been submitted and 10% renewables compliance.

9.154 The applicants have suitably addressed the issue of sustainability and renewable energy and subject to conditions the proposal is compliant with Local Plan policies CC/1, CC/3 and CC/4 and the Greater Cambridge Sustainable Design and Construction SPD 2020. **(Condition 35- BREEAM, Condition 45-BREEAM, and Condition 46-Renewables 10% Detail Compliance).**

Biodiversity

9.155 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.

- 9.156 In accordance with policy and circular 06/2005 'Biodiversity and Geological Conservation', the application is accompanied by Chapter 7: Ecology and Biodiversity within the Environment Statement (LDA Design, July 2023), Bat Survey Addendum (Ecology Solutions, October 2023), Biodiversity Net Gain Assessment (Ecology Solutions, November 2023) and Biodiversity Net Gain Metric.
- 9.157 The application has been subject to formal consultation with the Council's Ecology Officer, who raises no objection to the proposal and recommends several conditions to ensure the protection of species and the estimated biodiversity net gain is delivered.
- 9.158 The proposed development would result in a decrease of 5.50% in habitat units, an increase of 26.80% in hedgerow units and no change in watercourse units. The applicant will provide for a 10% off-site Biodiversity Net Gain provision.
- 9.159 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, the Biodiversity SPD 2022, the requirements of the Environment Act 2021 and 06/2005 Circular advice. **(Condition 6- Construction Ecological Management Plan, Condition 11 Ecological Enhancement and Condition 12 Biodiversity Net Gain).**

Water Management and Flood Risk

- 9.160 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. 165, 167, 173 and 175 of the NPPF are relevant.
- 9.161 Policy CC/4 requires new development to be water efficient and demonstrate a minimum water efficiency standard equivalent to the BREEAM standard for 2 credits for water use levels unless demonstrated not practicable.
- 9.162 Policy CC/7 requires all developments to protect and enhance water quality, including demonstrating there is an adequate supply of water, that the quality of ground, surface or water bodies will not be harmed, as well as providing sewerage and land drainage systems to serve the development.

- 9.163 These policies are supplemented by the Cambridgeshire Flood and Water SPD, and paragraphs 180 and 181 of the NPPF.
- 9.164 The site is in Flood Zone 1 (low risk) with the northern part of the site lying within flood zones 2 and 3 (medium and high risk) with the River Cam running close to the northern boundary of the site. The applicants have submitted a Flood Risk Assessment and Drainage Strategy. The Local Lead Flood Authority have raised no objection in principle and commented that the surface water from the proposal can be managed through the use of an attenuation basin and permeable paving restricting surface water discharge to QBAR. Anglian Water have raised no objections subject to conditions in regard to a phasing plan and on-site foul water drainage. **(Condition 36- Foul Water Drainage).**
- 9.165 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. **(Condition 24 – Surface Run Off and Condition 25- Additional Surface Water Run Off).**

Water Resources

Policy Context

- 9.166 Water Environment (Water Framework Directive) (England and Wales) Regulations 2017 Regulation 33 places a statutory duty on public bodies, including district councils, to have regard to the river basin management plan for that district.
- 9.167 Paragraph 20 of the NPPF sets out that that strategic policies should, amongst other things, set out a strategy for and make sufficient provision of infrastructure for water supply, for the conservation and enhancement of the natural environment, and climate change mitigation and adaptation.
- 9.168 Paragraph 159 of the NPPF sets out that plans should take a proactive approach to climate change mitigation and adaptation, accounting for long-term implications to, amongst other things, water supply and biodiversity.
- 9.169 Paragraph 180 of the NPPF sets out that policies and decisions should contribute to and enhance the natural and local environment and that “development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans.”
- 9.170 The Planning Practice Guidance (PPG) also contains a section on water supply, wastewater, and water quality. This highlights that the Water Environment Regulations 2017 set out requirements to, amongst other things, protect, enhance and restore water bodies to ‘good’ status (NPPG, 34-001-20161116).

9.171 The PPG goes on to describe how water supply should be considered through the planning application process, setting out that water supply should normally be addressed through strategic policies, but that there are exceptions that may require water supply to be considered through the planning application process, including whether a plan requires enhanced water efficiency in new developments (NPPG, 34-016- 20140306). South Cambridgeshire LP 2018 policies CC/7, CC/8 and CC/9 provide for the water efficiency related exception allowing for water supply to be considered.

Background

9.172 The EA set out that reductions in water use and increases in supply are required to mitigate the risk to water bodies and ensure abstraction is at a sustainable level. Cambridge Water's latest revised Water Resource Management Plan (dWRMP24) (published February 2024) is intended to ensure there is a sustainable supply of potable water to meet existing and planned demand. The EA has raised concerns about the ability of Cambridge Water to achieve this. These set out that the risk of deterioration to water bodies is most acute in the period 2025-2032, where Cambridge Water rely on demand management options.

9.173 Noting the Governments recent establishment of a Water Scarcity Group, the EA's previous response to the draft RMP24 makes clear that although there is now a significant focus at a national level to resolve Cambridge's water scarcity issues and the associated risk of deterioration, at this point in time, a satisfactory suite of measures required to overcome objections to the dWRMP24 have not been confirmed.

9.174 On 06 March 2024 central Government published two statements on the issue of water resources in the Greater Cambridge Area:

- [Joint written statement on addressing water scarcity in Greater Cambridge - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/statements/joint-written-statement-on-addressing-water-scarcity-in-greater-cambridge)
- Written ministerial statement on a [Addressing water scarcity in Greater Cambridge: update on government measures - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/statements/written-ministerial-statement-on-addressing-water-scarcity-in-greater-cambridge)

Officers consider that these are material planning considerations which carry some weight.

9.175 The joint statement on water scarcity in Greater Cambridge highlights that:

- Cambridge Water's previous draft WRMP was not able to satisfactorily demonstrate that there was enough water to supply all of the new properties contained in the emerging joint Local Plan without risk of deterioration of the local water environment, including chalk streams.

- Expect Cambridge Water to publish and deliver a WRMP to provide a sustainable, safe, sufficient supply of water to meet all planned development in the future across the Cambridge area. The water company will need to work closely with other water companies to ensure delivery of major new water resource infrastructure. This includes working with Anglian Water and Affinity Water to develop new transfer of water to Cambridge from Grafham Water, and supporting work from Anglian Water, to develop a new reservoir in the Fens.
- For sites where environmental concerns have been raised through the planning process, we must continue to explore how to support sustainable development to come forward.

The Proposal

- 9.176 Policy CC/4 of the Local Plan requires new development to be water efficient and demonstrate a minimum water efficiency standard equivalent to the BREEAM standard for 2 credits for water use levels unless demonstrated not practicable. However, Policy CC/4 was based on the evidence that was available at the time of the preparation of the Local Plan. Since that time, the EA has considered the impact of changes to abstraction licences in Greater Cambridgeshire, underpinned by evidence that groundwater abstractions are causing a risk of deterioration of some water bodies. The EA has advised that some of the growth included in Local Plans based on CWC's WRMP19 is unsustainable.
- 9.177 Policy CC/7 of the Local Plan also requires all development proposals to demonstrate that, inter alia, the quality of ground, surface or water bodies will not be harmed.
- 9.178 The applicant has submitted Chapter 16: Water Resources as part of the Environmental Statement (LDA Design, July 2023), a Response to EA Objection: Water Use Document was submitted in November 2023 (ScotchPartners) and 2nd Response to Environment Agency Objection Water Use Document was submitted in January 2024 (ScotchPartners) to address the Environment Agency's comments. In addition, a Water Consumption Study (Scotch Partners, February 2024) has been submitted to compare the estimated water consumption for the proposed scheme, historic water abstraction by the waste water treatment plant and for the consent housing scheme under planning consent (S/2184/16/OL).
- 9.179 The proposal seeks to achieve the maximum Wat01 5 credits under the BREEAM New Construction 2018. The Design Code has been updated to state that the proposal will demonstrate achievement of 5 Wat01 BREEAM credits. The landscaping proposals will incorporate planting which can cope with longer periods of drought following the bedding in period, which will reduce the need

for irrigation. Where irrigation is needed, it will be specified with rain sensors or other suitable controls in line with BRREAM Wat04 compliance. The development will achieve the maximum 1 credit under Wat04. The proposal will install water efficient fixtures such as dual flush toilets and water efficient taps and use water harvesting and grey water recycling to reduce water consumption. In addition, an Aquality water recycling system is being considered to be used as part of the development.

- 9.180 In this case, and given the scale of development of the proposal (31,868m² (GIA)) the applicant has provided supporting information in the submitted Water Consumption Study (Scotch Partners, February 2024) which details the overall potable water consumption, with the waste water treatment plant having an annual potable water consumption of 5,840,000 cubic litres, the approved housing development having an annual potable water consumption of 3,784,320 litres and the proposed scheme having an annual potable water consumption of 2,950,486 litres. The catchment area covers approximately 3664km² which supplies an annual 341 million cubic metres of water to the area, which averages out to an annual water consumption of 931/m². The proposal is predicted to consume 2,950,486 litres of potable water per annum across 20.3 hectares of redevelopment which equates to an annual potable water consumption of 14.51/m², which when compared to the catchment area will use 82% less potable water than the average.
- 9.181 The Environment Agency have maintained their objection to the proposal on the grounds that the proposed development may individually and/or in combination with the other proposed development increase abstraction and risk deterioration to water bodies in the Greater Cambridge area because of the additional demand for potable water use.
- 9.182 The Council's Sustainability Officer in their comments state that the applicant has confirmed the water conservation measures will be put in place to ensure the proposed development achieves maximum credits from BREEAM, categories WAT01 and WAT04 which is welcomed and recommends conditions to ensure these standards.
- 9.183 This application is not EIA development and, notwithstanding the objection from the EA, officers acknowledge that the development will result in a decrease in water demand compared to the waste water treatment plant and the extant approved housing development, which will reduce the strain on water resources and the environment. Officers are of the view that the applicants have, within their control, appropriately addressed the issue of water demand and sought to minimise the environmental impacts of their scheme. As such, acknowledging the objection from the EA, this matter is for Committee in exercising their planning judgement when weighing in the balance the planning benefits of the scheme that would arise. Officers' view is that the planning balance in this regard is favourable, in consideration of the requirements and the extent of the scheme's

compliance with policies CC/7, CC/8, CC/9, the Greater Cambridge Sustainable Design and Construction SPD 2020 and NPPF and NPPG advice as set out above. Move contaminated land section up to here.

Highway Safety and Transport Impacts

- 9.184 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.
- 9.185 Policy TI/2 requires developers to demonstrate adequate provision will be made to mitigate the likely impacts of the proposed development and, for larger developments, to demonstrate they have maximised opportunities for sustainable travel, and provided a Transport Assessment and Travel Plan.
- 9.186 Para. 111 of the NPPF advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 9.187 The application is supported by a Transport Assessment (kmc transport planning, August 2023) and Framework Site-Wide Travel Plan (kmc transport planning, August 2023).
- 9.188 Access to the site would be through provision of a new access arm that connects to the existing junction arrangement on the A10. A new 4 metre wide toucan crossing is designed across the site access arm. The existing 2.5 metre wide footways to the south of the access are proposed to be widened into the carriage way to facilitate a 3 metre wide shared footway/cycleway plus 1 metre verge. North of the access, the existing 2 metre wide footway is proposed to be widened into the carriageway to facilitate a 3 metre wide shared footway/cycleway plus 0.5 metre wide verge.
- 9.189 The access road will be increased to 6.5 metres wide with a 3 metre shared user path on the south side to accommodate pedestrian movement along the access road to the car park and a 3 metre shared footway and cycleway is proposed to the north side of the access road.
- 9.190 The application has been subject to formal consultation with Cambridgeshire County Council's Local Highways Authority, County Transport Assessment Team and Active Travel England who raise no objection to the proposal subject to conditions and S106 mitigation. **(Condition 13- Traffic Management Plan. Condition 38- Junction Arrangement, Condition 40- Pedestrian and Cycle Route, Condition 41-Details of Minibus Service, Condition 48-Falls and Levels of Vehicular Access, Condition 49- Gross Weight Limit-Construction**

Vehicles and Condition 50- Demolition and Construction Vehicles Entering and Exiting)

- 9.191 Highways England have commented that they raise no objection and request a condition in regard to a detailed travel plan to secure ongoing monitoring of the proposed measures to mitigate against a severe or unacceptable impact on the M11 junction 11. **(Condition 16-Travel Plan).**
- 9.192 Subject to conditions and S106 mitigation as applicable, the proposal accords with the objectives of policy TI/2 of the Local Plan and is compliant with NPPF advice.

Cycle and Car Parking Provision

- 9.193 Policies HQ/1 and TI/3 set out that car and cycle parking provision should be provided through a design-led approach in accordance with the indicative standards set out in Figure 11 of the Local Plan. Cycle parking should be provided to at least the minimum standards. **(Condition 15- Cycle Parking and Condition 39- Cycle Parking).**

Cycle Parking

- 9.194 Policy TI/3 requires 1 space per 30m² is provided for B1 Business use and 1 space per 25m² for D2 Leisure use. The proposal will provide 306 cycle spaces, which will allow for 257 employee spaces, 26 visitor spaces for the life science use, 13 oversized spaces and 10 visitor spaces for the amenity building. The proposed level of cycle parking is much less than the policy requirement, however the County Local Highways Authority has commented that with a daily amount of 833 employees on site at any one time, the cycle parking allows for a cycle mode share of 31%. A condition shall be added to require cycle parking to be agreed at each reserved matters for the buildings coming forward and based on Travel Plan data from any occupied buildings.
- 9.195 The Greater Cambridge Sustainable Design and Construction SPD outlines the standards for EV charging at one rapid EV Charge Point per 1,000m² of floor space and 1 slow EV charge point per 2 spaces for and passive provision for the remaining spaces to provide capability for increasing provision in the future. 30 fast charging points are proposed and 165 slow EV charge points and which is acceptable. **(Condition 14- Walking and Cycle Infrastructure, Condition 47- Electric Vehicle Charge Point Scheme).**

Car Parking

- 9.196 Policy TI/3 requires that 1 car parking space is proposed per 30m² for B1 Business use and 1 car space per 22m² is proposed for the F2(b)(c)) Local Community use. 330 car parking spaces are proposed within the car park sited to

the front of the proposed buildings, within this figure, 17 spaces are to be blue badge spaces sited adjacent to the buildings. The proposed level of car parking would equate to 1 space per 97m², which is significantly below the policy requirement.

- 9.197 The proposed distribution of trips derived from the 2011 census data, details that 46% of trips are from the M11 north, 26% from the A10 south, 13% from east via Newton and 7% from the city direction, which results in a distribution of 56% from the M11 direction and 44% from the A10 south direction at the site access.
- 9.198 The County Council Transport Assessment Team in their comments state that the proposed parking level is much lower than the parking standards and it is expected that the site will have 1189 employees based on 1 employee per 28m², with 70% of employees on site at any one time, equating to a daily amount of 833 employees. From the 2021 census data, 39% of residents over 16 and in employment work mainly at or from home and 64% of residents that travel to work do so by car. Given the close proximity of the nearby proposed South West Travel Hub, two railway stations, the staff shuttle bus link and Melbourn greenway, the Transport Assessment Team consider that the proposed provision of parking is appropriate for the location.
- 9.199 The County Transport Assessment Team have recommended that a car park management plan including the allocation of parking spaces, car sharing spaces and the monitoring of parking demand on and off site shall be included within any Section 106 Agreement.
- 9.200 Subject to conditions, the proposal is considered to accord with policies HQ/1 and TI/3 of the Local Plan and the Greater Cambridge Sustainable Design and Construction SPD.

Neighbour Amenity

- 9.201 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.
- 9.202 For the Outline application, matters of appearance are reserved, therefore the appearance of the development is not known at this stage.
- 9.203 Given the separation between the proposed built form of the development and the nearby existing residential properties at approximately 280 metres and 218 metres from the proposed amenity building, the proposal is unlikely to result in any unduly overbearing impact, significant loss of light, loss or privacy or unacceptable levels of noise and disturbance and harm from lighting to the adjacent neighbouring properties.

9.204 The proposal would therefore comply with Policy HQ/1(n) of the Local Plan. **(Condition 54- Delivery Hours and Condition 55 Removal of Permitted Development Rights).**

Health Impacts of new and existing residents

9.205 The Health Development Officer has commented on the scheme and the submitted Health Impact Assessment (Hardisty Jones Associates, July 2023) and comments that they are satisfied that due consideration has been made to the impacts both positive and negative on existing and future residents of the site.

Construction and Environmental Health Impacts

9.206 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.

9.207 The Council's Environmental Health and Contaminated Land Team have assessed the application and recommended conditions are attached to ensure appropriate mitigation during the construction period and necessary mitigation with regard to the potential land contamination. **(Condition 5- Ground Works and Soil Movement, Condition 7- Dust Management Plan, Condition 8- Piling, Condition 9- Construction Programme, Condition 17- Lighting, Condition 32- Materials Management Plan, Condition 42- Lighting Design, Condition 44-Noise Assessment and Insulation and Mitigation).**

9.208 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 Local Plan.

Contaminated Land

9.209 The site is heavily contaminated as it was previously used in relation to the former Bayer Crop Science Waste Water Treatment Works and is designated as contaminated land under Part IIA of the Environmental Protection Act 1990.

9.210 The application is supported by a Preliminary Risk Assessment and Detailed Quantitative Risk Assessment (Vertase FLI, July 2023), Communication Strategy (Vertase FLI, November 2022) and Chapters 6,12,13,14,14.2 and Non-Technical Summary in the Environment Statement, LDA Design, July 2023.

9.211 The Contamination Officer has commented that they are satisfied with the information submitted and recommends conditions in regard to a dust

management plan for the construction phase of development, communication strategy, satisfactory risk assessment and remedial targets, remediation method statement, verification document for main phase of remediation, requirement for a verification plan for the final cover system element of remediation/soil import and verification documentation for the cover system element of remediation, unexpected contamination and materials management plan. **(Condition 18- Remediation Strategy, Condition 20-Construction Phase Remediation Method Statement and Verification Plan, Condition 21- Monitoring and Maintenance Plan Contamination, Condition 22-Communication Strategy, Condition 23- Odour Management Plan, Condition 43- Verification Report, Condition 20- Construction Phase Verification Report, Condition 51Contamination not previously identified).**

Environmental Impact Assessment

9.212 No formal screening of the proposed development has been undertaken by the Local Planning Authority. The applicant considers the proposed development is an urban development project which constitutes EIA Development under Schedule 2 Part 10b of the EIA Regulations due to its size, scale and nature and as a result, an Environmental Impact Assessment has been undertaken voluntarily by the applicant.

Alternative Sites

9.213 The application is supported by an Alternative Sites Assessment (Bidwells, August 2023). The assessment sets out that they sought to identify all suitable, available and achievable sites for the proposed development within the South Cambridgeshire and Cambridge City Local Authority boundary.

9.214 The sites were sourced from the Housing and Economic Land Availability Assessment (HELAA)

9.215 Of the 731 individual sites which were assessed as part of the HELAA, 94 sites were assessed and this was reduced down to 27 potential sites, with 9 sites removed because they were located outside of the defined search area. 18 potential alternative sites were assessed as part of the study.

9.216 The Assessment concludes that there are no reasonably alternative sites which could accommodate the proposed development and its intended purpose for a new life science centre. The reasons being they were either already committed for alternative forms of development by existing planning permissions or policy designations or they were incapable of accommodating the development because they were not of a comparable size or capacity, designated as undeveloped in the Green Belt.

Third Party Representations

9.217 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
Request for sports pavilion to remain in the control of the Parish	This is the case and not a material planning matter.
Request to have a squash court back and bowls rink.	This is not a material planning matter.

Planning Obligations (S106)

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

- (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.

9.219 The applicant has indicated their willingness to enter into a S106 planning obligation in accordance with the requirements of the Council's Local Plan and the NPPF.

9.220 Policy TI/8 'Infrastructure and New Developments' states that Planning permission will only be granted for proposals that have made suitable arrangements for the improvement or provision of infrastructure necessary to make the scheme acceptable in planning terms. The nature, scale and phasing of any planning obligations and/or Community Infrastructure Levy (CIL) contributions sought will be related to the form of the development and its potential impact upon the surrounding area.

Heads of Terms

9.221 The Heads of Terms (HoT's) as identified are to be secured within the S106 and are set out in the summary table below:

Obligation	Contribution / Term	Trigger
Travel Plan	Monitoring of travel mode shares and cycle parking use	Prior to Occupation

Car Park Management Plan	Monitoring of parking demand on and off site	Prior to Occupation
Transport Mitigation	£682,000 towards the Melbourn Greenway and/or South West Travel Hub	Prior to Occupation of each phase. In instalments for each phase of development in proportion to the overall amount in each phase
Transport Mitigation	Submission of Transport Note detailing the vehicle trip generation with a trip cap for vehicles	When Reserved Matters are submitted for each phase or prior to commencement of construction of each phase.
Bus Shelters Maintenance/New Bus Shelters	£20,000 to Hauxton Parish Council for maintenance of new bus shelters on Church Road	Prior to Occupation
Waiting restrictions	£5,000 for additional waiting restrictions in the surrounding area	Prior to Occupation
Two New Bus Shelters	Install two new bus shelters at the two bus stops on Church Road near to the A10	Prior to Occupation
South Cambridgeshire District Council S106 Administration, Monitoring and Compliance	Administration, Monitoring and Compliance	TBC

Transport

9.222 Cambridge County Council, Transport Assessment Team have requested as part of a S106 Agreement, that the developer is required to submit a Travel Plan to monitor the travel mode shares and cycle parking use, a Car Park Management Plan including monitoring of parking demand on and off site, a contribution of £802,000 towards the Melbourn Greenway and/or South West Travel Hub, submission of a Transport Note detailing trip generation with a trip cap for vehicles prior to commencement of each phase, a contribution of £20,000 to Hauxton Parish Council for maintenance of the new bus shelters on Church Road, a contribution of £5,000 to be used for additional waiting restrictions in the

surround area and to install two new bus shelters at the two bus stops on Church Road near to the A10.

9.223 The applicant is willing to enter into a S106 planning obligation with regards to transport infrastructure and monitoring costs and for the trigger for payment to be prior to occupation of the development.

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

Planning Balance

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

9.226 The site lies outside of the Hauxton development framework and within the countryside. It is an unallocated site in the Local Plan, therefore there is not an assumption in favour of development on the basis of section 38(6) of the Planning and Compulsory Purchase Act 2004.

9.227 The proposed development would constitute inappropriate development in the Green Belt which is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

9.228 The NPPF is clear that, when considering any application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

9.229 In addition to the harm by reason of inappropriateness, the proposal is also considered to result in harm by virtue of the loss of openness of the Green Belt, conflict with the purposes of the Green Belt, detrimental impact on the character of the area and an adverse impact to landscape character.

9.230 The Environment Agency objects to the proposal on the grounds of the development individually, and/or in combination with other proposed development in Greater Cambridge, increasing abstraction and risk deterioration to water bodies in the Greater Cambridge area because of the additional demand for potable water use.

- 9.231 Officers acknowledge that the proposal will result in a decrease in water demand than the waste water treatment plant and approved housing development under application (S/2184/16/OL), which will reduce the strain on water resources and the environment.
- 9.232 In terms of harm, the proposal would be significantly higher and larger in scale when compared to the buildings and structures which exist on site and the extant two storey residential scheme under application (S/2184/16/OL). The proposed level of car parking would be significantly lower than the indicative standards as set out in parking policy. However, the County Transport Assessment Team accept the proposed lower level of car parking as this would promote sustainable modes of travel to the site and given the close proximity to the Park and Ride, with the inclusion of more car parking being harmful to the Green Belt.
- 9.233 Significant weight is given to the harm caused to the Green Belt by reason of inappropriateness. Significant weight is given to the harm caused to the loss of openness to the Green Belt while significant weight is also given to the harm caused to the conflict with the purposes of the Green Belt.
- 9.234 Substantial weight is afforded to the overall harm to the Green Belt. Officers attribute significant weight to the harm to the character and appearance of the area and significant weight to the adverse harm to landscape character arising from the development
- 9.235 The determination of whether very special circumstances exist is a matter of planning judgement, based on a consideration of all relevant matters. However, very special circumstances cannot exist unless the harm to the Green Belt, and any other harm, is clearly outweighed by other considerations, as set out in paragraph 153 of the NPPF. Consequently, for the development to be supported, the overall balance would have to favour the proposal, not just marginally, but decisively.
- 9.236 In terms of economic benefits, the proposed development would provide 31,868m² (GIA) of laboratory and office space, to allow a purpose built space for small and medium-sized scientific companies, allowing R&D businesses to grow and leading to economic growth within a cluster. The proposal would fill the market gap between the incubator locations and large corporates. The proposal would support 1,190 employees within the life science campus and the level of employment would support £36 million per annum in earnings. The proposed location would provide opportunities for collaboration with well-established Life Science Parks in and around South Cambridgeshire, notably Cambridge Biomedical Campus. This should be afforded significant weight as a benefit.
- 9.237 For the social benefits, the proposal would provide a new extensive landscaped country park with significantly improved public access for walking, cycling and

informal recreation and provision of a new amenity building and shared car parking for both the campus and for the local community associated with the existing sports ground. Provision of the new extensive landscaped country park should be afforded significant weight and provision of a new amenity building moderate weight as a benefit.

9.238 In terms of the environmental benefits, the proposal would result in the delivery of a comprehensive remediation scheme for the heavily contaminated site, improve the visual amenity by removing unsightly existing structures, making safe the site which currently poses a risk to human, result in planting, habitat enhancement and ecological improvements. This should be afforded limited weight as a benefit given these have already been considered as a very special circumstance under the approved outline residential scheme under planning reference (S/2184/16/OL) and which would be delivered under this approval.

9.239 In weighing the overall planning balance, it is considered that the very special circumstances would on balance outweigh the harm by reason of inappropriateness and the harm by virtue of the loss of openness of the Green Belt, conflict with the purposes of the Green Belt, detrimental impact on the character of the area and an adverse impact to landscape character, as required by paragraph 153 of the NPPF.

9.240 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 on balance is recommended for approval.

10. Recommendation

10.1 Approve subject to:

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

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

-In the event that the application is refused, and an Appeal is lodged against the decision to refuse this application, delegated authority is sought to allow officers to negotiate and complete the Planning Obligation required in connection with this development.

11. Planning Conditions

Time Limit

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

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

Outline Planning Permission- Reserved Matters

2. No development shall commence until details of the appearance and landscaping (hereinafter called the 'reserved matters') have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved.

Reason: This is an Outline permission only and these matters have been reserved for the subsequent approval of the Local Planning Authority.

Approved Plans

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

22-088-PL001- Site Location Plan

22-088-A-002-A Proposed Masterplan

22-088-A-007-F Parameter Plan- Maximum Building Heights

22-088-A-008-F Parameter Plan- Access and Connection

22-088-A-009-C Parameter Plan- Remediation and Demolition

22-088-A-010H Parameter Plan- Land Use and Layout

22-088-A-011-F Parameter Plan- Phasing Plan

22-088-A-010-H Parameter Plan-Land Use and Layout

KMC22082/019(1) Rev B Proposed Highway Improvements General Arrangements

KMC22082/019 (2) Rev B Proposed Highway Improvements Vehicular Swept Paths Analysis using FTA Design Articulated Vehicle

KMC22082/019 (3) Rev B Proposed Highway Improvements Vehicular Swept Paths Analysis using 18.5 m New Longer Semi trailer (trial version only)

Design Code 05(Rev C) 15 January 2024

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.

Site Wide Phasing

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

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

Ground Works and Soil Movement

5. No development shall take place, including archaeology, until the details of all groundworks and soil movement relating to the development are submitted to and approved in writing by the local authority. Details should include a Soils Management Plan detailing protection of ground to be reinstated to open space, sustainable drainage or general landscape, methodology of soil stripping, storage, handling, haul routes, formation level decompaction measures, soil re-spreading and decompaction as well as soil disposal (if necessary).

All groundworks should be carried out in accordance with the approved details and in accordance with the recognised 'Construction Code of Practice for the Sustainable Use of Soils on Construction Sites' produced by DEFRA and Protecting and Enhancing Soils Policy Position Statement produced by Chartered Institute of Water and Environmental Management (CIWEM).

Reason: To ensure that before any development commences an appropriate landscape and ecological management plan has been agreed in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

Construction Ecological Management Plan

6. Prior to or concurrently with the submission of the first approval of reserved matters, no development shall take place (including demolition, ground works, vegetation clearance) until a Construction Ecological Management Plan (CEcMP) has been submitted to and approved in writing by the local planning authority. The CEcMP shall include the following:

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

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

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

Dust Management Plan

- 7. No development shall commence until a scheme to minimise the spread of airborne dust from the site including subsequent dust monitoring during the period of demolition and construction, has been submitted to and approved in writing by the local planning authority The development shall be implemented in accordance with the approved scheme.

Reason: To protect the amenity of nearby properties in accordance with Policies HQ/1 and SC/14 of the South Cambridgeshire Local Plan 2018.

Piling

- 8. In the event of piling, no development shall commence until a method statement detailing the type of piling, mitigation measures and monitoring to protect local residents from noise and/or vibration has been submitted to and approved in writing by the Local Planning Authority. Potential noise and vibration levels at the nearest noise sensitive locations shall assessed in accordance with the provisions of BS 5228-1&2:2009 Code of Practice for noise and vibration control on construction and open sites.

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

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

Construction Programme

9. No development (including any pre-construction, demolition or enabling works) shall take place until a comprehensive construction programme identifying each phase of the development and confirming construction activities to be undertaken in each phase and a timetable for their execution submitted to and approved in writing by the Local Planning Authority in writing. The development shall subsequently be implemented in accordance with the approved programme unless any variation has first been agreed in writing by the Local Planning Authority.

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

Archaeology

10. No demolition/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 application area, 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 demolition/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 to ensure the proper and timely preservation and/or investigation, recording, reporting, archiving and presentation of archaeological assets affected by this development, in accordance with Policy NH/14 of the South Cambridgeshire Local Plan 2018 and in the National Planning Policy Framework (MHCLG 2023).

Ecological Enhancement

11. Prior to or concurrently with the submission of the first approval of reserved matters a scheme of ecology enhancement shall be supplied to the local planning authority for its written approval. The scheme must include details of bat and bird box installation, hedgehog connectivity, and other enhancements as applicable and in line with the Greater Cambridge Biodiversity Supplementary Planning Document (2022). The approved scheme shall be fully implemented within an agreed timescale unless otherwise agreed in writing.

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

Biodiversity Net Gain

12. 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 target how a net gain in biodiversity will be achieved through a combination of on-site and / or off-site mitigation. The BNG Plan shall include:
 - i) A hierarchical approach to BNG focussing first on maximising on-site BNG, second delivering off-site BNG at a site(s) of strategic biodiversity importance, and third delivering off-site BNG locally to the application site;
 - ii) Full details of the respective on and off-site BNG requirements and proposals resulting from the loss of habitats on the development site utilising the latest appropriate DEFRA metric;
 - iii) Identification of the existing habitats and their condition on-site and within receptor site(s);
 - iv) Habitat enhancement and creation proposals on the application site and /or receptor site(s) utilising the latest appropriate DEFRA metric;
 - v) 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 v) shall be submitted to the local planning authority in accordance with the latest DEFRA guidance and the approved monitoring period / intervals.

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

Construction Traffic Management Plan

13. No demolition or construction works (Including any temporary or enabling works, for example ground works and vegetation clearance) shall commence on site until a Construction Traffic Management Plan (CTMP) has been agreed with the Local Planning Authority in consultation with the Local Highway Authority. The Local Highway Authority requests that the CTMP be a standalone document separate from any Environment Construction Management Plan or the like, as the risks and hazards associated with construction traffic using the adopted public highway are quite different from those associated with the internal site arrangements. The principal areas of concern that should be addressed are:
- i. Movements, control, and timings of all muck away lorries and delivery lorries/vehicles. All loading and unloading shall be undertaken off the adopted public highway.
 - ii. The proposed access to be used by demolition, construction, and delivery vehicles on to the site shall be fully constructed to Local Highway Authority specifications and operational prior to commencing any works on site.
 - iii. Contractor parking, for both demolition and construction phases shall be within the curtilage of the site and not on the street. If the site has limited potential to provide on-site car parking the applicant must provide details of how any off-site parking will be controlled, e.g., a managed list of contractor/employee vehicles parking on-street and their drivers telephone contact details etc.
 - iv. Control of dust, mud, and debris, in relationship to the functioning of the adopted public highway, including repairs to highway damage caused by site vehicles. Please include wording in the CTMP that the adopted public highway within the vicinity of the site will also be swept within an agreed time frame as and when reasonably requested by any officer of the Local Highway Authority and that any highway damage (including verges) shall be repaired in a timely manner at no expense to the Local Highway Authority. Additionally, prior to commencing any works on site, highway condition surveys may be required between the site and along the nearest public highway deemed suitable to cater for demolition and construction traffic.

The CTMP must relate solely to how the operation of the site will affect the adopted public highway, other information for example noise levels, is not a highway matter and should not be included within the plan.

The approved CTMP shall be adhered to throughout any demolition and construction periods for the proposed development.

Reason: In the interests of highway safety in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

Walking and Cycling Infrastructure

14.No development shall commence until details of the pedestrian and cycle infrastructure shown in principle in the Parameter Plan – Access and Connection (drawing number 22-088-A-008-F) including: the provision of the Greenway to connect to the proposed Mobility Hub to the north and link to Haslingfield Greenway and public footpath to the south-west; internal pedestrian and cycle links; and the accesses onto the A10, have been submitted to and approved in writing by the local planning authority. The details shall be submitted in accordance with guidance contained in LTN 1/20 on Cycle Infrastructure Design and Manual for Streets, and shall include details of the following:

- (a) Surfacing, which should be bound and sealed
- (b) Lighting, taking into account the safety and security of the users and the likely high use between the proposed Mobility Hub and the site
- (c) The structures over the two water courses to the north of the site
- (d) Widths and segregation of footways and cycleways in accordance with LTN 1/20 The development shall not be occupied until the walking and cycling infrastructure has been constructed and completed in accordance with the approved details.

Reason: In the interests of encouraging sustainable travel to and from the site in accordance with Policy TI/2 of the South Cambridgeshire Local Plan 2018, Paragraph 116 of the NPPF and national design guidance in LTN 1/20 and Manual for Streets.

Cycle Parking

15. Prior to occupation of the development (or phase of), details of facilities for the secure parking of cycles for use in connection with the building shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the means of enclosure, materials, type and layout. The facilities shall be provided in accordance with the approved details and shall be retained as such.

Reason: In the interests of encouraging sustainable travel to and from the site in accordance with Policy TI/2 of the South Cambridgeshire Local Plan 2018, Paragraph 116 of the NPPF and national design guidance in LTN 1/20 and Manual for Streets.

Travel Plan

16. No occupation of the development, or phase of, shall commence until a Travel Plan and Parking Management Plan for that phase within the development as agreed in the Site Wide Phasing Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall specify:

- i) the methods to be used to discourage the use of the private motor vehicle and the arrangements to encourage use of alternative sustainable travel arrangements such as public transport, car sharing, cycling and walking;
- ii) how the car parking spaces are distributed and allocated to the employees of the site;
- iii) how the car parking within the site is to be managed and enforced so that it only occurs within designated vehicular parking bays/ locations;
- iv) how the proposed measures are to be published to potential occupiers; and
- v) how the provisions of the Plan will be monitored for compliance and confirmed with the local planning authority including monitoring reports for up to five years following first occupation.
- vi) the inclusion of a feedback mechanism, allowing for the alteration of working methods/ management prescriptions should the monitoring deem it necessary.

The Travel Plan and Parking Management Plan shall be implemented and monitored as approved upon the occupation of the development, unless otherwise agreed in writing by the Local Planning Authority.

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

Lighting

17. Prior to the commencement of the development an artificial lighting scheme, to include details of any external lighting of the site such as street lighting, floodlighting, Security lighting and an assessment of impact on any sensitive residential premises off site, shall be submitted to and approved in writing by, the Local Planning Authority. The scheme shall include layout plans / elevations with luminaire locations annotated, full Isolux contour map / diagrams showing the predicted illuminance in the horizontal and Vertical plane (in lux) at critical locations within the site, on the boundary of the site and at adjacent properties, hours and frequency of use, a schedule of equipment in the lighting design (luminaire type / profiles, mounting height, aiming angles / orientation, angle of glare, operational controls) and shall assess artificial light impact in accordance with the Institute of Lighting Professionals "Guidance Notes for the Reduction of Obtrusive Light GN01:2011".

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

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

Remediation Strategy

18.No remediation or development approved by this planning permission shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted has been submitted to, and approved in writing by, the local planning authority. This strategy will include the following components:

1. A preliminary risk assessment which has identified:

- all previous uses of the site
- all potential contaminants associated with those uses
- a conceptual site model (CSM) of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site

2. A site investigation scheme, based upon (1), to provide information for a detailed quantitative assessment of the risk to all receptors that may be affected, including those off-site.

3. The results of the site investigation and detailed quantitative risk assessment referred to in (2), a revised CSM and an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. Detailed and comprehensive feasibility, sustainability and cost benefit analysis reports to justify the selection of technologies and remedial targets shall be provided.

4. A verification plan, providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete, and identifying any requirements for longer-term monitoring of pollutant linkages and ecology monitoring of the River Cam, together with maintenance requirements and arrangements for contingency action.

Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

Reason: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution and to ensure that risks from land contamination to the future users of the land and neighbouring land are identified and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors as well as to controlled waters, property and ecological systems in accordance with Policy

SC/11 of the adopted South Cambridgeshire Local Plan 2018 and Paragraph 180 of the National Planning Policy Framework 2023.

Verification Report

19. Prior to any part of the permitted development being occupied/brought into use, a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met, and a post-remediation detailed quantitative risk assessment including a revised CSM and the need for any construction phase remedial requirements.

Reason: To ensure that the site does not pose any further risk to the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete and to demonstrate that the site is suitable for approved use in the interests of environmental and public safety in accordance with Policy SC/11 of the South Cambridgeshire Local Plan and Paragraph 180 of the National Planning Policy Framework.

Construction Phase Remediation Method Statement and Verification Plan

20. Prior to commencement of development a:

1. Construction Phase Remediation Method Statement containing proposals for the removal, containment or otherwise rendering harmless any contamination based upon a post-remediation detailed quantitative risk assessment shall be submitted to and approved in writing by the Local Planning Authority.

2. Construction Phase Verification Plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation method statement are complete shall be submitted to and approved in writing by the Local Planning Authority.

3. Construction Phase Verification report demonstrating the completion of works set out in the approved remediation method statement and the effectiveness of the remediation shall be submitted to, and approved in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

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

Monitoring and Maintenance Plan Contamination

21. The development hereby permitted shall not commence until a monitoring and maintenance plan in respect of contamination, including a timetable of monitoring and submission of reports to the local planning authority, has been submitted to, and approved in writing by, the local planning authority. Reports as specified in the approved plan, including details of any necessary contingency action arising from the monitoring, shall be submitted to, and approved in writing by, the local planning authority.

Reason: To ensure that the site does not pose any further risk to the water environment by managing any ongoing contamination issues and completing all necessary long-term remediation measures in accordance with paragraph 180 of the National Planning Policy Framework.

Communications Strategy

22. Prior to the removal of structures from the site, demolition, remediation or commencement of development, a strategy setting out measures to communicate with people in the local area during the site clearance, remediation and construction phases of the development (Communications Strategy) shall be submitted to and approved in writing by the Local Authority. The Communications Strategy shall thereafter be fully carried out for the full duration of the site clearance, remediation and construction phases of the development.

Reason: In the interests of clear communication with local people to ensure public understanding of the development and a minimisation of the impact on neighbours and local people in accordance with policies HQ/1 of the South Cambridgeshire Local Plan 2018.

Odour Management Plan

23. Prior to the commencement of any remediation or development, a scheme for the provision and implementation of odour management (Odour Management Plan) shall be submitted to and approved in writing by the Local Authority. The works/scheme shall be constructed and completed in accordance with the approved plans/specification at such time(s) as may be specified in the approved scheme.

Reason: To prevent the increased risk of pollution to the air environment and impact on human senses in accordance with policies SC/10, SC/11 and SC/13 of the South Cambridgeshire Local Plan 2018.

Surface Water Run Off

24.No laying of services, creation of hard surfaces or erection of a building shall commence until a detailed design of the surface water drainage of the site has been submitted to and approved in writing by the Local Planning Authority. Those elements of the surface water drainage system not adopted by a statutory undertaker shall thereafter be maintained and managed in accordance with the approved management and maintenance plan.

The scheme shall be based upon the principles within the agreed Flood Risk Assessment Report prepared by MNP (ref: 222405-MNP-XX-XX-RP-C-0001) dated October 2023 and shall also include:

- a) Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;
- b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change), inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;
- c) Detailed drawings of the entire proposed surface water drainage system, attenuation and flow control measures, including levels, gradients, dimensions and pipe reference numbers, designed to accord with the CIRIA C753 SuDS Manual (or any equivalent guidance that may supersede or replace it);
- d) Full detail on SuDS proposals (including location, type, size, depths, side slopes and cross sections);
- e) Site Investigation and test results to confirm infiltration rates;
- f) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;
- g) Demonstration that the surface water drainage of the site is in accordance with DEFRA non-statutory technical standards for sustainable drainage systems;
- h) Full details of the maintenance/adoption of the surface water drainage system;
- i) Permissions to connect to a receiving watercourse or sewer;

j) Measures taken to prevent pollution of the receiving groundwater and/or surface water

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

Additional Surface Water Run Off

25.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 in accordance with Policies CC/7 and CC/9 of the South Cambridgeshire Local Plan 2018.

Community Use Agreement

26. No development shall commence on the construction of the amenity building until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to the amenity building, sports pitches, cricket nets and tennis courts and shall include details of pricing policy, hours of use, access by the community, management responsibilities and a mechanism for review. The amenity building shall not be used otherwise than in strict compliance with the approved agreement.

Reason: To secure well managed safe community access to the sports facilities, to ensure sufficient benefit to the development of sport and to accord with Section 8 of the NPPF.

External Materials

27. No development within each phase of the development as agreed in the Site Wide Phasing Plan shall take place above ground level, except for demolition, until details of all the materials for the external surfaces of buildings to be used in the construction of

the development have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

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

Sample Panel

28. No brickwork above ground level within each phase of the development as agreed in the Site Wide Phasing Plan shall be laid until a sample panel; has been prepared on site detailing the choice of brick, bond, coursing, special brick patterning, mortar mix, design and pointing technique. The details shall be submitted to and approved in writing by the Local Planning Authority. The approved sample panel is to be retained on site for the duration of the works for comparative purposes, and works will take place only in accordance with approved details.

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

Bridge Details

29. No development shall take place above ground level, except for demolition, until details of the two bridges proposed which would cross the main channel and a tributary of the River Cam to the north have been submitted to and approved in writing by the local planning authority. The bridges thereafter shall be constructed in the first phase of development.

The details shall include the design, details of the size and height, lighting and materials for the external surfaces Development shall be carried out in accordance with the approved details.

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

Public Art

30. No development above ground level, other than demolition, (or in accordance with a timetable agreed in writing by the Local Planning Authority), shall commence until a Public Art Delivery Plan (PADP) has been submitted to and approved in writing by the Local Planning Authority.

The PADP shall include the following:

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

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

Reason: To provide public art as a means of enhancing the development in accordance with policy HQ/2 of the South Cambridgeshire Local Plan 2018.

Hard and Soft Landscaping

31.No development above ground level, other than demolition, within each phase of the development as agreed in the Site Wide Phasing Plan shall commence until details of a hard and soft landscaping scheme including the strategic and communal areas have been submitted to and approved in writing by the Local Planning Authority. These details shall include:

a) proposed finished levels or contours; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. Street furniture, artwork, play equipment, refuse or other storage units, signs, lighting, CCTV installations and water features); proposed (these need to be coordinated with the landscape plans prior to being installed) and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines indicating lines, manholes, supports); retained historic landscape features and proposals for restoration, where relevant;

b) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme;

If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place as soon as is reasonably practicable, unless the Local Planning Authority gives its written consent to any variation.

c) boundary treatments (including gaps for hedgehogs) indicating the type, positions, design, and materials of boundary treatments to be erected.

d) a landscape maintenance and management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas.

All hard and soft landscape works shall be carried out and maintained in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place as soon as is reasonably practicable, unless the Local Planning Authority gives its written consent to any variation.

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

Materials Management Plan

32. Prior to importation or reuse of material for the development (or phase of), a Materials Management Plan (MMP) shall be submitted to and approved in writing by the Local Planning Authority. The MMP shall:

(i) Include details of the volumes and types of material proposed to be imported or reused on site;

(ii) Include details of the proposed source(s) of the imported or reused material;

(iii) Include an inspection and sampling strategy for the testing of excavation formations;

(iv) Include a stockpile validation strategy;

(v) Include details of the chemical testing for ALL material to be undertaken before placement onto the site;

(vi) Include the results of the chemical testing which must show the material is suitable for use on the development;

(vii) Include details of arisings processing;

(viii) Include a verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (i) to (vii) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action; and, confirmation of the chain of evidence to be kept during the materials movement, including material importation, reuse placement and removal from and to the development.

All works shall be undertaken in accordance with the approved document.

Reason: To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses and to ensure that no unsuitable material is brought onto or used within the site in the interest of

environmental and public safety in accordance with policy SC/11 of the South Cambridgeshire Local Plan 2018, the National Planning Policy Framework (NPPF) and Environment Agency Groundwater Protection: Principles and Practice (GP3).

Roof Top Plant Design

33. The roof plant/equipment within each phase of the development as agreed in the Parameter Plan-Phasing Plan shall not be installed until details of the plant/equipment have been submitted to and approved in writing by the local planning authority. The details shall include the type, dimensions, materials, location, and means of fixing. The development of that phase shall be carried out, and maintained, in accordance with the approved details.

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

Location of Flues

34. The flues within each building within each phase of the development as agreed in the Parameter Plan-Phasing Plan shall not be installed until details of the location of the flues have been submitted to and approved in writing by the local planning authority. The development of that phase shall be carried out, and maintained, in accordance with the approved details.

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

BREEAM

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

Reason: In the interests of reducing carbon dioxide emissions, ensuring efficient use of water and promoting principles of sustainable construction and efficient use of buildings (South Cambridgeshire Local Plan 2018 Policy CC/1 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

Foul Water Drainage

36. Prior to the construction above damp proof course, a scheme for on-site foul water drainage works, including connection point and discharge rate, shall be submitted to and approved in writing by the Local Planning Authority. Prior to the occupation of any phase,

the foul water drainage works relating to that phase must have been carried out in complete accordance with the approved scheme.

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

Fire Hydrants

37. No development above ground level shall commence within each phase of the development as agreed in the Site Wide Phasing Plan until a scheme for the provision and location of fire hydrants to serve the development to a standard recommended by the Cambridgeshire Fire and Rescue Service has been submitted to and approved in writing by the Local Planning Authority.

The development shall not be occupied until the approved scheme has been implemented.

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

Junction Arrangement

38. The proposed junction arrangement, as detailed in dwg. no. KMC22082/019(1), Rev B, dated 05.12.2023 (Proposed Highway Improvements General Arrangements), shall be constructed and fully operational prior to the occupation of any of the proposed development units and their intended use.

Reason: For the safe and effective operation of the highway in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

Cycle Parking

39. The development, hereby permitted, shall not be occupied or the use commenced, until details of facilities for a minimum of 306 covered, secure parking of cycles for use in connection with the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include the means of enclosure, materials, type and layout. Space shall also be allocated to allow for additional parking if required as demonstrated by monitoring through the travel plan. The facilities shall be provided in accordance with the approved details and shall be retained as such.

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

Pedestrian and Cycle Route

40. Provision of the shared pedestrian and cycle route connecting the site to the shared use path between Harston and Trumpington Meadows to the north boundary shown in principle in the Parameter Plan – Access and Connection (drawing number 22-088-A-008-F), including lighting shall be implemented within one year of the first occupation of the first building.

Reason: In the interests of highway safety in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

Details of Minibus Service

41. Prior to the first occupation of the development (or first phase of) hereby permitted, details of the minibus service including hours of operation, number of services and days of service shall be submitted to and agreed in writing by the Local Planning Authority in consultation with Cambridgeshire County Council. The service shall be undertaken in accordance with the approved details. The minibus service shall be provided from the date of first occupation of the development and maintained in perpetuity unless it can be demonstrated and agreed in writing by the Local Planning Authority that the provision of the service is no longer required to achieve the required sustainable mode share of the site.

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

Lighting Design

42. Prior to operation a “lighting design strategy for biodiversity” features or areas to be lit shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- a) Identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specification) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

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

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

Construction Phase Verification Report

43. Prior to any part of the permitted development being occupied/brought into use, a Construction Phase Verification Report demonstrating the completion of works set out in the approved construction phase remediation method statement and the effectiveness of the remediation shall be submitted to, and approved in writing, by the local planning authority. The report shall include results of sampling carried out in accordance with the approved verification plan to demonstrate that the site is suitable for use.

Reason: To demonstrate that the site is suitable for approved use in the interests of environmental and public safety in accordance with Policy SC/11 of the South Cambridgeshire Local Plan

Noise Assessment and Insulation and Mitigation

44. No operational plant, machinery or equipment shall be installed until a noise assessment and any noise insulation / mitigation as required has been submitted to and approved in writing by the local planning authority. Any required noise insulation / mitigation shall be carried out as approved and retained thereafter in accordance with the approved details.

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

BREEAM

45. The development hereby approved shall not be occupied within each phase of the development as agreed in the Site Wide Phasing Plan until a BRE issued post Construction Certificate has been submitted to, and approved in writing by the Local Planning Authority, indicating that the approved BREEAM rating has been met. If such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.

Reason: In the interests of reducing carbon dioxide emissions, ensuring efficient use of water and promoting principles of sustainable construction and efficient use of buildings (South Cambridgeshire Local Plan 2018 Policy CC/1 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

Renewables 10% Details Compliance

46. The approved renewable/low carbon energy technologies (as set out in the Energy Statement and/or as shown on the approved plans) shall be fully installed and operational prior to the occupation 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.

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

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

Electric Vehicle Charge Point Scheme

47. Details of an electric vehicle charge point scheme in accordance with the approved plans, within each phase of the development as agreed in the Site Wide Phasing Plan shall be submitted for approval, demonstrating the provision of dedicated active electric vehicle charge points and combination of charge point capacities shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following:

- Provision of dedicated electric vehicle charge points with a minimum power rating output of 7kW for all car parking spaces.
- Minimum of two rapid electric vehicle charge points, or two fast electric vehicle charge points (min 24kw capacity) should rapid charge points not be technically feasible.

The development shall be carried out in accordance with the approved Scheme and retained for the lifetime of the permission.

Reason: In the interests of encouraging more sustainable modes and forms of transport in accordance with policy TI/3 of the South Cambridgeshire Local Plan, the Greater Cambridge Sustainable Design and Construction SPD 2021 and the National Planning Policy Framework (NPPF 2023) paragraphs 107, 112, 174 and 186.

Falls and Levels of the Vehicular Access

48. The proposed vehicular access to the site shall be constructed so that its falls and levels are such that no private surface water from the site drains across or onto the adopted public highway. Please note that the use of permeable paving does not give the Local Highway Authority sufficient comfort that in future years surface water will not drain onto or across the adopted public highway and physical measures to prevent the same must be provided.

Reason: For the safe and effective operation of the highway in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

Gross Weight Limit- Construction Vehicles

49. Any demolition or construction vehicles with a gross weight in excess of 3.5 tonnes shall service the site only between the hours of 09.30hrs - 15.30hrs, Monday to Friday.

Reason: For the safe and effective operation of the highway in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

Demolition and Construction Vehicles Entering and Exiting

50. All demolition and construction vehicles serving the site shall only turn right into the site from the A10 approaching from the north and left out of the site on to the northbound A10.

Reason: for the safe and effective operation of the highway in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

Contamination not previously identified

51. If, during development, contamination not previously identified is found to be present at the site then no further development, unless otherwise agreed in writing with the local planning authority shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved.

Reason: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site and to ensure that any unexpected contamination is rendered harmless in the interests of environmental and public safety in accordance with Policy SC/11 of the South Cambridgeshire Local Plan and Paragraph 180 of the National Planning Policy Framework.

Amenity Building-completed and available in Phase 2

52. The amenity building hereby approved shall be completed and available for use in Phase 2 as shown on the Parameter Plan – Phasing Plan (Drw No: 22-088-A-011-E).

Reason: To ensure that the approved sports facility is secured and available for use in accordance with Section 8 of the NPPF.

Hours of Construction Work

53. No construction work and/or construction related dispatches from or deliveries to the site shall take place other than between the hours of 08.00 to 18.00 on Monday to Friday, 08.00 to 13.00 hours on Saturdays and no construction works or collection / deliveries shall take place on Sundays, Bank or Public Holidays unless otherwise approved in writing by the local planning authority.

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

Delivery Hours

54. There should be no collections / from or deliveries to the site outside the hours of 0800 hours and 1800 hours on Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays unless otherwise previously agreed in writing with the Local Planning Authority.

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

Removal of Permitted Development Rights

55. Notwithstanding the provisions of Article 3 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that order with or without modification), the buildings shown on the approved plans as Blocks 1,2,3,4,5 and 6 shall be used only for Class E(g)(i) Offices to carry out any operational or administrative functions and Class E(g)(ii) (Research and development) and the building shown as the Amenity Building (A) shall be used only for Class F2(b)(c) (Areas or places for outdoor sport or recreation) The buildings shall be used for no other purpose (including any other purposes in Class E or F of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification).

Reason: The application has been assessed on its individual merits and the use of the premises for any other purposes may result in harm which would require re-examination

of its impact in accordance with Policies HQ/1 and E/13 of the South Cambridgeshire Local Plan 2018.

Informatives

Public Highways

1. The granting of a planning permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway, and that a separate permission must be sought from the Local Highway Authority for such works.

Public Art

2. The applicant is advised that Policy HQ/2 of the South Cambridgeshire Local Plan and the Public Art SPD advocates community input into the public art process, and this should include meaningful input from the youth community. The emerging Greater Cambridge Statement of Community Involvement specifically requires youth engagement in all new development proposals, and this includes public art. The GCSCI also encourages the use of our GC Youth Engagement Service YES as part of the preapplication and DOC process.

Infiltration

3. Infiltration rates should be worked out in accordance with BRE 365/CIRIA 156. If for an outline application it is not feasible to access the site to carry out soakage tests before planning approval is granted, a desktop study may be undertaken looking at the underlying geology of the area and assuming a worst-case infiltration rate for that site. If infiltration methods are likely to be ineffective then discharge into a watercourse/surface water sewer may be appropriate; however soakage testing will be required at a later stage to clarify this.

Signage

4. Appropriate signage should be used in multi-function open space areas that would normally be used for recreation but infrequently can flood during extreme events. The signage should clearly explain the use of such areas for flood control and recreation. It should be fully visible so that infrequent flood inundation does not cause alarm. Signage should not be used as a replacement for appropriate design.

Pollution Control

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

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

Amenity Building

6. The applicant is advised that the design and layout of the amenity building should comply with the relevant industry Technical Design Guidance, including guidance published by Sport England and National Governing Bodies for Sport. Particular attention is drawn to Changing Pavilion Design Key Considerations | Football Foundation and <https://www.sportengland.org/guidance-and-support/facilities-and-planning/design-and-cost-guidance/clubhouses>

Community Use Agreements

7. Guidance on preparing Community Use Agreements is available from Sport England. <https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport/community-use-agreements>

Anglian Water Assets Affected

8. Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.

The development site is within 15 metres of a sewage pumping station. This asset requires access for maintenance and will have sewerage infrastructure leading to it. For practical reasons therefore it cannot be easily relocated.

Anglian Water consider that dwellings located within 15 metres of the pumping station would place them at risk of nuisance in the form of noise, odour or the general disruption from maintenance work caused by the normal operation of the pumping station.

The site layout should take this into account and accommodate this infrastructure type through a necessary cordon sanitaire, through public space or highway infrastructure to ensure that no development within 15 metres from the boundary of a sewage pumping station if the development is potentially sensitive to noise or other disturbance or to ensure future amenity issues are not created.

Used Water Network

9. Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087.

Protection of existing assets - A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water.

Building near to a public sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087.

The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.

Cadent Gas

10. Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions

Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

Your responsibilities and obligations

Cadent may have a Deed of Easement on the pipeline, which provides us with a right of access for a number of functions and prevents change to existing ground levels, storage of materials. It also prevents the erection of permanent/temporary buildings, or structures. If necessary Cadent will take action to legally enforce the terms of the easement.

This letter does not constitute any formal agreement or consent for any proposed development work either generally or related to Cadent's easements or other rights, or any planning or building regulations applications.

Cadent Gas Ltd or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability where prohibited by the law nor does it supersede the express terms of any related agreements.

If you need any further information or have any questions about the outcome, please contact us at plantprotection@cadentgas.com or on 0800 688 588 quoting your reference at the top of this letter.

Archaeology

11. Partial discharge of the condition 10 can be applied for once the fieldwork at Part c) has been completed to enable the commencement of development. Part d) of the condition shall not be discharged until all elements have been fulfilled in accordance with the programme set out in the WSI. A brief for the recommended programme of archaeological works is available from this office upon request. Please see our website for CHET service charges.

Background Papers:

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

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