

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

11 January 2012

**AUTHOR/S:** Executive Director (Operational Services) / Corporate Manager - Planning and New Communities

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### **S/2016/11 - BABRAHAM**

**Outline application for four research and development buildings and associated infrastructure, including details of the main access road, lighting, standby generator building and flood compensation works**

**Recommendation: Delegated Approval**

**Date for Determination: 5<sup>th</sup> January 2012 (Major Application)**

#### **Notes:**

**This Application has been reported to the Planning Committee for determination as the application represents a Departure from the Development Plan and needs to be referred to the Secretary of State**

#### **Departure Application**

#### **Adjacent to Conservation Area and Listed Buildings**

#### **Site and Proposal**

1. The Babraham Research Institute Campus is one of the UK's leading centres for bioscience innovation, and lies within the countryside and Green Belt to the south-east of Cambridge and on the north-west side of the village of Babraham. The campus comprises a range of research and development buildings located on the north-west and south-east side of Babraham Hall, a 19<sup>th</sup> century Grade II Listed Building situated within a 450 acre parkland setting. At the south-western edge of the premises, is the Grade I Listed Church of St Peter, whilst the River Granta runs to the south-west of the Hall and Church. The southern part of the campus grounds lies within the village Conservation Area, which extends beyond the village and encompasses much of the village of Babraham. Vehicular access to the Institute is obtained via the A1307 and a recently constructed roundabout at the north-western edge of the campus grounds.
2. The application site extends to 3.64 hectares and comprises an area of grassland located directly adjacent to the north-western edge of the existing built-up part of the campus. The southern part of the application site extends to the River Granta and includes land that lies within the river's flood plain, whilst the site's northern edge is bounded by a section of the main access road from the A1307. Open parkland lies to the north, whilst there is open grassland and a tree belt to the west of the site.
3. The planning application, registered on 7<sup>th</sup> October 2011, seeks outline consent for the erection of four research and development buildings, and includes detailed matters with respect to:

- The main access road and footpath.
  - External lighting relating to the main access road.
  - Main surface and foul water discharge.
  - Flood compensation works.
  - Standby generator building and associated external compound.
4. The application has been accompanied by a number of supporting statements. These include: Design and Access Statement, Planning Statement, Heritage Statement, Archaeology Report, Ecological Appraisal, Tree Survey, Travel Plan, Transport Assessment, Flood Risk Assessment, Noise Survey and Waste Management Design Guide Toolkit.
5. The supporting documentation explains that, earlier this year, significant Government funding was allocated to Babraham Research Campus for the purposes of its continued development, with the aim of attracting leading bioscience companies. The Campus has gained a reputation as a key global player in bioscience and the investment would further strengthen its position by facilitating the construction of additional research and development buildings to provide accommodation that will attract anchor tenants and create additional jobs and investment in the Cambridge area. Biomedical discoveries at the Institute have given insights into heart failure, cancer, obesity, inflammatory disorders and neuro-degenerative diseases, and the proposed further developments would support the continuation of this work.
6. The proposed buildings would have a combined floorspace of around 9,500m<sup>2</sup>, and result in the provision of approximately 410 additional jobs, that would be split between the buildings as follows:
- B900 - approx 2,500m<sup>2</sup> and 60 jobs
  - B910 - approx 2,100m<sup>2</sup> and 105 jobs
  - B920 - approx 2,400m<sup>2</sup> and 120 jobs
  - B930 - approx 2,500m<sup>2</sup> and 125 jobs
7. Buildings B910, B920 and B930 would consist of two stories of accommodation, with two wings arranged either side of a central entrance and with storage and plant areas located within the roof space. Building B900, located at the southern end of the site within the flood plain, would mainly provide accommodation at ground floor level with some offices above. To accord with the Environment Agency's requirements, the finished floor level of the buildings would be at 24.5m AOD. It is proposed that development would be contemporary in design, to provide a contrast to the Hall. In keeping with recently constructed buildings elsewhere within the grounds, the proposed buildings would be designed with light coloured/buff brick walls, matching mortar colours, aluminium framed non-reflective glazing, and shallow pitched or curved roofs, clad in aluminium, zinc or stainless steel (to a matt finish). Areas of stronger colour would be limited to accent features of a building, and flues would be grouped in shrouded chimneys.
8. The buildings would be laid out in an orthogonal pattern to the Hall and arranged around a new spur road/footpath that would extend in a south-westerly direction from the existing main site access road. Consent is sought for the new spur road, footpath and lighting at this stage. There would be separate vehicular and pedestrian access points to each building off the spur road, whilst each plot would also have its own car and cycle parking and landscaping. It is intended that these detailed layout matters would be the subject of separate reserved matters applications.

9. The current outline application also proposes the erection of a generator building. This would be an approximately 4.5 metre high single-storey building, comprising buff brick walls under a curved aluminium roof, and would be located at the western edge of the site between buildings B920 and B900.
10. To the north-west of the application site and adjacent to the River Granta is a flood compensation area constructed several years ago in order to compensate for the footprint of an adjacent building constructed within the flood plain. The southernmost building proposed within the current application (B900) also lies within the flood plain and the application therefore proposes to increase the size of the existing flood compensation area in order to offset the volume of this new building.

### **Planning History**

11. S/0195/99/O – Outline planning permission granted for a two phase development of new research laboratories, facilities and infrastructure partly on land occupied by buildings to the south-east and north-west of the Hall and partly by extending the site northwards to accommodate new development. This was subject, in part, to conditions restricting the use of Phase 1 buildings to research and development (B1b) and phase 2 buildings to biotechnology research and development requiring regular and close contact with the research facilities at the Institute. The consent was also subject to a Masterplan and to a Section 106 Agreement requiring the implementation of a Travel to Work Plan.
12. S/0003/03/F - Application for the renewal of the previous outline permission approved subject to a Masterplan, a Section 106 Agreement requiring the implementation of a Travel to Work Plan and to the following conditions (in part):
  - Restriction to biotechnology research use;
  - 10 year restriction to firms needing to be located close to the biological research facilities at Babraham Institute;
  - No buildings in phase 2 (defined as any new gross internal floorspace exceeding 9400m<sup>2</sup>) to be occupied/brought into use until provision of roundabout and means of vehicular access to A1307;
  - Programme and timetable for demolition of buildings to be submitted with each reserved matters application;
  - Restriction of ground floor levels to at least 24.59 ODN;
  - Existing vehicular access from High Street to be closed before occupation/use of any building within Phase 2.
13. The Masterplan for the approved outline application provided a framework for the development of the site and defined zones to be set aside for landscaping (green), car parking/landscaping (grey), areas suitable for new bio-developments for Babraham Bioscience Technologies (purple) and an area of existing Institute buildings suitable for infill or demolition and replacement (yellow). The Masterplan also proposed substantial demolition of redundant buildings, with a condition of the outline seeking to control the level of demolition to ensure the redevelopment of the site has no greater impact on the openness of the green belt and to minimise the increase in traffic generation before the roundabout and means of access to the A1307 is constructed.
14. S/1402/06/F – Renewal of outline planning permission S/0003/03/F, together with a variation to the access road and roundabout works.

15. Under the aforementioned outline permissions, Reserved Matters Consents have been granted for a number of new buildings and for the redevelopment of part of the site, and these schemes have either been completed, are under construction or still extant and awaiting commencement.

### **Planning Policy**

16. National Planning Policy  
PPG2: Green Belts  
PPS5: The Historic Environment
17. South Cambridgeshire Local Development Framework Core Strategy DPD, 2007:  
  
ST/1: Green Belt  
ST/8: Employment Provision
18. South Cambridgeshire Local Development Framework Development Control Policies DPD, 2007:  
  
DP/1: Sustainable Development  
DP/2: Design of New Development  
DP/3: Development Criteria  
DP/4: Infrastructure and New Developments  
DP/6: Construction Methods  
DP/7: Development Frameworks  
GB/1: Development in the Green Belt  
GB/2: Mitigating the Impact of Development in the Green Belt  
GB/4: Major Developed Sites in the Green Belt  
ET/2: Promotion of Clusters  
ET/5: Development for the Expansion of Forms  
SF/6: Public Art and New Development  
NE/1: Energy Efficiency  
NE/3: Renewable Energy Technologies in New Development  
NE/4: Landscape Character Areas  
NE/6: Biodiversity  
NE/10: Foul Drainage – Alternative Drainage Systems  
NE/11: Flood Risk  
NE/12: Water Conservation  
NE/14: Lighting Proposals  
NE/15: Noise Pollution  
CH/2: Archaeological Sites  
CH/4: Development Within the Curtilage or Setting of a Listed Building  
CH/5: Conservation Areas  
TR/1: Planning for More Sustainable Travel  
TR/2: Car and Cycle Parking Standards  
TR/3: Mitigating Travel Impact
19. South Cambridgeshire LDF Supplementary Planning Documents (SPD):  
  
Open Space in New Developments – Adopted January 2009  
Development Affecting Conservation Areas – Adopted January 2009  
Public Art – Adopted January 2009  
Trees and Development Sites – Adopted January 2009  
Biodiversity – Adopted July 2009

Listed Buildings – Adopted July 2009  
Landscape in New Developments – Adopted March 2010  
District Design Guide – Adopted March 2010  
Health Impact Assessment – Adopted March 2011

20. Circular 11/95 (The Use of Conditions in Planning Permissions) - Advises that conditions should be necessary, relevant to planning, relevant to the development permitted, enforceable, precise and reasonable in all other respects.
21. Circular 05/2005 (Planning Obligations) - Advises that planning obligations must be relevant to planning, necessary, directly related to the proposed development, fairly and reasonably related in scale and kind and reasonable in all other respect.

### **Consultations**

22. ***Babraham Parish Council*** – Recommends approval providing noise levels are kept to a minimum during and after building in order to respect nearby neighbours. No weekend working and normal hours Monday to Friday.
23. ***The Conservation Officer*** – Recommends approval. The new bio development buildings would be sited in a zone to the north of the Hall. In accordance with the masterplan principles adopted in 2003, in connection with outline permission S/0003/03, the proposed development would not intrude into the key viewpoints of the Hall from the High Street, The Close or from the A1307 to the north. The masterplan has a defined building line for this northern area that respects the established views and retains the fan like swathe of open land to the front of the Grade II listed Hall. This open land and angled estate roads concentrate views and road alignments towards the Hall with the Grade I listed Church behind, retaining the hierarchy of the Hall at the centre of the site. The proposed extension of car parking and associated landscape impinge into the building line but this is a good balance providing necessary car parking without significant detriment to the important views.
24. ***The Joint Urban Design Team*** – Recommends approval, although advises the following:
  - Investigation of the potential of incorporating a 'central square' within the new development, which will help improve the pedestrian movement and street level interaction between the research blocks.
  - Investigation of the potential of incorporating 'living roof' on the proposed roofs, improving the scheme visually and providing biodiversity.

The Team states that the proposal is considered to relate to the surrounding character and scale of built form, with the proposal adding a strong façade fronting onto the surrounding development to the north-east. The building orientation is considered to be acceptable. The proposed roof avoids visual conflict with other elements of the block, with important sightlines identified in the 2003 Masterplan being protected. However, it is considered the form could be improved by creating a central arrival space for this block with a strong frontage towards the existing building and natural surveillance over the parking area. The height of the buildings is considered to be acceptable. Internally, buildings B910, B920 and B930 consist of two wings of accommodation arranged either side of a central entrance and atrium space, allowing for a flexible internal arrangement that can be subdivided into a number of separate tenancies. B900 is arranged around a central servicing space with plant room above, and is consistent with its function as laboratory space. The

building form is considered to be appropriate to ensure the longevity of the development.

The four buildings have been arranged around a new spur road, in an orthogonal arrangement determined by the earlier approved Masterplan. Separate vehicular and pedestrian access points are provided to each building plot, with service roads and delivery points located discreetly behind the buildings. Sufficient parking is provided and an additional 20 cycle spaces have also been provided.

The proposed buildings would be modern in design. However, it is considered that the proposal offers a prime opportunity to enhance the biodiversity of the site. Due to the nature and scale of the proposed roof, it is recommended that the scheme should allow for the implementation of a living roof. This would deliver a range of benefits, including providing visual amenity, creating a new outdoor space, enhancing biodiversity, reducing flood risk and improving energy performance by providing insulation.

25. **The Trees Officer** – States that the Institute has planted many trees on the site, and manages the existing mature tree stock well. The proposed development would result in the loss of some trees within the site but there are no objections to this. Trees identified for retention should be protected in accordance with the protection details in the arboricultural report.
26. **The Landscape Design Officer** - No response received to date. Any comments received will be reported to Members in an update prior to the Committee meeting.
27. **The Ecology Officer** – Raises a holding objection. There are no objections to the development itself, but the proposed flood alleviation measures cause concern. Habitat creation measures have been secured in the current flood storage area and this is starting to develop an interesting biodiversity. The proposed excavation has the potential to undo much of this work and alternative approaches that deliver greater habitat gains should be explored. The following areas should be discussed further:
  - Why the excavation has to take place in the current lowered area – if a new storage area was created, then this latest development could deliver further significant habitat gain rather than affecting habitat that is now maturing.
  - Why it is not more sensible to place flood attenuation near or upstream of the development it serves.
  - It is proposed that run-off from car parking areas be directed to the river via a closed-pipe system. This has the potential to deliver water that is low in oxygen, a problem which could be overcome by having a pond and reedbed feature at the end of this system. This would provide water quality benefits as well as a complimentary habitat to the river corridor.
  - The EA produced a document in July 2011 that seeks to enhance the River Granta as opportunities arise. In this reach, it identifies the river as being deeply incised and could benefit from having its banks re-graded. This application should be seeking to deliver such enhancements.
28. **The Section 106 Officer** - No response received to date. Any comments received will be reported to Members in an update prior to the Committee meeting.
29. **The Sustainability Officer** - No response received to date. However, during pre-application discussions, it was confirmed that the measures outlined in the Sustainable Energy Report, namely air source heat pumps and PV array combination

solution for each building, would appear to comply with the requirements of Policy NE/3.

30. **The Arts Development Officer** – States that the application falls under the scope of the Council’s policy on public art.
31. **The Environmental Health Officer** – Expresses concern that problems could arise from noise and suggests that the following conditions be added to any permission:
  - Details of the location and type of any power driven plant or equipment
  - Details of any external lighting
  - Control hours of use of power operated machinery during the construction period
32. **The Environmental Health Officer (Contaminated Land)** – States that the site incorporates a small area of infilled land (a possible ditch). It is therefore recommended that a condition be added to any consent requiring works to cease and the prior approval of a remediation strategy should any previously unidentified contamination be found to be present on the site.
33. **The Economic Development Officer** - No response received to date. Any comments received will be reported to Members in an update prior to the Committee meeting.
34. **The Local Highways Authority** – No response received to date. Any comments received will be reported to Members in an update prior to the Committee meeting.
35. **The County Archaeologist** - No response received to date. Any comments received will be reported to Members in an update prior to the Committee meeting.
36. **English Heritage** – No response received to date. Any comments received will be reported to Members in an update prior to the Committee meeting.
37. **The Environment Agency** – Raises no objections in principle to the application, but recommends that the scheme be deferred or withdrawn in order to clarify a number of issues:
  - The FRA refers to PPG25 rather than PPS25.
  - The total site area is clarified to be 35,280m<sup>2</sup> rather than the 36,000m<sup>2</sup> quoted in the FRA.
  - Proposed alterations to the drainage network should be clearly marked on a plan.
  - Calculations should be re-run using FEH for rainfall events of greater than 1 hour.
  - The submitted soakaway results are unclear, with contradictions between the print outs and letter dated 21<sup>st</sup> September.
  - The FRA states that some areas may be subject to negligible surface water flooding – these should be clearly identified on the site plan with indicative depths, and how any water stored above ground will drain back down through the proposed SuDS system.
  - The FRA states there is a fairly large fall from the top of the site to the bottom. There are no details of how surface water will be captured within the SuDS system this preventing unrestricted runoff to the River Granta.
  - There are also concerns regarding the calculated floodplain compensation. The band between 23.00m and 23.90m AOD does not appear to be accounted for. Calculations for building B900 do not appear to take into account any ground level changes within the floodplain, eg – to the car park area where levels will

increase by around 800mm. Storage volumes will be lost and must be compensated for.

38. **Anglian Water** – No response received to date. Any comments received will be reported to Members in an update prior to the Committee meeting.
39. **The Cambridge Water Company** – No response received to date. Any comments received will be reported to Members in an update prior to the Committee meeting.
40. **The Cambridgeshire Fire and Rescue Service** - No response received to date. Any comments received will be reported to Members in an update prior to the Committee meeting.

### **Representations**

41. None

### **Planning Comments**

#### ***Principle of the development***

42. In 1999, outline planning permission was granted for research facilities and associated infrastructure at Babraham Hall. This permission was issued in the context of emerging planning policies, which identified Babraham Institute as a Major Developed Site in the Green Belt. The application was referred to the Secretary of State as a Departure from the Development Plan but was not called in for decision. The Council considered, in granting permission, that the growth and development of the Research Campus and its continued ability to associate with and promote high quality commercial bio-technology research and development represented the very special circumstances required to support the development. The outline permission was renewed in 2003 and 2006, under which Reserved Matters consents were granted for a number of new buildings and for the redevelopment of part of the site. However, no applications have been submitted in connection with the north-western edge of the approved site (land designated in the Masterplan as 'purple' land appropriate for new development), and the last outline planning permission granted in 2006 has now expired.
43. Babraham Institute is identified within Local Development Framework Policy GB/4 as a Major Developed Site in the Green Belt. This policy states that within the boundary of such sites, limited infilling or redevelopment may be permitted. Infilling is defined as the filling of small gaps between built development providing it has no greater impact on the open nature of the Green Belt and does not lead to a major increase in the developed proportion of the site. Redevelopment is limited to that which would not result in a greater footprint or height than existing, or would not increase the impact on the openness of the Green Belt.
44. The current proposal is contrary to Policy GB/4 and, as the outline planning permission has expired, the application constitutes inappropriate development in the Green Belt by definition and has been advertised as a Departure from the Development Plan. It is therefore necessary to consider whether there are any other very special circumstances in this instance to set aside the in-principle policy objection to the development. Given the scale of the proposed development, the application would also need to be referred to the Secretary of State should Members be minded to support the proposal.



45. In approving the development and expansion of the Babraham Institute as a Departure from Green Belt policy in 1999, the importance of the development to the regional economy was deemed to constitute the very special circumstances required to support the development. Whilst there has been a change in the policy framework since 1999, the Green Belt, Conservation Area and Listed Building constraints affecting the site have not altered in this time period, and, as such, there have not been any significant changes in the context against which the development must be judged. The current proposal effectively seeks to re-apply for the development of the north-western part of the previously approved site. The documentation submitted with the application makes it clear that the proposed development would adhere to and keep within the parameters of the previously agreed Masterplan, with the buildings being sited within the 'purple' area designated as suitable for the construction of new bio-development, and does not propose any expansion of, or encroachment beyond, the previously approved development boundary.
46. As the proposed development accords with the previous outline permissions and Masterplan, which have largely been implemented through a series of Reserved Matters consents, and the lack of any significant change in circumstances, these are considered to constitute the very special circumstances required to support the development.

***Impact on the character of the Conservation Area and upon the setting of adjacent Listed Buildings***

47. The site edged red falls outside, but within the setting of, the Conservation Area and within the setting of the Grade II Listed Hall and the Grade I Listed Church. These are significant historic assets and the previously approved Masterplan was drawn up to ensure development of the site would not seriously harm the setting of these buildings as well as the character and appearance of the Conservation Area. As the proposed development would follow the principles established in the previous Masterplan, it would not increase the impact of the previously approved scheme upon designated heritage assets. Given the historical planning context, the Conservation Manager has recommended approval of the application. The Joint Urban Design Team has also expressed its broad support, although has requested that the possible creation of a focal point and use of green roofs be explored further. With regards to these suggestions, the applicant's agent has responded as follows:
- The octagon area in front of The Forum, located within the central core of the Campus, acts as a pedestrian focal point for the entire campus. Given the restricted width available for development, the need to protect the sightline to the hall and the presence of the flood plain, the central spur road approach allows the provision of discreet servicing areas behind buildings and provides space between the buildings. The creation of a central square would not enable this to be achieved and is considered to be of a more urban form that would not be in keeping with the nature of the site. With respect to pedestrian linkages between the buildings, footpaths have been proposed which minimise road and car park crossings and follow soft curving routes in keeping with the parkland setting. Also, as each building would have separate tenancies, it is stressed that the amount of movement between buildings will be limited.
  - There is concern regarding the use of green roofs due to the health status the buildings are required to achieve. Also, the introduction of green roofs would be out of character with the way that the campus has been developed and would not be consistent with the previously approved masterplan. Also, the site as a whole

is considered to provide plenty of other opportunities for biodiversity without the use of green roofs.

48. As has been clarified in the representation received from the applicant's agent, the Campus has a centrally located social/restaurant area that acts as a focal point and hub for the whole campus. There are no separate smaller focal points elsewhere in the Campus, and the creation of one here would not reflect the manner in which the site has been developed to date. In addition, the possibility of using green roofs has previously been discussed and explored with the Institute in connection with previous Reserved Matters applications, but has been deemed inappropriate on this site for the reasons outlined by the applicant's agent.

### ***Trees/Landscaping***

49. A tree survey has been undertaken and an arboricultural implication assessment and method statement submitted. This concludes that the site edged red has a few trees within its boundary that provide very little amenity beyond the Campus boundary. Two maturing trees and a small group of more recently planted trees would be removed to enable the development. This would be mitigated by planting a number of new trees as part of the designed landscape scheme. Two small areas of construction are proposed within the root protection areas of retained trees, and precautions are recommended to prevent undue damage to the roots of the trees. The Trees Officer has raised no objections to the application, subject to development complying with the submitted arboricultural report.
50. The 2003 Masterplan included a landscaping strategy that sought to enhance the setting of the Hall and Church and safeguard key vistas. These works have been undertaken. The current application proposes to maintain the vista of the Hall and to add some additional individual trees and low-level landscaping, a landscaped strip to the river frontage, and some shrub/hedge planting adjacent to the buildings and car parking areas.

### ***Ecology Issues***

51. The River Granta is a designated County Wildlife Site. A biodiversity survey has been undertaken and this concludes that the site is of a low level of biodiversity. Recommended mitigation measures are proposed to avoid encroachment into the river corridor and include: protection of habitats during construction, no storage of fuel or chemicals within 10m of the riverbank, site lighting to be directed downward and away from mature trees, any new trees to be native species, ground clearance outside the nesting season, ornamental planting to include berry and nectar species, extension of flood compensation area to be carried out as before (ie – lower the land level to expose the chalk below).
52. The Ecology Officer has raised a holding objection to the proposed flood compensation measures, and these are discussed in further detail in the following paragraphs relating to flood risk issues.

### ***Flood Risk***

53. The southern part of the site, and the proposed southernmost building, lies within the floodplain of the River Granta. The previous outline permission was subject to the requirement for flood compensation works to be undertaken (these have been carried out) as well as setting a minimum floor level for new buildings. The application has been accompanied by a Flood Risk Assessment, which proposes that an extension to

the existing flood compensation area be constructed prior to work on the southernmost building commencing.

54. The Environment Agency initially recommended that the application be withdrawn or deferred to enable clarification of a number of issues. The applicant's engineers subsequently met with the Environment Agency and has confirmed the following points
- Reference to PPG25 replaced with PPS25.
  - Site area confirmed as being 36,436m<sup>2</sup>
  - The proposals do not affect the existing surface water drainage system. The proposed surface water drainage for the phase 2 development is separate and has its own outfall to the River Granta. The proposed foul drainage would be connected to the existing foul drainage system.
  - Surface water drainage calculations have been revised to include an increase of 10% on the FSR rainfall values to approximate the use of FEH rainfall events.
  - Soakaway results provided.
  - The surface water drainage design has been refined, and the simulation results show there is no surface flooding from any point of the drainage system for the 1 in 100 year design storm.
  - Car parking bays to be constructed with permeable block paving.
  - The over compensation volumes gained during the work carried out in phase 1 for the level bands between 23.00m and 23.90m has been used to compensate for the loss of volume caused by phase 2, building B900.
55. Following the receipt of this further information from the applicant's engineers, the Environment Agency has indicated that it has no objections, subject to the following conditions:
- A scheme for limiting the surface water run-off generated by the 1 in 100 year critical storm so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site.
  - Provision of compensatory flood storage on the site to a 1 in 100 year standard.
  - Identification and provision of safe route(s) into and out of the site to an appropriate safe haven.
  - Finished floor levels to be set no lower than 24.50m AOD.
56. In view of the Ecology Officer's holding objection to the proposed flood compensation works, the applicant's agent suggested that the flood compensation measures be withdrawn from the outline proposals and dealt with as a reserved matter instead. This would give time to meet with the Environment Agency and Ecology Officer in order to discuss and agree the location and details of the flood compensation area taking into account concerns regarding biodiversity and to allow the client time to develop a flood evacuation management plan. The Ecology Officer welcomed this approach, as the Institute has land that can be used to provide flood storage, but also commented that, if an alternative way forward cannot be found, then an effort would need to be made to retain the best of what has already been created whilst looking to the future. The Environment Agency, however, strongly advised against this approach as the need and design for floodplain compensation relates directly to the viability of the development given that one of the buildings is within the 1 in 100 year floodplain and taking up a significant footprint/volume within it.
57. These issues were discussed by the Council's Economic Development Panel, at which the approach of removing the flood compensation works from the current

application was not supported. The Panel recommended that the Flood Risk Assessment be amended to address the Environment Agency's concerns and that, in view of the pragmatic comments made by the Ecology Officer, that a condition be added to any permission to require the submission a scheme of ecological enhancement.

### ***Highway safety***

58. The application has been accompanied by a Transport Statement and Travel Plan. When outline planning permission was granted for the overall development, it did not seek to impose a maximum floorspace across the entire Campus or for each building, rather it limited the level of new floor space to 9,400m<sup>2</sup> in advance of the provision of a new roundabout access onto the A1307. The roundabout and access has been provided well in advance of the specified level of new floor space being attained, and the old access from the village closed other than for use by pedestrians, cyclists and for emergency services. The requirements for this new access were based upon comments received from the Local Highways Authority during the consideration of the original proposal and designed to cater for the development of the entire site encompassed in the outline permission and, hence, the future growth of the site. The proposed application would result in the creation of around 400 new jobs, over and above those that exist at present, but does not seek to extend the previously approved site.
59. The Institute is committed to a green travel plan that encourages alternative modes of transport such as cycling, walking, car sharing and public transport. Measures encompassed in the Plan include the provision of covered, lit cycle racks, shower and changing facilities, a 20mph speed limit, pedestrian pathways, and a supply of pool cars. In addition, in the current application, it is proposed that car parking be provided at a ratio of 1 space per 30m<sup>2</sup>, in accordance with the standards specified within the LDF, thereby avoiding an oversupply of spaces. Cycle shelters would also be provided for each building at a standard of 1 space per 10 members of staff, (42 spaces in total).

### ***Residential amenity***

60. There is one residential property located adjacent to the A1307 and the northern edge of the Institute's grounds, whilst Babraham village lies to the north-east. A noise survey has been undertaken to the north-east and north-west of the site. This recommends that noise emission from future development be controlled to a level 5dB below the lowest measured background noise level at the nearest dwelling, and that details of power driven plant or equipment be provided with each reserved matters application.
61. The Environmental Health Officer has raised no objections to the application subject to a number of conditions to protect nearby residents from disturbance from noise and lighting.

### ***Archaeology***

62. The application has been accompanied by an Archaeological Statement. 24 trial trenches have been dug on the site which identified assets of archaeological interest in two zones. Zone 1 is focussed on trenches 11-17 in the central part of the site and zone 2 on trenches 23 and 24 to the south of the site, with the zone 1 assets being identified as vulnerable to the impacts of development. The evaluation has concluded that further investigation will be required. The County Archaeologist has not

responded to date but has indicated in responses to previous applications that any impacts can be mitigated through appropriate planning conditions.

### ***Sustainability issues***

63. LDF Policy NE/3 requires all development proposals greater than 1000m<sup>2</sup> to include technology for renewable energy to provide at least 10% of their predicted energy requirements. The application includes a sustainability and renewable energy statement. This proposes to use a combination of heat pump technology and PV panels. The Council's Sustainability Officer has not formally responded to date but has advised during pre-application discussions that the proposed strategy is appropriate. Detailed measures should be provided with each Reserved Matters application.
64. Policy NE/12 requires all proposals for greater than 1000m<sup>2</sup> to provide a Water Conservation Strategy prior to commencement of development. Proposed water conservation measures include the addition of a water meter, provision of leak detection systems for each building, provision of shut off valves for water supply of each toilet area, and rainwater to be collected in underground tanks to store water for irrigation purposes. However, the supporting documentation explains that water recycling is not feasible for the type of building proposed due to the need to ensure the water supplied to the laboratory areas is clean.

### ***Infrastructure requirements***

65. The supporting documentation states that any permission would be subject to the S106 legal agreement dated September 2007, which covered the access arrangements and service road.
66. With regards to public art, it is proposed that public art be provided as part of the development, either within or related to Babraham village. A contribution not exceeding £4,000 is suggested. This can be secured through a condition of any planning permission.

### ***Environmental Impact Assessment***

67. Prior to the submission of this application, the Council was asked to give a screening opinion as to whether the development was development requiring the submission of an Environmental Impact Assessment (EIA). After consideration of the issues relating to the proposed development, the Council issued a formal opinion confirming that the development was not considered to result in significant effects to the environment and that an EIA was not required.

### ***Recommendation***

68. Subject to the receipt of amended details to address concerns raised by the Environment Agency, and to the Secretary of State raising no objections to the proposal, delegated powers are sought to approve the application subject to the following conditions:
  1. Approval of the details of the layout of the site, the scale and appearance of the dwelling, and the landscaping (hereinafter called the "reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.  
(Reason – This application is in outline only.)

2. Application for the approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.  
(Reason – The application is in outline only).
3. The development hereby permitted shall begin not later than the expiration of two years from the date of approval of the last of the reserved matters to be approved.  
(Reason – The application is in outline only.)
4. The development hereby permitted shall be carried out in accordance with the following approved plans: 101, 102, 103, 104, 110, 111, 112, 113, 114, 9770-500, 501, 602 and 603 Rev P1, 9770-D01 Rev P3, 9770-D02 Rev P2,  
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
5. Notwithstanding the provisions of Article 3 and Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), the buildings, hereby approved, shall not be used other than for biotechnology research and development within Class B1(b) 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 and re-enacting that Order.  
(Reason – To accord with Local Development Framework Policy ET/1, which limits new employment to that which has a clear need to be located in the Cambridge Area)
6. Notwithstanding the provisions of Article 3 and Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), the buildings, hereby approved, shall not be used for a period of ten years from the first date of occupation of each building for any purpose other than for research and development firms or organisations which can show a special need to be closely related to the biological research facilities at the Babraham Institute and for no other purpose in Class B1 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 and re-enacting that Order.  
(Reason – To accord with Local Development Framework Policy ET/1, which limits new employment to that which has a clear need to be located in the Cambridge Area)
7. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development. The details shall also include specification of all proposed trees, hedges and shrub planting, which shall include details of species, density and size of stock.  
(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)
8. All hard and soft landscape works shall be carried out 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, 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 DP/2 and NE/6 of the adopted Local Development Framework 2007.)

9. No site clearance or building operations shall commence until tree protection has been erected on site in accordance with the details shown within the Arboricultural Implications Assessment and Method Statement dated September 2011. Such fencing shall be maintained to the satisfaction of the Local Planning Authority during the course of development operations. Any tree(s) or hedges removed without consent or dying or being severely damaged or becoming seriously diseased during the period of development operations shall be replaced in the next planting season with tree(s) of such size and species as shall have been previously agreed in writing with the Local Planning Authority.  
(Reason - To protect trees and hedges which are to be retained in order to enhance the development, biodiversity and the visual amenities of the area in accordance with Policies DP/1 and NE/6 of the adopted Local Development Framework 2007.)
10. No development shall begin until a scheme of ecological enhancement has been submitted to and approved in writing by the Local Planning Authority; the dwellings shall not be occupied until the nest boxes have been provided in accordance with the approved scheme.  
(Reason - To achieve biodiversity enhancement on the site in accordance with adopted Policies DP/1, DP/3 and NE/6 of the adopted Local Development Framework 2007.)
11. No development shall take place until a scheme for the provision and implementation of renewable energy technologies, to provide at least 10% of the predicted energy requirements through renewable energy technology, has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.  
(Reason – To ensure that the scheme generates at least 10% of its energy from renewable sources in accordance with Policy NE/3 of the Local Development Framework 2007.)
12. No development shall take place until a water conservation strategy has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.  
(Reason – To ensure that the development incorporates all practicable water conservation measures, in accordance with Policy NE/12 of the adopted Local Development Framework 2007.)
13. The finished floor levels of any building involved in the development must be set no lower than 24.50m above Ordnance Datum (AOD).  
(Reason – To reduce the risk and impact of flooding on the proposed development and future occupants, in accordance with Policy NE/11 of the adopted Local Development Framework 2007.)

14. Prior to the commencement of any development, a scheme limiting the surface water run-off generated by the 1 in 100 year critical storm so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority.  
(Reason – To prevent flooding by ensuring a satisfactory storage of/disposal of surface water from the site in accordance with Policies DP/1 and NE/11 of the adopted Local Development Framework 2007.)
15. Prior to the commencement of any development, a scheme for the provision of compensatory flood storage on the site to a 1 in 100 year standard shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority.  
(Reason - To prevent flooding elsewhere by ensuring that compensatory storage of floodwater is provided in accordance with Policies DP/1 and NE/11 of the adopted Local Development Framework 2007.)
16. Prior to the commencement of any development, a scheme for the identification and provision of safe routes into and out of the site to an appropriate safe haven shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority.  
(Reason - To ensure safe access and egress from and to the site in accordance with Policies DP/1 and NE/11 of the adopted Local Development Framework 2007.)
17. Prior to the commencement of any development, a scheme for the provision and implementation of foul water drainage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority.  
(Reason - To reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul water drainage in accordance with Policy NE/10 of the adopted Local Development Framework 2007.)
18. No external lighting shall be provided or installed within the site other than in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.  
(Reason -To minimise the effects of light pollution on the surrounding area in accordance with Policy NE/14 of the adopted Local Development Framework 2007.)
19. During the period of construction, no power operated machinery shall be operated on the site before 0800 hours and after 1800 hours on weekdays and 1300 hours on Saturdays, nor at any time on Sundays or Bank Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.



(Reason – To minimise noise disturbance to adjoining residents in accordance with Policy NE/15 of the Local Development Framework 2007.)

20. Details of the location and type of any power driven plant or equipment, including equipment for heating, ventilation and for the control or extraction of any odour, dust or fumes from the building(s) but excluding office equipment and vehicles and the location of the outlet from the building(s) of such plant or equipment, shall be submitted to and approved, in writing, by the Local Planning Authority before such plant or equipment is installed; the said plant or equipment shall be installed in accordance with the approved details and with any agreed noise restrictions.
21. No development shall take place until details of the following have been submitted to and approved in writing by the Local Planning Authority:
  - i) Contractors' access arrangements for vehicles, plant and personnel;
  - ii) Contractors' site storage area(s) and compounds(s);
  - iii) Parking for contractors' vehicles and contractors' personnel vehicles;Development shall not be carried out other than in accordance with the approved details.

(Reason - In the interests of residential amenity in accordance with Policies DP/3 and DP/6 of the adopted Local Development Framework 2007.)
22. No development shall take place on the application site until the implementation of a programme of archaeological work has been secured in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

(Reason - To secure the provision of archaeological excavation and the subsequent recording of the remains in accordance with Policy CH/2 of the adopted Local Development Framework 2007.)
23. If during development contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved to the satisfaction of the Local Planning Authority.

(Reason – To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy DP/1 of the adopted Local Development Framework 2007.)
24. No development shall begin until details of a scheme for the provision of public art, to meet the needs of the development in accordance with adopted Local Development Framework Policy SF/6 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a timetable for the provision to be made and shall be carried out in accordance with the approved details.

(Reason - To ensure a contribution is made towards public art in accordance with Policy SF/6 of the adopted Local Development Framework 2007)

25. No building shall be occupied until the Travel for Work Plan 2010-2015 has been implemented in accordance with the submitted details. The Plan shall thereafter be maintained in accordance with the approved details.  
(Reason – To reduce car dependency and to promote alternative modes of travel in accordance with Policy TR/3 of the adopted Local Development Framework 2007.)

**Background Papers:** the following background papers were used in the preparation of this report:

South Cambridgeshire Local Development Framework (LDF) Development Control Policies, adopted July 2007

South Cambridgeshire Local Development Framework (LDF) Core Strategy, adopted January 2007

Supplementary Planning Documents:

Circular 05/2005 – Planning Obligations

Circular 11/95 – The Use of Conditions in Planning Permissions

Planning application references: S/2016/11, S/1402/06/F, S/0003/03/F and S/0195/99/O.

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