



Planning Committee Date	10 April 2024
Report to	South Cambridgeshire District Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	23/03654/FUL
Site	Cambridge South, West Way, Sawston
Ward / Parish	Sawston/Sawston
Proposal	Erection of 3 employment/research and development units with flexible Eg(ii), Eg(iii) and B8 uses with ancillary offices for total of 8,018sqm (86,306sqft GIA) together with service areas, car parking and landscaping
Applicant	Sam Walker
Presenting Officer	Alice Young (on behalf of Karen Pell-Coggins)
Reason Reported to Committee	Departure Application
Member Site Visit Date	3 April 2024
Key Issues	<ol style="list-style-type: none">1. Principle of Development2. Character and Appearance of the Area3. Trees4. Biodiversity5. Highway Safety6. Flood Risk7. Neighbour Amenity
Recommendation	Delegated APPROVAL subject to conditions and a Section 106 Agreement

1.0 Executive Summary

- 1.1 The application seeks full planning permission for the erection of three employment/research and development units with flexible Eg(ii) research and development), Eg(iii) light industrial, and B8 storage or distribution uses with ancillary offices for total of 8,018sqm (86,306sqft GIA) together with service areas, car parking and landscaping.
- 1.2 The site is allocated for residential development under Policy H/1(a) of the Local Plan. However, there is an extant consent for employment use of the site under classes B1(c) light industrial, B2 general industrial and B8 storage or distribution uses which is a material consideration in the decision making process.
- 1.3 Due to the extant employment consent and taking into consideration the 6.1 year housing land supply, the emerging Local Plan First Proposals have removed the residential allocation.
- 1.4 The employment uses within the development have changed to reflect the needs and demands of the employment market and 272 jobs would be provided.
- 1.5 There would be an increase in the scale of the employment by approximately 1,711 square metres, which is considered to be in keeping with the category of the village of Sawston as a Rural Centre with a very good range of services and facilities.
- 1.6 The development is therefore supported in principle.
- 1.7 The development is considered to be in scale and character with the large scale buildings on the existing industrial estate and would result in a high quality development in terms of its design and appearance which would preserve the character and appearance of the area within its wider context.
- 1.8 The proposal is not considered to result in the loss of any important trees, would improve landscaping on the site, would not adversely affect protected species or nearby Sites of Special Scientific Interest, and would result in a net gain in biodiversity.
- 1.9 The development would result in an increase in traffic generation along Babraham Road which would be mitigated by a contribution towards public transport projects in or around Sawston. There would be an appropriate amount of car and cycle parking on site and easy access to public transport to reduce reliance upon the private car.
- 1.10 The site is not at high risk of flooding and the development would not result in an increase to flood risk to the site and surrounding area.

- 1.11 The development is considered to protect the residential amenities of neighbours.
- 1.12 The development would result in carbon reductions and a higher than normal standard of water efficiency measures to adapt to climate change and protect water resources.
- 1.13 Officers therefore recommend that the Planning Committee approve the application subject to conditions and section 106 legal agreement to secure a contribution towards transport projects.

2.0 Site Description and Context

- 2.1 The site measures approximately 1.37 hectares in area and was formerly the Marley Building materials site but is now vacant. It currently comprises an area of hardstanding. There are a number of mature trees along the northern and western boundaries of the site and is it surrounded by metal palisade security fences.
- 2.2 The site is located within the Sawston development framework and forms part of a site allocated for residential development under Policy H/1 (a) of the Local Plan. It lies within Flood Zone 1 (low risk) but is subject to surface water flood risk. Green Belt land lies to the north and west.
- 2.3 A track and area of trees are situated to the north with a residential property (North Farmhouse) and its garden area beyond. West Way is situated to the east with a concrete batching plant and a plot for a research and development building granted planning permission beyond. Industrial units within Phase 1 of the Cambridge South development are situated to the south with residential development in Fairfields and Broadmeadow beyond. The new Cambridge City Football Club is situated to the west.

3.0 The Proposal

- 3.1 This application seeks full planning permission for the erection of three employment/research and development units with flexible Eg(ii) research and development, Eg(iii) light industrial, and B8 storage or distribution uses with ancillary offices for total of 8,018sqm (86,306sqft GIA) together with service areas, car parking and landscaping.
- 3.2 The development would consist of one separate unit (Unit 1) and a pair of adjoining units (Units 2 and 3). The maximum unit size would be 4,807 square metres. The units would be sited on the northern part of the site with amenity spaces to both the east and west sides and the vehicle parking area to the south.
- 3.3 The proposals seek permission for the buildings to be constructed in two phases- initially and for potential future expansion. The floorspaces of the buildings and the uses are set out below: -

Unit	Use	Floorspace sq m (Gross Internal)
1	All Uses	3,211
	Ground Floor Warehouse	1,444
	Ground Floor Lab/Ancillary Office	883
	First Floor Lab/ Ancillary Office	884
2	All Uses	2,128
	Ground Floor Warehouse	938
	Ground Floor Lab/Ancillary Office	574
	First Floor Lab/ Ancillary Office	616
3	All Uses	2,679
	Ground Floor Warehouse	1,238
	Ground Floor Lab/Ancillary Office	717
	First Floor Lab/ Ancillary Office	724
Total		8,018

- 3.4 A total of 136 vehicle parking spaces and 88 cycle parking spaces would be provided on the site.
- 3.5 Unit 1 would measure approximately 52 metres in width, 47 metres in depth, and have a height of 11.5 metres to the top of the parapet wall and 12.3 metres to the roof ridge. Units 2 and 3 would measure 77 metres in width, 47 metres in depth, and have a height of 11.5 metres to the top of the parapet wall and 12.3 metres to the roof ridge.
- 3.6 The materials of construction would be profiled horizontal metal cladding in grey and black with vertical composite timber cladding for the walls and profiled metal cladding for the roof.
- 3.7 The application has been amended to address consultees concerns and further consultations have been carried out as appropriate.

4.0 Relevant Site History

Reference	Description	Outcome
S/2123/19/FL	Development of buildings for B1(c) B2 and B8 uses	Refused
S/3313/18/VC	Variation of condition 3 (use & occupation) of planning permission S/0696/14/VC	Approved
S/0696/14/VC	Variation of pre-commencement conditions 8 9 10 18 23 25 26 28 32	Approved

	34 & 35 of planning permission reference S1962/10 (for redevelopment to provide 27 units for B1(c) B2 and B8 uses and enable a material start to be made to the approved development erection of 14m high wind turbine) to enable a material start to be made to the approved development	
S/1962/10	Redevelopment to provide 27 Units for B1(c) B2 and B8 uses and erection of 14m high wind turbine (extend the time limit for implementation of S/1598/08/F) including temporary period for first occupation by larger firms	Approved
S/0627/10/F	Variation of Condition 2 of Planning Permission S/1598/08/F to Vary the Wording	Approved
S/1598/08/F	Redevelopment of site to provide 27 units for B1c B2 and B8 uses and erection of a 14m high wind turbine	Approved

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

Planning and Compulsory Purchase Act 2004

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/5 Provision of New Jobs and Homes

S/7 Development Frameworks

S/8 Rural Centres

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
NH/2 Protecting and Enhancing Landscape Character
NH/4 Biodiversity
NH/5 Sites of Biodiversity or Geological Importance
NH/6 Green Infrastructure
NH/8 Mitigating the Impact of Development in & adjoining the Green Belt
NH/14 Heritage Assets
H/1 Allocations for Residential Development at Villages
E/11 Large Scale Warehousing and Distribution Centres 184
E/12 New Employment Development in Villages
SC/2 Health Impact Assessment
SC/9 Lighting Proposals
SC/10 Noise Pollution
SC/11 Contaminated Land
SC/12 Air Quality
TI/2 Planning for Sustainable Travel
TI/3 Parking Provision
TI/8 Infrastructure and New Developments
TI/10 Broadband

5.3 Supplementary Planning Documents – Post Local Plan 2018 Adoption

Biodiversity SPD – Adopted February 2022

Sustainable Design and Construction SPD – Adopted January 2020

5.4 Supplementary Planning Documents – Pre Local Plan 2018 Adoption

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:

Cambridgeshire Flood and Water SPD – Adopted November 2016

Health Impact Assessment SPD – Adopted March 2011

Landscape in New Developments SPD – Adopted March 2010

District Design Guide SPD – Adopted March 2010

Public Art SPD – Adopted January 2009

Trees and Development Sites SPD – Adopted January 2009

5.5 Area Guidance

Sawston Village Design Guide SPD – Adopted January 2020

6.0 Consultations

Comments on amendments

6.1 Sawston Parish Council – Supports the application.

6.2 **Anglian Water** – Has no objections.

6.3 Requests informatives with regards to connection to the public sewer, position of existing public sewers, building near to public sewers, and adoption of drainage features.

6.4 **Conservation Officer** – Has no objections.

6.5 **Contaminated Land Officer** – Has no objections.

6.6 Recommends conditions in relation to a detailed investigation into contamination, remediation of any contamination found, and unexpected contamination found during works and remediation.

6.7 **County Highways Development Management** – Has no objections.

6.8 **County Transport Team** – Has no objections.

Recommends conditions in relation to a restriction on the E (g) ii use to 4,410sqm (55%) of the total GIA of the development, the submission of a travel plan, and the delivery of a zebra style crossing across West Way within the vicinity of the site access as shown indicatively in drawing no. PL003 Rev L. Requests a section 106 agreement to secure a contribution of £152,686 towards strategic active travel improvements in the area including works forming part of either CSET1 and/or 2, the Sawston Greenway, or Linton Greenway.

6.9 **Ecology Officer** – Has no objections.

Recommends conditions in relation to ecological works to be carried out in accordance with the Ecological Appraisal, a scheme of ecological enhancement, a lighting design strategy for biodiversity, and a Biodiversity Net Gain (BNG) Plan.

6.10 **Environment Agency** – Has no objections.

Recommends conditions in relation to a remediation strategy for contamination, unexpected contamination, surface water disposal, and the use of piling or other foundation design using penetrative boreholes. Also comments with regards to water resources and impact, capacity for foul drainage disposal, water stress, and a chemical installation.

6.11 **Environmental Health Officer** – Has no objections.

Recommends conditions in relation to a noise assessment and insulation measures, a Construction Environmental Management Plan to include the hours of use of site machinery and deliveries, pile driven foundations, measures to minimise the spread of dust, and a construction programme, and external lighting.

6.12 **Fire Authority** – No response received.

6.13 **Housing Strategy Officer** – Has no objections.

6.14 **Landscape Officer** – Has no objections.

Recommends conditions in relation to alternative details for planting on the north eastern boundary, a hard landscaping scheme, implementation of the hard and soft landscaping schemes, and tree pit details.

6.15 **Lead Local Flood Authority** – Has no objections.

Recommends conditions in relation to a detailed surface water drainage scheme based upon the principles within the agreed Flood Risk Assessment and Drainage Strategy and surface water management during construction. Also requests informatives with regards to infiltration, ordinary watercourse consent, and pollution control.

6.16 **Natural England** – Has no objections.

Recommends a condition to ensure that water resources to meet the needs of the development alone and in combination with other proposed development, can currently be supplied sustainably and without further adverse impact to the natural environment.

6.17 **Police Architectural Liaison Officer** – Has no objections.

Recommends conditions in relation to security measures including external lighting, CCTV cameras, alarms, access control, parking surveillance, fencing and boundary treatments, cycle store etc.

6.18 **Sport England** – Has no objections.

6.19 **Sustainability Officer** – Has no objections.

Recommends conditions in relation to the renewable energy technologies to be installed in accordance with the energy statement and plans and water conservation measures to be carried out in accordance with the water efficiency specification used in The BREEAM Pre-assessment (which demonstrates that the development will achieve 5 BREEAM credits for water efficiency).

6.20 **Trees Officer** – Has no objections.

6.21 **Urban Design Officer** – Has no objections.

Recommends conditions in relation to a public art delivery plan and refuse storage.

7.0 Third Party Representations

- 7.1 Two representations have been received in relation to the application.
- 7.2 Those in objection have raised the following issues: -
- i. Character, appearance and scale- close proximity of building to West Way, height of building above others in the area
 - ii. Highway safety- transport analysis contains errors, walking distance inaccurate, no capacity for cycle path on Grove Road or West Way, no footpath along most of Grove Road and West Way, an alternative access should be built off Cambridge Road, private cars will be used by most employees, the CSET guided busway has been paused, the railway line may be reinstated and will be close to the building.
 - iii. Residential amenity impact- noise and disturbance.
- 7.3 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.

8.0 Planning Assessment

Principle of Development

- 8.1 The site is located within the Sawston development framework and forms the north western part of the allocation for residential development under Policy H/1(a) of the Local Plan. It is currently a vacant brownfield site.
- 8.2 Policy S/2 of the Local Plan sets out how the vision for the Local Plan will be secured through the achievement of six key objectives including to support economic growth by supporting South Cambridgeshire's position as a world leader in research and technology based industries, research, and education; and supporting the rural economy.
- 8.3 Policy S/3 outlines the presumption in favour of sustainable development.
- 8.4 Policy S/5 sets out the requirement for 22,000 additional jobs from 2011 to 2031 to support the Cambridge Cluster and provide a diverse range of local jobs to meet objectively assessed needs.
- 8.5 Policy S/6 outlines the Council's development strategy and a hierarchical approach to new development in the district, with an order of preference starting with the edge of Cambridge, at new settlements and then in the rural area at Rural Centres and Minor Rural Centres.
- 8.6 Policy S/6(4) states that development in the rural area will be limited, with allocations for jobs and housing focused on Rural Centres and Minor Rural Centres, and rural settlement policies providing for windfall development for different categories of village consistent with the level of local service provision and quality of public transport access to Cambridge or a market town.

- 8.7 Policy S/7 supports the development and redevelopment of unallocated land and buildings within development frameworks provided that:
- a) Development is of a scale, density and character appropriate to the location, and is consistent with other policies in the Local Plan; and
 - b) Retention of the site in its present state does not form an essential part of the local character, and development would protect and enhance local features of green space, landscape, ecological or historic importance; and
 - c) There is the necessary infrastructure capacity to support the development.
- 8.8 Sawston is identified as a Rural Centre under Policy S/8. It is one of the most sustainable villages in the district and has an excellent level of services and facilities which include a significant amount of employment floorspace, a good bus service, a primary and secondary school, a range of shops, public houses, restaurants, recreation grounds etc.
- 8.9 Policy H/1(a) allocates 10.7 hectares of land at the Dales Manor Business Park in Sawston for residential development (200 dwellings) subject to a number of requirements.
- 8.10 Policy E/12 supports new employment development (B1, B2 and B8 uses) or expansion of existing premises in development frameworks provided that the scale of development would be in keeping with the category and scale of the village, and be in character and scale with the location.
- 8.11 Policy E/11 states that large scale warehousing and distribution centres will not be permitted in the district.
- 8.12 Paragraph 85 of the NPPF places significant weight on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.
- 8.13 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; and for storage and distribution operations at a variety of scales and in suitably accessible locations.
- 8.14 A Planning Statement has been submitted with the application. This sets out that the development would improve economic growth in line with the Local Plan with the continued regeneration of an existing employment area. It would provide flexible and adaptable employment and research & development facilities in relation to the historical 'B/employment' use of the site, the existing land approval, and the expanding demand in the district for E(g)ii lab/research and development facilities. It would support the Cambridge Cluster and provide a diverse range of local jobs. The development would employ 272 staff.

- 8.15 A Market Demand report has also been submitted with the application. This advises that there is in excess of 930,000 sq ft of named laboratory demand and there is a lack of available and affordable laboratory and 'mid-tech' space in the Cambridge market, with occupiers having to resort to re-purposing Grade B offices and converting warehouse space to laboratories in order to meet immediate needs. Mid-tech space can be defined as enhanced light industrial units that can be adapted to suit a wide range of research uses including, biology/chemistry laboratories, clean rooms, light engineering, robotics and assembly.

Residential Allocation

- 8.16 The Housing Trajectory and Five Year Housing Land Supply Report (March 2024) states that the site is allocated for residential development and B1 employment uses. The allocation envisages that an area of 1.5 hectares bound by East Way, Middle Way and Grove Road will be developed for B1 uses, and that the remainder of site, 9 hectares of B2/B8 uses and vacant land, will be lost to residential uses. However, the landowners of the north-western part of the site are implementing a detailed planning permission (S/1962/10) for 27 units for B1c, B2 and B8 uses and the erection of 14m high wind turbine, and therefore this part of the allocation is no longer available for residential development. About half of the site was completed by March 2019 but the remainder is unimplemented. The Greater Cambridge Employment Land and Economic Development Evidence Study (November 2020) concludes that "given the active commercial interest in the site and recent completions, the residential component is unlikely to be brought forward in full if not in entirety. A removal of the mixed use allocation should be considered and employment otherwise retained under the wider existing policy framework".
- 8.17 The Greater Cambridge Employment and Housing Evidence Update (January 2023) provides an update to the Greater Cambridge Employment Land and Economic Development Evidence Study (November 2020). It states that the site is no longer anticipated to provide housing as a result of implemented industrial planning consent, and proposed for removal as a residential allocation by the First proposals (loss of 11,357 B1, 3,370 B2, 3,370 B8 in monitoring data at March 2021).
- 8.18 Notwithstanding the above, the Greater Cambridge Housing Trajectory and Five Year Housing Land Supply Report (April 2023) concludes that we jointly have 6.1 years of housing land supply for the 2023-2028 five-year period. This conclusion is based on our 5 year housing land supply being calculated jointly, using the Liverpool methodology, and applying a 5% buffer.
- 8.19 Whilst it is acknowledged that the site is allocated for residential development under Policy H/1(a) of the Local Plan, the site and land to the south has extant planning permission for an employment use for 27 units for B1(c) (light industrial), B2 (general industrial) and B8 (storage and

distribution) uses and erection of 14m high wind turbine (Cambridge South) under reference S/1598/08/F (and later varied consent references S/0627/10/F, S/1962/10/F, S/0696/14/VC and S/3313/18/VC). 13 units on the southern part of the site are now complete. This is a material consideration in the decision making process.

- 8.20 As a result of the implementation of part of the extant consent and need and employment market changes, it is now unlikely to be brought forward as a residential allocation in the emerging Greater Cambridge Local Plan.
- 8.21 Given the above, the use of the site for employment purposes as opposed to residential use is considered acceptable in principle.

Employment Uses

- 8.22 The extant consent for Cambridge South is for B1(c), B2 and B8 uses. The proposed development is for Eg(ii), Eg(iii), and B8 uses. Whilst it is noted that the development would result in the loss of general industrial units, it would retain the potential light industrial uses and has the potential to provide a significant amount of research and development space.
- 8.23 The Greater Cambridge Employment and Housing Evidence Update (January 2023) states that the pandemic has seen higher value investment led employment sectors generally remain resilient (professional services) or seen growth (ICT and life sciences) where as some lower value local/ population related sectors such as construction and retail negatively affected. For labs, demand has reached an all time high with significant capital available for life sciences research but there is a severe shortage of available lab move in space. Immediately available space has fallen to almost zero against this background of high demand. Industrial demand has risen considerably in recent years and supply has failed to keep pace. Demand has risen for manufacturing, light industrial, warehousing and mid-tech space. E-commerce and e-retailing account for a greater proportion of demand than in the past. Mid tech is a phenomenon arising in recent years and typically combines a former 'mixed B' type unit including advanced manufacture with dry / tech labs and storage space. These units often support part of life sciences supply chain.
- 8.24 It further states that for industrial and warehouse needs the labour demand scenarios report a c.40,000 – 60,000 sqm requirement. It is considered appropriate to factor in some replacement of future losses to avoid market pressure which is already high. Taking this into account along with other factors results in a need of 200,000 sqm. Taking into account the projected supply of employment floorspace in the plan period, there is essentially a balance (limited surplus) in office / R&D combined, but a notable shortfall in industrial and warehouse floorspace needs.
- 8.25 It continues by stating that the Emerging Local Plan (First Proposals) allocations provide additional office and R&D floorspace given significant proposed allocations at North East Cambridge, Cambridge East,

Cambridge Biomedical Campus and Babraham Research Campus (not all of which will be delivered in the Plan period). This further supply is considered appropriate in encouraging growth and given inevitable sensitivities and uncertainties in modelling outcomes and the benefits of ensuring a post Plan pipeline. Whilst there are dedicated proposed allocations for industrial space, in order for the forecast needs to be met it is necessary for some of the larger general allocations, notably Cambridge East, to emphasise the inclusion of appropriate industrial floorspace in order to avoid under provision.

8.26 Although it is noted that the above figures relate to allocations within the Emerging Local Plan, windfall developments such as the current proposal would provide flexible employment uses in line with the general needs across the employment sector as and in accordance with the identified uses in Policy E/12 of the adopted Local Plan.

8.27 The employment uses are therefore considered acceptable in principle.

Scale of Employment

8.28 The whole of the Cambridge South development has a total floorspace of 12,203 square metres. There was originally a condition on the consent which restricted the maximum size of one unit to 1,850 square metres apart from Block H, which was 1,932 square metres, for a period of 10 years following the occupation of the building. This was to comply with the Cambridge occupation policy in the previous Local Development Framework (2007). This condition has now been removed as it is not in the current Local Plan.

8.29 Phase 1 of the Cambridge South development to the south has been constructed and provides a floorspace of 5,896 square metres. The development has three blocks comprising 13 units.

8.30 Phase 2 of the Cambridge south development on the site was granted permission for a floorspace of 6,307 square metres. The development had five blocks comprising 14 units. The floorspaces of the units are set out as follows: -

Block	Unit	Use	Floorspace sq m (Gross Internal)
A	1	All Uses	619
		Ground Floor	551
		First Floor	68
	2	All Uses	619
		Ground Floor	551
		First Floor	68
B	3	All Uses	799
		Ground Floor	726

		First Floor	73	
	4	All Uses	522	
		Ground Floor	447	
		First Floor	75	
C	5	All Uses	405	
		Ground Floor	350	
		First Floor	53	
	6	All Uses	170	
		Ground Floor	170	
		First Floor	0	
	7	All Uses	170	
		Ground Floor	170	
		First Floor	0	
	8	All Uses	170	
		Ground Floor	170	
		First Floor	0	
	9	All Uses	170	
		Ground Floor	170	
First Floor		0		
10	All Uses	285		
	Ground Floor	285		
	First Floor	0		
D	11	All Uses	412	
		Ground Floor	352	
		First Floor	59	
	12	All Uses	648	
		Ground Floor	589	
First Floor		59		
E	13	All Uses	659	
		Ground Floor	599	
		First Floor	60	
	14	All Uses	659	
		Ground Floor	599	
First Floor		60		
Total			6,307	

- 8.31 141 vehicle parking spaces and 74 cycle parking spaces were proposed.
- 8.32 Notwithstanding the extant consent, planning permission was refused for development of the site for B1(c), B2 and B8 uses under reference S/2123/19/FL on the grounds that the development could potentially result in a large scale warehouse and distribution centre. The development comprised two buildings which could be used as a single unit with a floorspace of 5,688 square metres.
- 8.33 The proposed development would increase the total amount of gross internal floorspace by 1,711 square metres above the extant consent.
- 8.34 Sawston is one of the largest villages in the district with a very good level of services and facilities. The development is considered to be in keeping with the category and size of the village.
- 8.35 The buildings would be situated on the existing industrial estate which comprises a substantial amount of large scale buildings and is considered to be in scale and character with the location. This will be discussed further in the Character and Appearance section below.
- 8.36 Unit 1 would be the largest single unit with a gross internal floorspace of 3,211 square metres. However, Units 2 and 3 are a pair of adjoining units and if combined internally, would have a gross internal floorspace of 4,807 square metres. Bearing in mind the previous refusal of application S/2123/19/FL, if this is the case, the development is not considered to result in a large scale warehouse and distribution centre as its floorspace would not exceed 5000 square metres.
- 8.37 A condition would be attached to any consent to restrict the maximum floorspace of one unit to 4,807 square metres to comply with Policy E/11 of the Local Plan so that Units 1, 2 and 3 cannot be joined to create one larger scale industrial unit.
- 8.38 The scale of the development is acceptable in principle.

Summary

- 8.39 The proposed employment use of the site; use for Eg(ii), Eg(iii) and B8 uses, and scale of employment is considered appropriate, notwithstanding the allocation of the site for residential purposes.
- 8.40 Whilst the proposal would not comply with Policy H/1(a) of the Local Plan, it would comply with Policies S/7, E/11, and E/12 of the Local Plan and the NPPF.

Character and Appearance of the Area

- 8.41 The site comprises a hard surfaced area with a number of trees along the north eastern and north western boundaries.

- 8.42 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.
- 8.43 Policy NH/2 permits development only where it respects and retains or enhances the local character and distinctiveness of the local landscape and its National Character Area.
- 8.44 Policy NH/8 requires developments on the edges of settlements which are surrounded by the Green Belt to include careful landscaping and design measures of a high quality.
- 8.45 The Sawston Village Design Guide SPD (2020), District Design Guide SPD (2010) and Landscape in New Developments SPD (2010) provide additional guidance. The NPPF provides advice on achieving well-designed places and conserving and enhancing the natural environment.
- 8.46 A Design and Access Statement has been submitted with the application. This outlines that the scheme proposes to enhance the existing vacant site by improving the overall character of the established industrial area and giving a much-needed uplift to the area whilst generating employment. The following key principles have been established: -
- i. Size and scale of the development to be in keeping to the specific site
 - ii. The development should reflect the market need in terms of unit size and scale.
 - iii. Simple high quality architectural language, with materiality which respects the setting and type of building.
 - iv. Clear simple forms with separate warehouse/ research& development/ ancillary elements.
 - v. Prioritising visual impact to integrate into the existing context with appropriate landscaping.
 - vi. Placemaking and wellness across the development.
- 8.47 Visual Impact Images have also been submitted.
- 8.48 A Landscape and Visual Impact Assessment has been submitted with the application. This concludes that the greatest landscape effects would generally be contained to within the site, although the increase in vehicular movements to and from the site would present a minor adverse effect on local tranquillity. The principal visibility of the site is in the vicinity of the terminus of West Way and from this location receptors would initially experience moderate adverse effects on visual amenity, reducing to minor adverse effects within 15 years owing to the growth of intervening trees within the proposed landscaping. There would be minor adverse effects experienced by receptors using restricted byway 12/10 to the east of the site and moderate adverse effects experienced by receptors using byway 12/12 to the north of the site. Minor and moderate cumulative adverse

effects would also be experienced from these receptors. There would be either negligible adverse effects or no effect resulting from the proposed development beyond Babraham Road to the east owing to intervening hedgerows, trees and buildings.

8.49 The site is currently vacant brownfield land. It previously consisted of an industrial building with external storage areas which appear to have been removed around 2008.

8.50 The Sawston Village Design Guide SPD describes the modern industrial area on the north east edge of the village as large shed with light industry.

Design Considerations

8.51 The development would be sited within the existing built up industrial estate and would not result in any encroachment into the countryside.

8.52 The buildings would be sited on the northern part of the site close to the north eastern, south eastern, and north western boundaries and set back from the existing internal access road behind parking areas. The arrangement of the buildings on this part of the site is considered to reflect the layout of Units 1, 2, and 3 of the existing Cambridge South Phase 1 development to the south.

8.53 The siting of the buildings would be set off the north eastern behind a service road and to allow the provision of a significant landscape buffer to mitigate the impact of the development upon the potential CSET public transport route and the adjacent Green Belt land.

8.54 The siting of the building would be sited closer to the north western boundary, but this is less sensitive due to the development of the new football ground. However, it would be sited adjacent to a group of trees which would mitigate the impact upon the Green Belt.

8.55 Whilst it is acknowledged that Unit 1 of the development would be sited closer to the south eastern boundary and West Way than the existing Unit 1 building to the south and would be highly visible in the street scene, it would retain a buffer for the majority of its length and would generally be set back behind the building line of Phase 1 due to the angled alignment of the road.

8.56 The siting of the buildings would cover approximately 46% of the plot and are considered to be proportionate to their size and not result in a cramped form of development.

8.57 The cumulative scale of the buildings on the site would measure approximately 133 metres in length and 47 metres in width. The buildings would have a maximum height of 12.3 metres.

8.58 The approved buildings on the site have a cumulative length of 116 metres, width of 25 metres, and height of 9.7 metres and the existing Units

1, 2, and 3 to the south have a cumulative length of 118 metres, width of 34 metres, and height of 10.6 metres.

- 8.59 Whilst it is noted that the approved buildings and existing buildings to the south would have a lesser scale than the proposed buildings, the proposed buildings are set in a less prominent position within the industrial estate and there are also other buildings to the south. Notwithstanding the above, the buildings are considered to be generally comparable in scale and height of existing and proposed buildings on the industrial estate in the immediate area. For example, the building recently granted planning permission on the site to the east, would have a length of 74 metres, width of 68 metres, and height of 17.2 metres.
- 8.60 The scale and height of the development is not considered to result in a visually dominant and intrusive form of development which would be out of keeping with context of the site and adversely affect the character and appearance of the area.
- 8.61 The buildings would have a simple linear plan form which would be orientated east to west across the site and align with the north eastern boundary. The plan form of the buildings is considered to reflect the arrangement of a significant number of buildings on the industrial estate and is considered acceptable.
- 8.62 The design of the buildings would incorporate large areas of curtain wall glazing on the main corners of the buildings, alternative panels of glazing and cladding to the south elevation, different colour cladding panels to the rear elevation, and a shallow pitched roof surrounded by a parapet wall. It would result in buildings with a high quality contemporary design.
- 8.63 The treatment of the south elevations is considered to create a rhythm and result in an active frontage. The different colour cladding panels to the north elevations would break up the mass of the buildings. Whilst it is noted that the buildings to the south have an interesting curved roof design, the use of a pitched roof with a parapet wall is considered to be in keeping with buildings within the industrial estate and would not adversely affect the character and appearance of the area.
- 8.64 The use of different types of horizontal metal cladding in various colours and vertical timber composite panelling is considered to add interest to the building. A condition would be attached to any consent to agree precise details of the materials.
- 8.65 There is an existing 2.4 metre high steel palisade security fence surrounding the site. A new 2.4 metre paladin fence has been introduced to the south eastern boundary adjacent to West Way to improve the visual impact of the development whilst retaining appropriate security measures.
- 8.66 The Urban Design Officer has no objections to the arrangement, design and materials of the buildings. However, they have deferred comments on the scale and visual impact to the Landscape Officer, who has advised

that it a wider space between the building and parking spaces would provide a better pedestrian environment, and commented that it is a pity that there is a difference in the consistency of positioning of built form on the street. The officer also considers that there are opportunities for street furniture and public art at the site and such features should be informed by public consultation. Consequently, conditions have been recommended in relation to a public art delivery plan and refuse storage.

- 8.67 Officers generally support the comments of the Urban Design Officer but consider that the development is acceptable in its current format as set out in the assessment above.

Landscaping

- 8.68 The length and height of the building along the north eastern boundary of the site would be significant. A significant buffer of landscaping along the north eastern boundary has been provided within the scheme. This is considered to be of high quality and would mitigate the impact of the development upon the adjacent Green Belt and receptors from the potential CSET public transport route and the occupiers of the adjacent dwelling at North Farmhouse.
- 8.69 The length and height of the building adjacent to the south eastern and north western boundaries of the site would be substantial. A group of trees and meadow has been provided along the north western corner to mitigate the impact upon the Green Belt and a group of trees has been provided to the south east to mitigate the impact upon West Way. The trees are welcomed but a hedge should be provided to the north west corner.
- 8.70 The area of hard surfacing on the site to provide the parking area to the front of the buildings would be substantial. Pockets of landscaping have been introduced to this area. This is considered to break up the mass of parking and soften the visual impact of the development upon the street scene which would improve the quality of the development assimilate it within its surroundings.
- 8.71 Two amenity spaces have been provided for employees to the east and west of the buildings surrounded by landscaping. The provision of these external spaces for staff is welcomed and would enhance health and wellbeing.
- 8.72 The Landscape Officer has advised that the findings of the Landscape and Visual Impact Assessment are generally agreed and it is considered the arising landscape and visual effects would be acceptable when considered together with the proposed mitigation. The requested changes have been made to the proposed plant mixes and these are now acceptable. The proposed meadow has been replaced by an alternative meadow mix, as opposed to the requested native hedgerow which is more appropriate to provide a buffer along the whole of the north western boundary. The tree pits are not acceptable and the hard landscaping is not yet specific; conditions are recommended in relation to alternative details for planting

on the north eastern boundary, a hard landscaping scheme, implementation of the hard and soft landscaping schemes, and tree pit details.

- 8.73 Officers support the comments of the Landscape Officer and recommended conditions.
- 8.74 Overall, the development is considered to be of a high-quality design and would preserve the character of the area and respond to its context in the wider landscape.
- 8.75 The proposal complies with Local Plan policies HQ/1, NH/2 and NH/8 and the NPPF.

Trees

- 8.76 The site comprises a number of trees along the north eastern and western boundaries.
- 8.77 Policies NH/2, NH/4 and HQ/1 seek to preserve, protect and enhance existing trees and hedges. Para. 136 of the NPPF seeks for existing trees to be retained wherever possible.
- 8.78 An Arboricultural Assessment and Arboricultural Method Statement has been submitted with the application. This has identified that there is one mature Crack Willow tree T1 (C category) adjacent to the north western corner of the site, a group of broadleaved trees along the north western boundary G1 (C category), and a group of common hedgerow specimens G2 (C category) along the north eastern boundary.
- 8.79 The Trees Officer has advised that trees on and adjacent to the site have no legal protection. The arboricultural document is sufficient in relation to the proposed plans. No high-quality trees have been identified on site, T1 Crack has been recommended for removal to fertility the development and the pruning of G1 and G2 back to the boundary edge.
- 8.80 Officers support the comments of the Trees Officer.
- 8.81 The development is not considered to result in the loss of any important trees which contribute to the visual amenity of the area.
- 8.82 The proposal complies with policies NH/2, NH/4, and HQ/1 of the Local Plan.

Biodiversity

- 8.83 The site currently consists of hard landscaping and trees. The site lies in close proximity to several water dependent Sites of Special Scientific Interest (SSSI): Sawston Hall Meadows SSSI, and Dernford Fen SSSI.

- 8.84 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/4 which outlines a primary objective for biodiversity to be conserved or enhanced and provides for the protection of Protected Species, Priority Species and Priority Habitat.
- 8.85 Policy NH/5 of the Local Plan states that development likely to have an adverse effect on land within or adjoining a Site of Biodiversity or Geological Importance (either individually or in combination with other developments), will not normally be permitted. Exceptions will only be made where the benefits of the development clearly outweigh any adverse impact. In determining any planning application affecting Sites of Biodiversity or Geological Importance the Council will ensure that the intrinsic natural features of particular interest are safeguarded or enhanced having regard to:
- a) The international, national or local status and designation of the site;
 - b) The nature and quality of the site's features, including its rarity value;
 - c) The extent of any adverse impacts on the notified features;
 - d) The likely effectiveness of any proposed mitigation with respect to the protection of the features of interest;
 - e) The need for compensatory measures in order to re-create on or off the site features or habitats that would be lost to development
- 8.86 An Ecological Appraisal, Bat Report, Reptile Report, Lighting Assessment, Biodiversity Net Gain Report, Biodiversity Metric, Soft Landscaping Scheme, and Landscape Implementation and Management Plan have been submitted with the application. The Ecological Appraisal reported no signs of badger activity or setts on the site, no buildings or tree with bat roost potential and trees of low value tree for bat foraging and commuting bats, trees that would provide a suitable habitat for nesting birds, no waterbodies for amphibians such as great crested newts, and some suitable habitat for reptiles.
- 8.87 The Ecology Officer has advised that the site consists of hardstanding, bare ground, some ephemeral vegetation, hedges, and tall ruderal. The site sits within the Impact Risk Zone of a nearby statutory protected site and may qualify for a consultation with Natural England on the grounds of water supply. There are no non-statutory protected sites in the vicinity that are likely to be impacted by the application. Species data shows amphibians, barn owl and other breeding birds, flowering plants, invertebrates, bats, brown hare, badger, otter, and hedgehog have all been recorded locally.
- 8.88 No reptiles were recorded during the presence/absence surveys in August and September 2023. No trees were identified with bat roost potential. The submitted reports have not found any evidence that a protected species

licence will be required prior to works commencing on site. The Ecological Appraisal has recommended non-licensable reasonable avoidance measures are employed to remove any residual risk of harm or disturbance to protected and priority species.

- 8.89 Bat static and transect surveys confirmed 7 species of bat, including barbastelle. Static locations were on the northern corner and mid way along the northern boundary. The north and north-west boundaries are considered sensitive habitats for foraging and commuting bats. We are pleased to see that no lighting is proposed on the northern boundary and would request that the lighting on the north-western boundary is reduced to 2700k or lower and should feature peak wavelengths higher than 550nm. This is in line with guidance from Bats and Artificial Lighting at Night Guidance Note 08/23. Ideally the number of lights would be reduced on the north-western boundary.
- 8.90 The baseline of the site consists of hard standing with bramble scrub, mixed scrub and ruderal/ephemeral vegetation. Proposals include other neutral grassland, bramble scrub retained along western boundary, mixed scrub, introduced shrub and 78 small trees. There are currently no hedgerows on site, with 5 lengths proposed. These proposals result in a 25.56% gain for habitat units. The other neutral grassland is proposed as being in moderate condition, I would like to see some further information provided in the management plan regarding management of the grassland areas. If they are to be mown short all year, modified grassland may be a more realistic goal.
- 8.91 The Council's Ecology Officer recommends conditions in relation to ecological works to be carried out in accordance with the Ecological Appraisal, a scheme of ecological enhancement, a lighting design strategy for biodiversity, a Biodiversity Net Gain (BNG) Plan.
- 8.92 Natural England has advised that the development has the potential to negatively impact the water resource of these sites. Evidence being gathered to inform the Integrated Water Management Study for the Local Plan indicates that groundwater abstraction from the Cambridge aquifer, to meet current needs, is already damaging the natural environment including water dependent designated sites and supporting habitat. The emerging Local Plan (First Proposals) recognises the challenges in identifying long-term and interim solutions to the current water resource crisis to enable sustainable development without further detriment to the natural environment.
- 8.93 Natural England recommends a condition to ensure that water resources to meet the needs of the development alone and in combination with other proposed development, can currently be supplied sustainably and without further adverse impact to the natural environment.
- 8.94 The Environment Agency has advised that the location of this development is in an area of serious water stress (as identified in our report Water stressed areas - final classification). Across East Anglia the

EA are also concerned that the rivers and groundwater (including chalk streams) are vulnerable to deterioration under Water Framework Directive, from groundwater abstraction.

- 8.95 The Council's Sustainability Officer has recommended a condition in relation to the provision of BREEAM 'excellent' standards for water consumption.
- 8.96 Officers support the comments of the Ecology Officer, Natural England, and Environment Agency.
- 8.97 The development is not considered to adversely affect protected species, result in harm to nearby Sites of Special Scientific Interest, and would lead to a net gain in biodiversity.
- 8.98 The proposal complies with policies NH/4 and NH/5 of the Local Plan, the Biodiversity SPD 2022, the requirements of the Environment Act 2021 and 06/2005 Circular advice.

Highway Safety and Transport Impacts

- 8.99 The site would be accessed via West Way and Grove Road which are private roads off Babraham Road. Babraham Road is the main and busy thoroughfare from Cambridge/Road High Street in Sawston to High Street in Babraham. It has a speed limit of 30 miles per hour.
- 8.100 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.
- 8.101 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.
- 8.102 Para. 115 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.
- 8.103 The application is supported by a Transport Assessment and Transport Technical Notes, and a Draft Travel Plan. These set out the existing highway network conditions, sustainable transport modes, car and cycle parking, trip generation, trip distribution, junction modelling, and the likely traffic impact. The Draft Travel Plan targets a 10% reduction in single occupancy vehicle trips.
- 8.104 There is an existing two way access on to West Way which serves Phase 1 of the Cambridge South development and an existing two way access

on to Babraham Road. The new development would utilise these existing accesses.

- 8.105 The Local Highways Authority had advised that the development would not have a significant adverse effect upon the public highway, as Grove Road and West Way are private roads. No conditions are recommended.
- 8.106 The County Transport Team has advised that the trip generation assessment for the proposed development is agreed. This has been calculated for the anticipated site use split of 55% E(g)(ii) use and 45% B8 use (the top two trip attractors of the proposed land use types). The proposed development under 55% E(g)(ii) use/45% B8 use is anticipated to generate 71 two-way vehicle trips in the AM peak and 61 two-way vehicle trips in the PM peak.
- 8.107 The junctions included within the junction capacity assessments are agreed. This comprises the Babraham Road/Grove Road priority junction, Sawston Road/High Street priority junction, and Babraham Road/Hillside/New Road/Cambridge Road signal junction. Both the Babraham Road/Grove Road priority junction and Sawston Road/High Street priority junction are anticipated to operate within capacity under all future year scenarios. The proposals will add more development on the Babraham Road corridor. The modelling assessment for the Babraham Road/Hillside/New Road/Cambridge Road signal junction in the AM peak shows that the development will add additional traffic onto the projected at-capacity Babraham Road/Hillside/New Road/Cambridge Road signal junction.
- 8.108 The development site is located adjacent to the proposed CSET2 route. CSET2 seeks to provide a new public transport and active travel route from the A11 via Sawston and Great Shelford to the Cambridge Biomedical Campus. As part of the CSET2 proposals, a new public transport stop would be provided on Sawston Road c700m from the site. Whilst the CSET2 works were recently put on hold due to rising inflation costs, as the business case for CSET2 demonstrates that the CSET2 route is the most suitable solution to the planned growth at the Cambridge Biomedical Campus, funding is still being sought to deliver the scheme with the aim to progress with its delivery. In addition to CSET2, the Sawston Greenway, CSET1, and the Linton Greenway proposals will also benefit the development. The Sawston Greenway proposals would enhance pedestrian and cycle access to Shelford station from Sawston.
- 8.109 Conditions have been recommended in relation to a restriction on the E (g) ii use to 4,410sqm (55%) of the total GIA of the development, the submission of a travel plan, and the delivery of a zebra style crossing across West Way within the vicinity of the site access as shown indicatively in drawing no. PL003 Rev L. A request for a section 106 agreement to secure a contribution of £152,686 towards strategic active travel improvements in the area including works forming part of either CSET1 and/or 2, the Sawston Greenway, or Linton Greenway has also been raised.

- 8.110 Officers support the comments of the Local Highways Authority and County Transport Team.
- 8.111 The design of the access is acceptable and the development is not considered to result in significant traffic generation which would adversely affect the public highway and be detrimental to highway safety.
- 8.112 Sawston is one of the most sustainable villages in the district. It has a wide range of services and facilities such as shops, public houses, cafes, restaurants etc, public transport, and employment sites.
- 8.113 There is a bus stop on Babraham Road approximately 1.2km from the site which is served by bus service 7. This service runs between Cambridge and Sawston every 20 minutes Mondays to Saturdays and every hour on Sundays. It covers surrounding villages including Great Shelford, Stapleford. The service continues to village including Duxford and then to Saffron Walden every hour Mondays to Saturdays.
- 8.114 The site is considered to be accessible by walking and cycling from the village of Sawston as a footway has been approved and has been constructed along West Way and Grove Road as part of planning consent 22/03363/FUL for research and development buildings to the west of the site. A footway was secured along Grove Road and a cycleway along Babraham Road to link to the National cycle route 11 on Cambridge Road as part of planning consent 22/00209/S73 (condition 9) and S/2239/13/FL for the new Cambridge City football ground.
- 8.115 The Travel Plan will reduce travel by non-sustainable modes of transport such as the private motor vehicle.

Cycle and Car Parking Provision

- 8.116 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. Car parking provision will take into consideration the site location, type and mix of uses, car ownership levels, availability of local services, facilities and public transport, and highway and user safety issues, as well as ensuring appropriate parking for people with impaired mobility. Cycle parking should be provided to at least the minimum standards and be covered and secure.
- 8.117 The gross internal floorspace of the development is 8,018 square metres. The maximum floorspace of B8 uses is 3,620 square metres with floorspace of 4,398 square metres for B1 ancillary offices.
- 8.118 Policy TI/3 of the Local Plan requires at least 1 cycle space per 30 square metres of gross floor area for B1 uses (now E(g) i, ii, and iii) and on merit for B8 uses.

- 8.119 268 cycle parking spaces are required if the development was used for B1 purposes and at least 147 spaces for B1 and B8 uses.
- 8.120 The development would provide 88 cycle spaces within two external cycle stores adjacent to Units 1 and 3.
- 8.121 Policy TI/3 requires 1 car parking space per 30 square metres of gross floor area for B1 uses (now E(g) i, ii, and iii) and 1 space per 100 square metres for B8 uses.
- 8.122 267 car parking spaces are required if the development was used for B1 purposes and 184 spaces for B1 and B8 uses.
- 8.123 The development would provide 136 car parking spaces inclusive of 8 disabled spaces and 7 car share spaces. 55 spaces would be adjacent to Unit 1, 36 adjacent to Unit 2, and 45 adjacent to Unit 3.
- 8.124 The County Transport Team has advised that taking into consideration the site's location within proximity to the proposed CSET2 route and Sawston Greenway, a car parking ratio of 1 space per 59sqm is considered reasonable. Cycle parking provision has been determined using Census cycle mode share data in conjunction with anticipated employment numbers. The site under the highest employment density scenario would warrant demand for 83 cycle parking spaces. As such, the cycle parking provision proposed provides suitable provision.
- 8.125 Officers support the comments of the County Transport Team and the level of on-site car and cycle parking is considered appropriate.
- 8.126 The Greater Cambridge Sustainable Design and Construction SPD outlines the standards for EV charging at 1 per 1,000m² of floor space for fast charging points; 1 per 2 spaces for slow charging points and passive provision for the remaining spaces to provide capability for increasing provision in the future.
- 8.127 28 car parking spaces would have EV chargers (20% active and 80% passive) which would exceed the standards.
- 8.128 The proposal complies with policies HQ/1, TI/2, TI/3, and TI/8 of the Local Plan and the Greater Cambridge Sustainable Design and Construction SPD.

Flood Risk

- 8.129 Policies CC/7, CC/8 and CC/9 of the Local Plan require developments to have appropriate sustainable foul and surface water drainage systems and minimise flood risk. Paras. 159 – 169 of the NPPF are relevant.
- 8.130 The site is in Flood Zone 1 and is therefore considered at low risk of flooding. Parts of the site are subject to surface water flood risk.

- 8.131 A Flood Risk Assessment and Drainage Strategy has been submitted with the application. This has been revised during the course of the application. It identifies existing surface water discharge pipes from the site which drain to the adjacent ditch to the west, existing areas at risk of flooding from surface water, and proposed method of surface water drainage.
- 8.132 The Local Lead Flood Authority has advised that it has no objections in principle to the proposed development. The surface water can be managed through the use of an attenuation tank and permeable paving, restricting surface water discharge to QBAR. The use of permeable paving is acceptable 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. Water quality has been adequately addressed when assessed against the Simple Index Approach outlined in the CIRIA SuDS Manual.
- 8.133 Conditions are recommended in relation to a detailed surface water drainage scheme based upon the principles within the agreed Flood Risk Assessment and Drainage Strategy, surface water management during construction to prevent the risk of flooding.
- 8.134 The Environment Agency has advised that If the surface water drainage strategy relies upon infiltration SUDs, then design and construction details should be supplied, together with information demonstrating that there will be adequate clearance above peak seasonal groundwater levels, adequate water quality treatment for discharge to groundwater, and no placement of infiltration SUDs in contaminated ground where infiltration could mobilize contaminants to pollute groundwater.
- 8.135 The foundation requirements for this development have not been finalized. piling or other foundation designs or ground improvement methods using penetrative methods can pose pollution risks to controlled waters, for example through mobilizing contamination and creating preferential pathways for contaminant migration. If the finalized foundation design relies upon such methods, then full details and a foundation works risk assessment should be provided.
- 8.136 Conditions are recommended in relation to a scheme for surface water disposal and foundation design to protect groundwaters.
- 8.137 Anglian Water has advised that the foul drainage from this development is in the catchment of Sawston Water Recycling Centre that will have available capacity for these flows. The sewerage system at present has available capacity for these flows. If the developer wishes to connect to our sewerage network they should serve notice under Section 106 of the Water Industry Act 1991.
- 8.138 The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option. Building Regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the

preferred disposal option, followed by discharge to watercourse and then connection to a sewer. From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets.

- 8.139 The comments from the Lead Local Flood Authority, Anglian Water and the Environment Agency are supported and the development is not considered to be at high risk of flooding and would not increase the risk of flooding to the site and surrounding area.
- 8.140 The proposal complies with Policies CC/7, CC/8 and CC/9 of the Local Plan and NPPF advice.

Residential Amenity

- 8.141 The nearest residential properties to the site are located at North Farmhouse, West Way to the north and dwellings in Airfields to the south.
- 8.142 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.
- 8.143 The development is not considered to result in an unduly overbearing mass, significant loss of light, or loss of privacy to the dwelling at North Farmhouse as it would be situated a distance of approximately 130 metres from the main garden area of the dwelling.
- 8.144 A Noise Impact Assessment has been submitted with the application. This sets out the background noise levels at the site and the impact of the development upon noise sensitive premises.
- 8.145 The Environmental Health Officer has advised that the noise assessment refers to a 2008 planning consent for the site during which identifies that background noise levels remain broadly the same. It further identifies that the sources of noise are likely to be night time vehicle movements and plant noise. These impacts have been quantified and context provided to similar sites and suggest that the noise is broadly acceptable.
- 8.146 Conditions have been recommended in relation to a noise assessment and insulation measures, a Construction Environmental Management Plan to include the hours of use of site machinery and deliveries, pile driven foundations, measures to minimise the spread of dust, and a construction programme, and external lighting.
- 8.147 Officers support the comments of the Environmental Health Officer.
- 8.148 The development is not considered to adversely affect the amenities of neighbours.

8.149 The proposal complies with Policy HQ/1 of the Local Plan and the District Design Guide 2010. The associated construction and environmental impacts would be acceptable in accordance with policies SC/9, SC/10, SC/12 and SC/14 of the Local Plan.

Contamination

8.150 Policy SC/11 of the Local Plan only permits proposal where land is, or can be made, suitable for the proposed use.

8.151 A Phase 2 Geoenvironmental Assessment Report, Remediation Strategy and Verification Plan, Remediation Verification Report for Phase 1 Development, Supplementary Ground Gas Risk Assessment for Phase 2, Statement on Ground Investigations, and Phase 2 Trail Pitting report have been submitted with the application.

8.152 The Contaminated Land Officer has advised that the site has a former industrial use and is adjacent to an identified landfill. Further investigation of the site is suggested to have taken place, though not included in the submission, and additional investigation in the northwest is proposed. The submitted MLM Remediation Strategy document is broadly accepted, however requires the detail to sit alongside it to confirm how the applicant will achieve the required gas protection point score.

8.153 Conditions are recommended in relation to a detailed investigation into contamination, remediation of any contamination found, and unexpected contamination found during works and remediation.

8.154 The Environment Agency has advised that the proposed development site overlies principal and secondary aquifers within a Source Protection Zone 3 (SPZ). The previous use of the site as a factory for tile manufacturing is potentially contaminative. The site is in an environmentally sensitive location and may present potential pollutant linkages to controlled waters.

8.155 Conditions are recommended in relation to contamination investigation and remediation and unexpected contamination found during works and remediation.

8.156 Officers support the comments of the Contaminated Land Officer and Environment Agency.

8.157 The development is not considered to harm human health of the proposed occupiers and groundwaters.

8.158 The proposal complies with Policies SC/11 and CC/7 of the Local Plan.

8.159 Carbon Reduction and Sustainable Design

8.160 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.

- 8.161 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.
- 8.162 Policy CC/4 'Water Efficiency' requires that non-residential buildings must achieve a BREEAM efficiency standard equivalence of 2 credits. Paras 158 – 164 of the NPPF are relevant.
- 8.163 A Sustainability Statement, Energy Audit and Water Conservation Statement have been submitted with the application. These documents set out sustainable design and construction technique, adaption to climate change features, renewable energy features and water efficiency measures for the development.
- 8.164 The Sustainability Officer has advised that the applicant has clarified that the basic development, inclusive of fabric improvements and efficiency measures, still fails to meet basic Building Regulations Part L 2021 compliance. Solar PV has therefore been used to bring the developments carbon emissions in line with Building Regulations standards, and then an additional amount has been added to meet the 10% required by Local Plan policy CC/3. Although officers would encourage all development to meet the requirements of basic Building Regulations Part L through good thermal performance and efficient mechanical services, the development should achieve compliance with Local Plan policy CC/3 with a 10.9% carbon reduction via PV. To ensure this is achieved, a condition is recommended for renewables as part of any permissions granted.
- 8.165 In respect of water, the Water Conservation statement sets out a development that could meet full Wat01 BREEAM credits as encouraged by the EA and Natural England. This is what officers would expect to see but the document goes on to state that although the development aspires to full credits, the applicant only fully commits to the 2 Wat01 credits required by Local Plan policy CC/4. Based upon the advice of Natural England and the EA, and because the applicants BREEAM pre-assessment demonstrates that full Wat01 credits can be achieved; the Sustainability Officer offers support for the scheme as set out in the BREEAM pre-assessment.
- 8.166 Conditions are recommended in relation to the renewable energy technologies to be installed in accordance with the energy statement and plans and water conservation measures to be carried out in accordance with the water efficiency specification used in The BREEAM Pre-assessment (which demonstrates that the development will achieve 5 BREEAM credits for water efficiency).
- 8.167 Officers support the comments of the Sustainability Officer to ensure that the development would mitigate climate change through the use of

renewable energy sources and manage and conserve water resources by achieving appropriate water efficiency standards above the standard requirement.

8.168 The proposal complies with Policies CC/1, CC/3, and CC/4 of the Local Plan.

8.169 **Other Matters**

8.170 The development would be in close proximity to Cambridge City FC's new football ground.

8.171 Sport England has consulted with the Football Foundation and Cambs FA and advised that the development would not impact upon the pitches/site. However, the FA would welcome discussions to see how they could work together to provide accessible community facilities at Cambridge City FC site for employees at proposed offices if a financial contribution was made to the Club.

8.172 Officers have taken into the comments from the FA into account but consider that community facilities at the football club are not required to make the development acceptable in planning terms.

8.173 The Police Architectural Liaison Officer has recommended conditions in relation to security measures to ensure that the development complies with Secured by Design. These have been attached as informatives to any consent.

8.174 Local Plan policy TI/10 'Broadband' requires new development to contribute towards the provision of infrastructure suitable to enable the delivery of high-speed broadband services across the District. A condition is proposed to ensure this provision.

8.175 **Planning Obligations (S106)**

8.176 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.

8.177 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.

- 8.178 The Country Transport Team has requested a contribution of £152,686 towards strategic active travel improvements in the area including works forming part of either CSET1 and/or 2, the Sawston Greenway, or Linton Greenway.
- 8.179 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.

Heads of Terms

- 8.180 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
Cambridgeshire County Council Transport Contribution	£152,686 towards strategic active travel improvements in the area including works forming part of either CSET1 and/or 2, the Sawston Greenway, or Linton Greenway.	Prior to first occupation

- 8.181 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).

8.182 Planning Conditions

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

Condition no.	Detail
1	Start date
2	Approved drawings
3	Maximum floorspace of unit
4	Use restriction
5	Materials
6	Public art delivery plan
7	Refuse storage
8	Cycle storage
9	Hard and soft landscaping, boundary treatments & landscape maintenance and management
10	Landscape implementation
11	Ecological works

12	Ecological enhancement
13	Biodiversity lighting
14	Biodiversity Net Gain Plan
15	Surface water drainage
16	Surface water construction
17	Contamination investigation
18	Contamination remediation
19	Unexpected contamination
20	Pile foundations
21	Noise assessment and insulation
22	Construction Environmental Management Plan
23	External lighting
24	Pile driven foundations
25	Max floorspace of Eg(ii) use
26	Zebra crossing
27	Travel Plan
28	Renewable energy
29	Water conservation measures
30	Wifi

Planning Balance

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

Summary of harm

- 8.185 The development would be contrary to Policy H/1(a) of the Local Plan which allocated the site for residential development.

Summary of benefits

- 8.186 There is an extant consent for employment use of the site under classes B1(c) light industrial, B2 general industrial and B8 storage or distribution uses and the development would retain the employment use of the site, contribute towards growth of the rural economy, and provide 272 jobs.
- 8.187 The employment uses within the development have changed to reflect the needs and demands of the employment market and the scale of the development would be in keeping with the category of the village of Sawston as a Rural Centre in accordance with Policy E/12 of the Local Plan.
- 8.188 The development is considered to be in scale and character with the large scale buildings on the existing industrial, estate and would result in a high quality development in terms of its design and appearance which would preserve the character and appearance of the area within its wider context and comply with Policies NH/2 and HQ/1 of the Local Plan.

- 8.189 The proposal is not considered to result in the loss of any important trees, would improve landscaping on the site, would not adversely affect protected species or nearby Sites of Special Scientific Interest, and would result in a net gain in biodiversity in accordance with Policies NH/4, NH/5, and HQ/1 of the Local Plan.
- 8.190 The development would result in an increase in traffic generation along Babraham Road which would be mitigated by a contribution towards public transport projects in or around Sawston and there would be an appropriate amount of car and cycle parking on site and easy access to public transport to reduce reliance upon the private car in accordance with Policies TI/2, TI/3, and HQ/1 of the Local Plan.
- 8.191 The site is not at high risk of flooding and the development would provide a suitable surface water risk scheme which would not result in an increase to flood risk to the site and surrounding area in accordance with Policies CC/7, CC/8, and CC/9 of the Local Plan.
- 8.192 The development is considered to protect the residential amenities of neighbours in accordance with Policies HQ/1, SC/9, and SC/10 of the Local Plan.
- 8.193 The development would result in carbon reductions and a higher than normal standard of water efficiency measures to adapt to climate change and protect water resources in accordance with Policies CC/3 and CC/4 of the Local Plan.

Conclusion

- 8.194 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for delegated approval subject to the completion of a Section 106 agreement to secure highway infrastructure works.

9.0 Recommendation

9.1 Approve subject to:

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

10.0 Conditions

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

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

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

PL001 Revision C	Location Plan
PL003 Revision M	Proposed Site Plan
PL004 Revision A	Proposed Site Plan (1:1250)
PL005 Revision A	Proposed Boundary Treatment Plan
PL007 Revision B	Proposed Site Sections
PL030 Revision A	Unit 1 Initial Proposed Floor Plans
PL031 Revision A	Unit 1 Expansion Proposed Floor Plans
PL032 Revision A	Unit 1 Proposed Roof Plan
PL033 Revision A	Unit 1 Proposed Elevations
PL034	Unit 1 Proposed Alternative Roof Plan
PL040 Revision A	Units 2 & 3 Proposed Initial Floor Plans
PL041 Revision A	Units 2 & 3 Proposed Expansion Floor Plans
PL042 Revision A	Units 2 & 3 Proposed Roof Plan
PL043 Revision A	Units 2 & 3 Proposed Elevations
PL044	Unit 2 & 3 Proposed Alternative Roof Plan

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

3. The gross internal floorspace of one single unit must not exceed 4,807 square metres.

Reason: To ensure the development would not result in a large scale storage and distribution use which would conflict with policy E/11 of the South Cambridgeshire Local Plan 2018.

4. 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 premises shall only be used for research and development, light industry and storage or distribution purposes and for no other purpose (including any other purposes in Class E 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 purpose may result in harm which would require re-examination of its impact in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

5. No development shall take place above ground level, except for demolition, until details of all the materials for the external surfaces of buildings to be used in the construction of the development have been submitted to and approved in writing by the local planning authority. Works 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.

6. 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.

7. No development, except demolition or site clearance, shall commence until a scheme for the on-site storage facilities for commercial waste, including waste for recycling have been submitted to and approved in writing by the local planning authority. The scheme shall identify the specific positions of where wheeled bins, or any other means of storage, will be stationed and the specific arrangements to enable collection from within 10m of the kerbside of the adopted highway/

refuse collection vehicle access point. The approved scheme shall be carried out before the use is commenced and shall be retained as such.

Reason: To ensure that the need for refuse and recycling is successfully integrated into the development in accordance with policy HQ/1 of the South Cambridgeshire Local Plan 2018.

8. The development, hereby permitted, shall not be occupied or the use commenced, until details of facilities for the covered, secure parking of cycles for use in connection with the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include the means of enclosure, materials, type and layout. The facilities shall be provided in accordance with the approved details and shall be retained as such.

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

9. Notwithstanding the soft landscaping plan hereby approved, no development above ground level, other than demolition, shall commence until alternative details for the soft landscaping on the north-eastern boundary of the site has been submitted to and approved in writing by the Local Planning Authority. These details shall include a planting plan showing an additional double staggered native hedgerow along the length of the northeastern boundary. The details shall also include 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.

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.

10. No development above ground level, other than demolition, shall commence until details of a hard landscaping scheme have been submitted to and approved in writing by the Local Planning Authority. These details shall include 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).

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.

11. 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.

12. No development shall take place until full details of all tree pits, including those in planters, hard paving and soft landscaped areas have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. All proposed underground services will be coordinated with the proposed tree planting and the tree planting shall take location priority.

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

13. All ecological measures and/or works shall be carried out in accordance with the details contained in the Ecological Appraisal as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

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

14. Prior to the commencement of development above slab level 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.

15. Prior to occupation 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 conserve and enhance ecological interests and to protect the amenity of nearby properties in accordance with Policies HQ/1, NH/4 and SC/9 of the South Cambridgeshire Local Plan 2018.

16. 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 2023 paras 180, 185 and 186, South Cambridgeshire Local Plan 2018 policy NH/4 and the Greater Cambridge Shared Planning Biodiversity SPD 2022.

17. 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 and Drainage Strategy prepared by I&L Consulting (ref: 23-014_Dales Manor, Sawston) dated 21st February 2024 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, CC/8 and CC/9 of the South Cambridgeshire Local Plan 2018.

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

Reason: To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or occupied properties within the development itself; recognising that initial works to prepare the site could bring about unacceptable impacts in accordance with Policies CC/7, CC/8 and CC/9 of the South Cambridgeshire Local Plan 2018.

19. No development (or phase of) shall take place, unless otherwise agreed, until:
- a) The application site has been subject to a detailed Phase 1 Desk Study, to be submitted to and approved in writing by the Local Planning Authority.
 - b) The application site has been subject to a detailed scheme for the investigation and recording of contamination, based on the Phase 1 Desk Study, and remediation objectives have been determined through risk assessment. The 3 resulting Phase 2 Intrusive Site Investigation Report is to be submitted to and approved in writing by the Local Planning Authority.
 - c) A Remediation Method Statement containing proposals for the removal, containment or otherwise rendering harmless any contamination, based upon the Phase 2 Intrusive Site Investigation,

has been submitted to and approved in writing by the Local Planning Authority.

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.

20. The development (or each phase of the development where phased) shall not be occupied until the works specified in the approved Remediation Method Statement are complete and a Verification Report demonstrating compliance with the approved Remediation Method Statement has been submitted to and approved in writing by the Local Planning Authority.

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

21. If, during development, any additional or unexpected contamination is identified, then remediation proposals for this material should be agreed in writing by the Local Planning Authority before any works proceed and shall be fully implemented prior to first occupation of the development hereby approved.

Reason: 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

22. Piling or any other foundation designs and investigation boreholes using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason: To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF), paragraphs 174, 183 and 184 and relevant Environment Agency Groundwater Protection Position Statements.

23. 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.

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

24. 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 nearby properties in accordance with Policies HQ/1 and SC/10 of the South Cambridgeshire Local Plan 2018.

25. In the event of the foundations for the proposed development requiring piling, prior to the development taking place the applicant shall provide the local authority with a report / method statement for approval detailing the type of piling and mitigation measures to be taken to protect local residents noise and or vibration. Potential noise and vibration levels at the nearest noise sensitive locations shall be predicted in accordance with the provisions of BS 5528, 2009 - Code of Practice for Noise and Vibration Control on Construction and Open Sites Parts 1 - Noise and 2 -Vibration (or as superseded). Development shall be carried out 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.

26. No development shall commence until a programme of measures to minimise the spread of airborne dust (including the consideration of wheel washing and dust suppression provisions) from the site during the construction period or relevant phase of development has been submitted to and approved in writing by the Local Planning Authority. Works shall be undertaken in accordance with the approved details / scheme unless the local planning authority approves the variation of any detail in advance and in writing.

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

27. 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.

28. No more than 4,410sqm (55%) of the total GIA of the development shall be used for E(g)(ii) use.

Reason: In the interests of highway safety in accordance with paragraph 115 of the NPPF.

29. Prior to first occupation, the developer shall be responsible for the provision and implementation of a Travel Plan to be agreed in writing with the Local Planning Authority. The Travel Plan shall include suitable incentives inclusive of bus travel and/or active travel vouchers to encourage sustainable travel to the site and shall be monitored annually with all measures reviewed to ensure targets are met.

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.

30. Prior to first occupation, the developer shall deliver a zebra style crossing across West Way within the vicinity of the site access as shown indicatively in drawing no. PL003 Rev L.

Reason: In the interests of highway safety.

31. 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.

32. Water efficiency standards for the scheme shall be carried out in accordance with the water efficiency specification used in The BREEAM Pre-assessment (reference Z28143.1, Dales Manor Business Park BREEAM 2018 Pre-assessment_v6_Excellent_10-08-23MA, which demonstrates that the development will achieve 5 BREEAM credits for water efficiency (Wat01).

The development shall only be used or occupied in accordance with the agreed details, and any amendments to the specification shall first be submitted to and approved in writing by the local planning authority.

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

33. Prior to the first occupation of the development, infrastructure to enable the delivery of broadband services, to industry standards, shall be provided for the development.

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

Informatives

1. Infiltration

Infiltration rates should be worked out in accordance with BRE 365/CIRIA 156. 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.

2. OW Consent

Constructions or alterations within an ordinary watercourse (temporary or permanent) require consent from the Lead Local Flood Authority under the Land Drainage Act 1991. Ordinary watercourses include every river, drain, stream, ditch, dyke, sewer (other than public sewer) and passage through which water flows that do not form part of Main Rivers (Main Rivers are regulated by the Environment Agency). The applicant should refer to Cambridgeshire County Council's Culvert Policy for further guidance:

<https://www.cambridgeshire.gov.uk/business/planning-and-development/water-mineralsand-waste/watercourse-management/>
Please note the council does not regulate ordinary watercourses in Internal Drainage Board areas.

3. Pollution Control

Surface water and groundwater bodies are highly vulnerable to pollution and the impact of construction activities. It is essential that the risk of pollution (particularly during the construction phase) is considered and mitigated appropriately. It is important to remember that flow within the watercourse is likely to vary by season and it could be dry at certain times throughout the year. Dry watercourses should not be overlooked as these watercourses may flow or even flood following heavy rainfall.

4. 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.
5. 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.
6. 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.
7. 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."
8. The applicant should be aware that there is a low impact chemical installation for the production of a single inorganic chemical on the edge of the proposed site.
9. External lighting - our recommendation is that all access roads, footpaths, loading areas, car parks including cycle parking are lit by columns designed to BS5489-1:2020 or BS EN 12464-2:2014. There should be LED dusk to dawn wall mounted lights above each entrance/exit and around the building line. Please note: Bollard lighting is only appropriate for wayfinding and should not be used as a primary lighting source for any roads or parking areas, where they are also prone to damage.

10. CCTV - This is not a universal solution to security problems, but it can help deter vandalism or burglary and assist with the identification of culprits once a crime has been committed. The provision and effective use of CCTV fits well within the overall framework of security management and is most effective when it forms part of an overall security plan. If external CCTV is to be installed then this should meet BS EN 50132-7: 2012+A1:2013 CCTV surveillance systems for use in security applications, be well signed and be registered with the Information Commissioners Office. Cameras should ideally cover main entrances into the buildings, service yards, car park and cycle storage. (NSI and SSAIB accreditation is also applicable for CCTV) o BS 7958 CTV Management and Operation Code of Practice o BS 8495 Export of Digital Images o BS 8418 Remote Monitoring Stations o BS 62676 British Standard for the minimum requirements for CCTV Surveillance in security applications.
11. Alarms - BS EN 50131 for wired alarm systems 4 grades (to accommodate all EU requirements) § Buildings - loss prevention standard 1175 Burglary resistance of buildings and fences, Intruder resistance, security grills. Shutters etc. commercial risk 2,3 and 4. § BS 8220 - Guide for the security of Buildings against crime – comes in 3 parts and gives guidelines on security measures that can be introduced to protect against crime.
12. Fencing - Security fencing and gates should be tested to LPS1175 SR1, with less activity during the hours of darkness. Recommends a gate or barrier which can be closed overnight.
13. External Cycle Staff - The cycle store this should be within secured fob entry compound, in view of active windows, well-lit overnight and covered by CCTV. Sheffield stands should be secured into the ground (not bolted down) as per Secured by Design guidelines. Minimum requirements for such equipment are: - Galvanised steel bar construction (Sheffield stands). There are now certificated companies registered under Secured by Design (lock it safe) sold secure silver. § Minimum foundation depth of 300mm with welded 'anchor bar' § The cycle stands must facilitate the locking of both wheels and the crossbar. § Should be in view of office/active windows, overlooked by CCTV with appropriate lighting and signage.
14. Doors – all door sets allowing direct access, e.g., front, and rear entrance door sets, plant rooms and fire doors will be certificated to one of the following standards: o PAS 24 – 2022 o PAS 24 - 2016 or o STS 201 Issue 4:2012 or o LPS 1175 Issue 7.2 (2014) Security Rating 2+ or o STS 202 Issue 3 (2011) Burglary Rating 2 or (Commercial door sets) o LPS 2081 Issue 1 (2015) Security Rating B+
15. Windows, roof windows and roof lights – all ground floor and easily accessible windows, shall be certificated to one of the following standards: o PAS 24 – 2022 or o PAS 24 - 2016 or o STS 204 Issue

4:2012 or o LPS 1175 Issue 7.2 (2014) Security Rating 1 or o STS 202 Issue 3 (2011) Burglary Rating 1 or o LPS 2081 Issue 1 (2015) Security Rating A. Recommends for this site's main entrance doors, fire exit doors and any other external doors - LPS1175 BB3 (SR2) rated doors.

16. Curtain Walling (If applicable): - Needs to be secure. Communal entrance doors within the curtain walling should still be able to achieve the relevant test and certification standard, LPS1175-SR1 or LPS2081. o Glazed curtain walling must be installed using a secure glazing retention system. The method of retaining the glass must include one or more of the following: Security glazing tape Dedicated security sealant or gasket A secure mechanical fixing system (Evidence will be required to prove the system is secure. This may be achieved by utilising the specific glazing retention test within PAS 24:2022 or PAS 24:2016 or by an indicative test on the retention system to LPS 1175 Security Rating 1 or STS 202 Burglary Resistance 1) o Attack resistant glazing is required where the glazing is easily accessible. Windows and doors must be certificated by one of the UKAS accredited certificated bodies
17. Roller shutters - Roller shutter doors providing access for deliveries and other entrances where no other door is present must be certificated to a minimum of: - LPS 1175 Security Rating 2, or - STS 202 Burglary Resistance 2, or - Sold Secure – SS101 Gold In new build developments roller shutter doors should be integrated into the fabric of the building.

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