



Report to:

South Cambridgeshire District
Council Planning Committee

13 April 2022

Lead Officer:

Joint Director of Planning and Economic Development

21/05165/REM – Phase 2 Land, Zone 2, Granta Park, Great Abington

Proposal: Reserved Matters application for a Research and Development buildings and associated car parking comprising layout, scale and appearance of the buildings, landscaping and associated infrastructure with respect to the individual development plots (including parking), pursuant to outline application S/1110/15/OL.

Applicant: BRE-BMR Granta Park Zone 2 Limited

Key material considerations: Compliance with the Outline Planning Permission

Reserved Matters:

- Layout
- Scale
- Appearance
- Landscaping
- Biodiversity
- Flood Risk and Drainage
- Highway Safety, Highway Network and Parking
- Heritage Impact
- Renewables / Climate Change
- Noise
- Lighting
- Residential Amenity
- Other Matters

Date of Member site visit: None

Is it a Departure Application: No (advertised 08 December 2021)

Decision due by: 15 April 2022 (extension of time agreed)

Application brought to Committee because: Officer recommendation is contrary to Great Abington Parish Council's recommendation of refusal, referred to the Planning Committee through the Delegation Meeting process.

Officer Recommendation: Approval

Presenting officer: Michael Sexton

Executive Summary

1. Outline planning permission was granted on 23 December 2015 for the erection of Research and Development buildings (Use Class B1b) with a combined floor area of up to 34,220 m² (GEFA excluding plant) through outline consent S/1110/15/OL, which also established means of access (with the provision of an internal link road) strategic landscaping and associated infrastructure including parking.
2. The application seeks reserved matters permission for Research and Development buildings and associated car parking comprising layout, scale and appearance of the buildings, landscaping and associated infrastructure with respect to the individual development plots (including parking), pursuant to outline application S/1110/15/OL.
3. The application site is located on Granta Park, which is designated as an Established Employment Area within the adopted Local Plan.
4. Granta Park is one of the UK's leading Science Campuses offering state of the art laboratory and office facilities across 14 buildings within the 120-acre site and is home to companies including AstraZeneca, Illumina and Pfizer.
5. Officers consider the reserved matters including the layout, scale, appearance and landscaping to be acceptable, promoting a high quality design, and to comply with the requirements of the outline consent and relevant local and national planning policies.
6. The development seeks to exceed requirements of the outline consent and adopted local policy in several regards. The development, through the introduction of renewable technologies, will achieve a site wide reduction of 32.7% of CO₂ emissions, is designed to meet BREEAM Excellent and introduces electric vehicle charging (10% active, 40% passive). The development incorporates a strong drive to improve biodiversity and support ecology, with the planting of native species provision of more ecologically valuable habitats, achieving a 41% net gain in biodiversity.
7. The proposal would provide a high-quality scheme that would make a strong and positive contribution to the local and wider context of the site and to the character of the area. The development would make an important contribution to the Life Sciences and technology sectors within South Cambridgeshire.
8. The scheme has therefore been recommended for approval subject to planning conditions.

Relevant planning history

9. S/1110/15/CONDA – Submission of details required by conditions 6 (Cycle parking), 7 (Servicing), 9 (Surface water drainage), 10 (Foul water drainage), 11 (Pollution control of the water environment), 15 (Energy and sustainability), 16 (Water Conservation), 17 (Landscaping), 18 (Earthworks) and 20 (Trees) of outline planning permission S/1110/15/O – pending decision.
10. S/1110/15/OL – Outline application for the erection of Research and Development buildings (Use Class B1b) with a combined floor area of up to 34220 m² (GEFA excluding plant) including means of access (with the provision of an internal link road) strategic landscaping and associated infrastructure including parking – Approved (23 December 2015).
11. S/1109/15/FL (Phase 2 Land, Zone 1) – Erection of Research and Development building (Use Class B1b) service yard landscaping surface and double deck car parking (following the demolition of the day care nursery building) cycle parking and associated infrastructure – Approved (23 December 2015).

Planning policies

National Guidance

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

South Cambridgeshire Local Plan 2018

13. 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
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/14 – Heritage Assets
E/9 – Promotion of Clusters
E/10 – Shared Social Spaces in Employment Areas

E/15 – Established Employment Areas
SC/2 – Health Impact Assessment
SC/9 – Lighting Proposals
SC/10 – Noise Pollution
SC/11 – Contaminated Land
SC/12 – Air Quality
TI/2 – Planning for Sustainable Travel
TI/3 – Parking Provision
TI/8 – Infrastructure and New Developments
TI/10 – Broadband

South Cambridgeshire Supplementary Planning Documents (SPD):

14. Biodiversity SPD – Adopted February 2022
Sustainable Design and Construction SPD – Adopted January 2020
Cambridgeshire Flood and Water SPD – Adopted November 2016
Health Impact Assessment SPD – Adopted March 2011
District Design Guide SPD – Adopted March 2010
Landscape in New Developments SPD – Adopted March 2010
Listed Buildings SPD – Adopted July 2009
Open Space SPD – Adopted January 2009
Public Art SPD – Adopted January 2009
Trees and Development Sites SPD – Adopted January 2009
Development Affecting Conservation Areas SPD – Adopted January 2009

Consultation

15. **Great Abington Parish Council** – Objection.

The Parish Council's concerns can be summed up by reference to one statement in the documentation. This is the statement in the response from the GCSP- Urban Design that 'officers are generally supportive of the proposals ... in urban design terms' (our emphasis).

The Parish Council wish to strongly make the point that Granta Park is not situated in an urban area or environment, and that developments on the Granta Park site need to reflect its rural setting. Initial buildings on the site were limited to two storeys and the existing two storey buildings on the Granta Park site fit reasonably well into the rural landscape. However, the heights and massing of the proposed buildings will, in the Parish Council's view, lead to structures that increase the dominance of their setting. As far as the Parish Council could see from the documentation, there were no visualizations of how the buildings would appear to local residents, despite the Notified Neighbours List including properties along a considerable part of the High Street in Great Abington and properties in Cutting Road, Magna Close and Pampisford Road, and dwellings close to Great Abington Church.

The Parish Council noted that it was proposed that 47 individual trees and one group of trees would be removed – the group of trees presumably being that

group covering an area of one hectare. The Parish Council is very much opposed to the loss of trees, and especially so on such a scale as is proposed.

The Parish Council also noted the objection from the Local Flood Authority. Flooding has been a problem in Great Abington High Street for some time, and although some work has recently been carried out to address this problem, additional runoff from the Granta Park site into the High Street would be a major concern.

At the Parish Council's meeting where application 21/05165/REM relating to Zone 2 of Granta Park was considered, the Parish Council also considered planning application 21/03822/FUL relating to Site 1 of Granta Park. Planning application 21/05165/REM involves constructing 1,018 car parking spaces, and application 21/03822/FUL an additional 303 car parking spaces.

The Parish Council has been concerned for some time that the cumulative impact of various planning applications relating to Granta Park have not been considered as a whole.

There are already problems with the existing volume of traffic using the Granta Park site, with traffic at the morning peak queuing back onto the A505. The Parish Council is therefore very concerned about the implications of a possible further 1,300+ car parking spaces on Granta Park from applications 21/05165/REM and 21/03822/FUL, with all vehicle movements using the existing single entrance to the site. The existing morning congestion not only causes delays into the site, but the associated tailing-back also causes delays to traffic on Newmarket Road, both to local traffic and to traffic exiting south from the Four Wentways service area.

Mitigation of existing traffic movements is necessary, and the Parish Council's view is that there should be improved cycling access and other more sustainable modes of travel to and from Granta Park, not building more car parks. The Parish Council is also of the view that the Linton Greenway route should, after crossing the A11, go along Newmarket Road to the Entrance to Granta Park and then continue along Pampisford Road until it meets the A1307.

In the light of a possible additional daily car movements of about 1,300 entering and exiting Granta Park and the resulting impact on local roads, Great Abington Parish Council (GAPC) considers it important that this application should be formally sent to Little Abington Parish Council for consultation. As a general principle, GAPC requests that all planning applications relating to Granta Park and TWI be sent to Little Abington Parish Council as a matter of course.

Great Abington Parish Council requests that application 21/05165/REM be referred to the District Council's Planning Committee for determination, and that a site meeting takes place prior to the consideration of this application.

16. **Little Abington Parish Council – Objection.**

Urban design

LAPC is concerned that the proposed building may not blend into the surrounding landscape, mainly due to its 'urban design'.

Travel Management Plan

LAPC is very keen to see the £338,000 of s106 contributions, paid by Granta Park to Cambridgeshire County Council in 2016, for infrastructure improvements, put to good use. Unfortunately, none of the improvements to cycle routes in Abington described in the 2017 Travel Plan have been delivered. It is now five years since the money was paid.

Cycle Route from Babraham to Little Abington

BioMed Realty informed LAPC that improvements were made to the cycle route from Babraham some time ago. Unfortunately, those improvements did not upgrade the cycle path across the fields. The cycle path from Babraham to the A11 bridge is becoming increasingly difficult to ride, with narrow and high-sided ruts. The surface of the path is deteriorating. When cyclists need to pass, which is an increasingly frequent occurrence, one or both must ride up the side of a rut to create passing space and avoid the oncoming bicycle. This is dangerous even for experienced cyclists. The paths on both sides of the bridge are also unlit. Therefore, further improvements are urgently needed to the cycle path from Babraham, particularly if it is going to be used by more cyclists.

Bridge over the A11

The bridge over the A11 is very narrow. At only 1.8 m wide, it is only half as wide as the proposed Linton Greenway. Cyclists wheeling their bikes across the bridge cannot pass each other easily. The bridge is also a bowstring design, so it will be difficult to add ramps to the ends of the bridge - a "fix" suggested by the GCP. LAPC suggests that a new, wider bridge is needed, suitable for all non-motorised users.

Cycle paths along Newmarket Road to Granta Park

One of the future actions listed in the 2017 Travel Plan was:

7.10 Granta Park should continue to liaise with Cambridgeshire County Council regarding the improvement of the cycle link between Babraham and Newmarket Road, as part of the s106 agreement. Whilst provision of the on-road cycle lanes along Newmarket Road should be implemented at the earliest opportunity.

LAPC is concerned that the cycle paths to Granta Park along Newmarket Road have not been delivered. The Parish Council has been in touch with the GCP about the inclusion of the cycle paths within the CSET Phase 2 project. The GCP could not provide a date for when these cycle paths would be delivered. LAPC feels that there is no good reason why the cycle paths down Newmarket Road should be delayed by being included in the Phase 2 plans. The cycle paths to Granta Park could be delivered within the next 12 months. This would be five years after they were originally proposed.

Access for cyclists to Granta Park

The 2017 Travel Plan also states:

7.12 As part of any development on Site 1, the provision of a 3m footway/cycleway at the Main Entrance junction should be considered in order to provide a safe off-road connection from the local highway network. Granta Park should continue to monitor the cycle usage at the Main Entrance and identify future improvements if and when required."

This improvement has not been included in the current Site 1 plans and would obviously be of benefit to commuters arriving at the Campus by bicycle.

Walking routes to Granta Park

One of the future actions listed in the 2017 Travel Plan was:

7.4 The Granta Park TPC (Travel Plan Co-ordinator) should work with the individual GTCs (Green Travel Champions) to further promote walking routes around the Campus and within the immediate vicinity of the Campus.

However, there are no footways on the roads around the perimeter of Granta Park. Pedestrians walking in the vicinity of the Campus, on Newmarket Road and Pampisford Road either have to walk on the road, where traffic passes at 50 mph, or have to walk on the uneven road verge. LAPC would like to see footways built along both Newmarket and Pampisford Road. These would benefit both employees of Granta Park, particularly those arriving on the 13 bus, as well as village residents.

Bus services to Granta Park

Many of the 3,000 or so new employees travelling to Granta Park over the next few years, who will be working in Site 1 or one of the Phase 2 buildings, will be coming from new housing developments in Cambourne, Northstowe and Haverhill.

The number 13 bus service from Haverhill could be routed to continue along Pampisford Road, past the High Street, so that it can stop at the pedestrian access point to the Campus on Pampisford Road and also at the main entrance to the Campus. Granta Park could also extend their Campus bus scheme to serve Cambourne, Northstowe and Haverhill. As well as being more environmentally friendly, additional campus bus services would not require any infrastructure improvements and will prevent further traffic congestion around the Abingtons and A11, A505 and A1307 road junctions.

Biodiversity and ecology

There needs to be management and lighting plans for the area to protect the current biodiversity

17. **Anglian Water** – No objection.
18. **Contaminated Land Officer** –No comments to offer.
19. **Designing Out Crime Officer** – No objection.

20. **Ecology Officer** – No objection.

Recommend conditions to secure ecological works in accordance with the submitted ecological information, a construction environment management plan, a landscape and ecological management plan and a lighting design strategy for biodiversity.

21. **Environment Agency** – No objection.

22. **Environmental Health Officer** – No comments to offer.

23. **Historic Buildings Officer** – No objection.

Recommend a condition requiring details of roof top plant and flues.

24. **Historic England** – No comments to offer.

25. **Landscape Officer** – No objection.

Further information is required for how the podium landscapes shown in raised planters will be achieved, suggest some alternative planting species and a more robust cycle network surface.

Recommend conditions requiring details of hard and soft landscaping, biodiverse roofs and a landscape maintenance and management plan.

26. **Lead Local Flood Authority** – Support.

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

28. **National Highways** – No objection.

29. **Sustainability Officer** – No objection.

30. **Sustainable Drainage Engineer** – Objection.

The drainage network shall be designed to ensure there is no surcharge or flood risk for the 1:2 year rainfall event.

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

32. **Trees Officer** – No objection.

Recommend a condition requiring compliance with the submitted tree protection methodology.

33. **Urban Design Officer** – Support.

Representations from members of the public

34. Three representations of support have been received from Illumina (Granta Park), RxCelera Ltd (The Dorothy Hodgkin Building, Babraham Research Campus) and Sphere Fluidics Limited (Suite 7 McClintock Building, Granta Park). Full redacted versions of these comments can be found on the Council's website. In summary the following supportive comments have been raised:
- Scheme is targeting BREEAM 'Excellent'
 - Electric vehicle charging provision
 - Provision of on-site renewable energy equating to 32.7% (compared to 10% requirement under condition 15)
 - Public Art delivery
 - Updated Biodiversity net gain assessment achieving 40% increase in biodiversity
 - There is an acute shortage of suitable laboratory and office stock at present in the Cambridge

The site and its surroundings

35. The application site is located in Granta Park, an Established Employment Area within the parish of Great Abington, outside of the defined development framework boundary of the village.
36. Granta Park is one of the UK's leading Science Campuses offering state of the art laboratory and office facilities across 14 buildings within the 120-acre site and is home to companies including AstraZeneca, Illumina and Pfizer.
37. Granta Park is surrounded by an established woodland belt, which is covered by a range of Tree Preservation Orders and plays an important role in integrating the large Park with its wider rural countryside surroundings.
38. Towards the easternmost boundary of the Park is Abington Hall, a Grade II* Listed Building that is located within the Conservation Area for Great and Little Abington, which incorporates a small eastern portion of the Park. These heritage assets are located to the north of the application site.
39. The River Granta, a County Wildlife Site, runs close to the northern and north-eastern boundary of the Park with areas surrounding the river designated as being in flood zones 2 and 3, which are almost entirely outside of the Granta Park employment designation. A lake is located centrally within the Park, functioning as part of the wider drainage solution, which is identified as being in flood zone 2.
40. The existing buildings within Granta Park are generally focused on the edge of the Park, centred around a large internal open space that includes a cricket pitch and lake. The buildings are all large in size and scale with varying architectural styles and designed around the delivery of laboratory and office space. Car parking associated to each building is provided and occupies a relatively large footprint across the Park, although these areas are well

integrated into the surroundings through extensive soft landscaping and tree planting that softens the areas and internal access roads.

41. The site, known as Phase 2 Land, is located towards the southeast corner of the Park between the first phase of Granta Park and Great Abington village, and has been split into two application sites comprising Zones 1 and 2.
42. The southern portion, Zone 1, covers an area of approximately 4.8 hectares, and contains the Illumina Building granted under planning consent S/1109/15/FL. The northern portion, Zone 2, covers an area of approximately 11 hectares and is the subject of outline consent S/1110/15/OL and this reserved matters application.
43. The outline consent for Zone 2 included the provision of access roads and structural landscaping. The spine road within the development has been implemented in accordance with the approved details. The landscaping within the central area has been implemented in part, with the completion of southern lake and the associated earth works and footpaths. While this has only been completed in part to date, the structural landscaping will be fully installed as part of the development of the Phase 2 land.
44. The application site is located in flood zone 1 (low risk) and contains some areas identified as being at risk from surface water flooding.

The Proposal

45. The application seeks the approval of matters reserved for Research and Development buildings and associated car parking comprising layout, scale and appearance of the buildings, landscaping and associated infrastructure with respect to the individual development plots (including parking), pursuant to outline application S/1110/15/OL.

Planning Assessment

46. The application comprises the submission of the matters for approval that were reserved when outline planning permission for the development of the site was granted. Those matters that were reserved are set out in condition 1 of outline consent S/1110/15/OL and form:
 - Details of the layout of the site.
 - Details of the scale of buildings.
 - Details of the appearance of buildings.
 - Details of landscaping (of the individual plots).
47. The Town and Country Planning (Development Management Procedure) (England) Order 2015 provides a definition of what each of the above matters means in practice:

“layout” means the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each

other and to buildings and spaces outside the development.

“scale” means the height, width and length of each building proposed within the development in relation to its surroundings.

“appearance” means the aspects of a building or place within the development which determines the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.

“landscaping” means the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes; (a) screening by fences, walls or other means; (b) the planting of trees, hedges, shrubs or grass; (c) the formation of banks, terraces or other earthworks; (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and (e) the provision of other amenity features.

Principle of Development

48. The principle of the development of research and development buildings with a combined floor area of up to 34,220 m² (GEFA excluding plant) was established on the site under outline consent S/1110/15/OL, granted on 23 December 2015, which also established the means of access to the site with the provision of an internal link road, strategic landscaping and associated infrastructure including parking.
49. Condition 4 of the outline consent (the approved plans condition) secured an array of drawings as part of the permission, comprising:
- 1:2500 site location plan (EPA TWI 05 PLN 001 PO1)
 - 1:2500 Proposed Masterplan Parameter Site Location Plan (EPA TWI 05 PLN 010 P01)
 - 1:1000 Proposed Masterplan Parameter Plan (EPA TWI 05 PLN 011 PO1)
 - 1:2500 Indicative Masterplan Site Layout Site Location Plan (EPA TWI 05 PLN 050 PO4)
 - 1:1000 Indicative Masterplan Site Layout Plan (EPA TWI 05 PLN 051 P04)
 - 1:500 Indicative Masterplan Site Layout Car Parking Plans and Sections (EPA TWI 05 PLN 052 P01)
 - 1:1000 Indicative Masterplan Site Layout Site Sections AA & BB (EPA TWI 05 SEC 060 P00)
 - 1:1000 Indicative Masterplan Site Layout Site Sections CC, DD & EE (EPA TWI 05 SEC 061 P00)
 - 1:1000 Masterplan Implementation Site Plan (EPA TWI 05 PLN 100 P04)
 - 1:250 Proposed Masterplan Parameter Sections (EPA TWI 05 SEC 300 P01)
 - 1:1000 Hardworks Plan (TLG.309.GA.001 Rev B)
 - 1:1000 Softworks Plan (TLG.309.GA.002 Rev B)
50. The key issues to consider in the determination of this application are therefore compliance with the outline planning permission, the reserved matters (layout,

scale, appearance, landscaping), biodiversity, flood risk and drainage, highway safety, highway network and parking, heritage assets, renewables / climate change, noise, lighting, residential amenity and other matters.

Compliance with the Outline Planning Permission

51. Several conditions were imposed on the outline consent that require compliance at the reserved matters stage.
52. Compliance with the details approved at outline stage is detailed in the Design and Access Statement and Planning Statement submitted in support of the reserved matters application.
53. Condition 2 of the outline consent required the submission of an application for the approval of the reserved matters within six years of the date of approval (i.e., by 23 December 2021).
54. The reserved matters application was submitted to the Local Planning Authority on 25 November 2021.
55. Condition 4 of the outline consent secured an array of approved plans, as noted above. In summary, these plans defined the building footprint zones, maximum heights for the three storey buildings, maximum heights for the two storey building, car parking zones including landscape and paths and access road zones including paths and verges.
56. The site boundary for the reserved matters application is consistent with the outline site location plan.
57. The layout and landscaping of the reserved matters proposal is in accordance with the two parameter masterplans for the site, which set out building zones, a development access road zone, car parking zones, and zones for landscaping and amenity, including a landscape buffer zone. The reserved matters proposal is also consistent with the masterplan site layouts secured at outline stage.
58. The scale of the proposed buildings is within the limits of the section plans secured at outline stage, while the general appearance of the buildings conforms with the outline of built form shown at outline stage.
59. The landscaping works follow the details secured within the layout plans and the hardworks and softworks plans approved at outline stage, although it should be noted that several conditions on the outline consent require the submission of detailed landscape schemes by way of a discharge of conditions application(s).
60. Officers are satisfied that the reserved matters application complies with the details approved at outline stage.
61. The application therefore complies with conditions 2 and 4 of the outline consent.

Reserved Matters

Layout

62. The layout of the site has been largely defined by condition 4 of the outline consent, which secured a range of Parameters Plan as described above.
63. The layout incorporates five buildings split across a western building zone for Buildings A and B and an eastern building zone for Buildings F, G and H. The area between these two buildings zones comprises a large area of landscape and amenity. A large area of parking is provided in the eastern car parking structure zone to the east of the buildings and surrounded by a landscape buffer zone which aims to soften the impact, including a raised bank to the west of the car park. Set back zones have further enhanced landscaping treatments to the parking area for all building plots from the access roads.
64. The layout allows for ease of movement and permeability within the site while ensuring strong legible connections to the existing Park to the west, incorporating a hierarchy of cycling and pedestrian paths, with a focus on creating a pedestrian heart to the scheme. The area immediately to the north of Building A comprises an area of landscaping that provides prominence and a continuation to the existing Cherry Tree Avenue to the north-west of the site and existing Park. The layout, together with the landscaping arrangements, promotes east-west connections through the external spaces between the buildings, encouraging users through the landscaped centre.
65. The layout provides a hierarchy of path widths to ensure safe pedestrian movement and priorities with segregated cycle routes, directing vehicular movement largely to the peripheries of the site. Service areas for each building are separated and screened to reduce their conflict with movements through the site and to reduce their visual prominence.
66. The entrances for Buildings A and B face towards each other on the northern and southern elevations of the buildings respectively, focused on a shared space providing pedestrian access. Buildings F, G and H have their entrances facing east to the roadside, enable clear navigation to the front door from the car park area to the east via pathways, crossings and landscaping.
67. The layout means each building is provided within a landscape setting appropriate to the site context – and arranged around and connected to the large central landscape at the heart of the development. The layout of Buildings F, G and H provide an internal through connection at ground floor level between the lakeside and the main entrance. This link through each building continues on the upper floors, including balconies.
68. Overall, the proposed layout is considered to represent a high quality design response to the site, and notwithstanding concerns expressed by the Parish Council, corresponds with the parameters for development contained within the outline consent. The alignment of the buildings is also considered to respond positively to the overall arrangement of development at Granta Park. The

central green space and how the site connects to the existing Park, along with the central landscaped podium courtyard created between Buildings A & B with the entrances off this space, promotes a high quality pedestrian friendly and green environment to the development. Where parking is provided the arrangements are well laid out and incorporates areas of landscaping to help break up the expanse of hardstanding and screen areas of parking.

69. The layout of the site is accordingly considered to promote high quality design and to make a strong and positive contribution to its local and wider context and would accord with Policy HQ/1 of the Local Plan.

Scale

70. The scale of the proposed buildings was defined at outline stage, including the Parameter Plans secured by condition 4 of the outline consent, as noted above.
71. The layout incorporates a western building zone for Buildings A and B with a maximum height of +54.5 metres above ordnance datum (AOD) and an eastern building zone for Buildings F, G and H. The eastern building zone is split between Buildings F and G with a maximum development height of + 55.50 metres AOD and Building H with a maximum development height of + 51.50 metres AOD.
72. The Proposed Masterplan Parameter Sections (EPA TWI 05 SEC 300 P01) approved at outline stage provides a section plan through each of the five buildings, securing the maximum heights and individual floor levels for each building. The Indicative Masterplan Site Layout Car Parking Plans and Sections (EPA TWI 05 PLN 052 P01) approved at outline stage provides a section plan through the car parking area to the east of the site.
73. Buildings A and B, which incorporate an underground car park, are three storey buildings with plant above. Each floor is approximately 4.5 metres in height with plant providing a further 4 metres. This provides a building height of approximately 17.5 metres, noting that the underground car park further elevates the buildings slightly above existing ground level (approximately 1.5 metres as a maximum).
74. Buildings F and G are also three storey buildings with plant above, with each floor being approximately 4.5 metres in height with plant providing a further 4 metres, resulting in a total building height of approximately 17.5 metres.
75. Building H, which is the northernmost building in the eastern building zone, is a two storey building with plant above. Again, each floor is approximately 4.5 metres in height with plant providing a further 4 metres, creating a total building height of approximately 13 metres. The reduced height of Building H is in response to its closer proximity to Abington Hall to the north, a Grade II* Listed Building.
76. The eastern car parking structure zone, which contains an area of two storey parking, has a maximum development height of +41.10 metres AOD

surrounded by a landscape buffer zone. The car park structure itself has a maximum height of approximately 10.25 metres.

77. The scale of the proposed buildings and car park structure accord with the outline consent.
78. In addition, it is noted that the heights of the buildings are compatible with the existing buildings on Granta Park, which typically range from two storey to three storey buildings with plant above. The Illumina Building, located to the south of the site, is a three storey building with plant above, providing a general height of approximately 14.5 metres and a maximum height of approximately 19.1 metres including the roof plant enclosure (excluding flues).
79. It is important to note that the matter of scale extends beyond a simple consideration of height, it also includes the width and length of each building proposed within the development in relation to its surroundings.
80. The widths and lengths of the proposed buildings are consistent with those approved at outline stage and comparable to the footprints of existing buildings within the Park. The scale of the reserved matters proposal also adheres to the level of development secured at outline stage, being 34,220 m² GEFA, excluding plant.
81. The form and scale of the buildings reflects both the functional requirements of future users and the characteristics of contemporary buildings of this nature on this and similar sites across Cambridgeshire. Noting the Parish Councils concerns about the urban form, the layout and scale of the buildings are nevertheless consistent with the planning permission for the site and are considered appropriate to the location and prevailing character of Granta Park as an employment site.
82. The scale of development is accordingly considered to be acceptable and would accord with Policy HQ/1 of the Local Plan.

Appearance

83. The appearance of the development has advanced in line with the principles established at outline stage, including those set out in the 2015 Design and Access Statement. The design approach is set out in detail in the Design and Access Statement submitted in support of this reserved matters application.
84. The architectural quality of the scheme seeks to deliver an ensemble of pavilions with a common materiality set within a natural landscape, as opposed to an arrangement of individual buildings. The contemporary architectural language proposed for the buildings' elevations along with the proposed palette of materials is considered to provide a positive response to the site character and the establishment of an appropriate and suitable new addition to Granta Park.

85. The Design and Access Statement sets out in Section 14 how the individual building design seeks to deliver a carefully proportioned building form, mixing glazing with more substantial solid elevational form to give a sense of building “floating in the landscape,” whilst the materials provide a reflective light-coloured palette to provide a lightweight aesthetic. This built form, the Design and Access Statement explains, is complemented by generous amenity terraces and plant enclosures that are treated homogeneously with the facade materials.
86. Buildings A and B contain a continuous set back at ground floor level that the Design and Access Statement claims visually lifts the buildings off the ground. Accessible terraces wrap the sides of the upper levels and provide a roof terrace which introduces a step and shoulder appearance that sets back and reduces the massing of the buildings. The plant enclosure is recessed to further reduce the visual perception of mass but provides a continuation of the façade design.
87. Buildings F and G adopt a similar ground floor approach with a continuous set back at ground floor. Each floor has access to outdoor space and the plant enclosure is again set back to reduce massing but treated to similar architectural detailing and finish.
88. Building H, the smallest of the five buildings at two storeys plus plant, also has a continuous set back at ground floor level. A terrace is provided at first floor and connects the interior and exterior spaces of the building. As with the other buildings the set back plant enclosure is clad with the same external finish, creating a homogeneous appearance.
89. The material palette includes twice fired two coloured white glazed ceramic baguettes and window head profile, a reflective glazed base set behind exposed columns, light polished pre-cast columns, soffit panels and upstands and timber framed windows with anodised aluminium caps. The material palette draws in part from existing buildings within Granta Park while also establishing a distinctive identity and language to the buildings in this phase.
90. The decked car park takes on a modest and simple appearance, set within the landscape such that it would not appear as a dominant or prominent structure within the wider surroundings.
91. The appearance of the buildings and surrounding areas are enhanced further by the high quality landscape that forms an integral part of the development, including generous landscape margins around each of the five buildings and the central area of amenity space at the heart of the development.
92. The Council’s Urban Design Officer has reviewed the proposals and is satisfied the proposals represent a design of appropriate quality – having regard to the characteristics of the existing site. Concerns have been expressed about the “urban” qualities of the proposed buildings and it is acknowledged that the resultant development will result in the continuation of a scale of building and layout on this established employment location – which contrasts with the more

informal and rural character of the landscape and buildings in the local area beyond Granta Park. That distinctive response – already reflected in the existing site layout and buildings on the site – is carried through in the outline planning permission for this phase. The parameter plans associated with the outline planning permission were fixed following careful consideration of the external impacts of development on the surrounding area – and particularly nearby homes. The unified form and siting of the proposed buildings is consistent with expectations for careful management of the impacts of the new buildings from viewpoints beyond the site boundary – with the upper floors being treated consistently and appropriately. The proposed form, layout and scale of the proposals using a consistent unified architectural style and materials is therefore considered to be acceptable.

93. For these reasons, the appearance of the development is considered to result in a high quality design which would make a strong and positive contribution to this distinctive locality and would accord with Policy HQ/1 of the Local Plan.

Landscape

94. The outline consent secured several plans that provided details of landscaping that should inform the development of the site and wider structural landscaping. The application is supported by an Arboricultural Impact Assessment (SJ Stephens Associates, November 2021) and a range of landscape plans and planting plans, notwithstanding the tree report approved at outline stage.
95. The Design and Access Statement sets out that the concept for the Phase 2 landscape is to create a natural and vibrant setting, with buildings enveloped in a landscape of serpentine lakes, wildflower meadows and native trees and shrubs.
96. The landscape arrangements provide generous areas of landscaping between buildings with paths that weave through the structures creating ease of movement through the site whilst also providing connections to the existing Park. The central lakes area of the development, enclosed by the buildings, is intended to be discovered as a ‘conceal-reveal’ experience upon entry to the site through the various landscape corridors that have been incorporated. This central landscape area forms the heart of this phase of the development and public realm, contributing significantly to the overall qualities and aesthetics of the site.
97. Buildings A and B share a central predominantly hard surfaced landscaped area that provides access to the buildings and route through to the central lake area. The landscape in this space seeks to provide a formal character close to the building entrances and acting as a counterbalance to the more natural landscape of the central site core. Buildings F, G and H are provided with areas of predominantly soft landscaping between them with connections to the car parking area to the east. The service yards for the buildings are partially concealed by landscape features including gabion retaining walls, subtle earth-shaping and dense planting while the car parking area to the east is set within the landscape to lessen its potential impact on its surroundings.

98. A range of hard and soft landscape details are incorporated to add variety and interest. The soft elements include lakes, wetland areas in attenuation basins, flowering lawn, calcareous grassland and wildflower meadow areas with extensive planting, including significant new tree planting, around the buildings and wider site. The hard elements include a variety of paving, decking/boardwalk, enclosure and walls and street furniture.
99. The comments of the Council's Landscape Officer and Trees Officer are noted, both of which are generally supportive of the proposed development and approach to landscaping.
100. The Council's Landscape Officer has nevertheless offered some alternative planting suggestions that the developer has responded to and incorporated into the development while the Council's Trees Officer has requested a condition to secure compliance with the submitted tree strategy. This is not necessary given the extant conditions on the outline consent.
101. In addition to the landscaping details submitted to support the reserved matters application, condition 17 of the outline consent requires the submission of further details of the structure landscaping of the site, to supplement the approved landscaping scheme. Furthermore, condition 13 requires details of hard landscaping, condition 18 details of the extension of the earth bund, condition 19 details of earthworks and conditions 19 and 20 relate to tree protection and retention.
102. The comments of Great Abington Parish Council in respect of the loss of trees are noted with the submitted Arboricultural Impact Assessment details in paragraph 5.2.2 showing that 47 trees and one tree group are proposed for removal, only two of which fall within Category B (moderate quality) with the others of a lesser quality. Most trees to be removed have been recently planted and can be replaced by new planting. Notwithstanding the unfortunate loss of some existing trees, the development will nevertheless see a substantial increase in the number of trees on site through the extensive landscape works to be undertaken. The approach is therefore acceptable.
103. Notwithstanding the details required by conditions of the outline consent, officers consider that the landscape approach makes a strong and positive contribution to the quality of development and integration with its surroundings and to accord with Policies HQ/1 and NH/4 of the Local Plan.

Biodiversity

104. The application is supported by a Preliminary Ecological Impact Appraisal (MKA Ecology, November 2021), a Reptile Survey (MKA Ecology, November 2021), a Badger Survey (MKA Ecology, November 2021) and a Biodiversity Net Gain Assessment (MKA Ecology, November 2021).
105. The Appraisal identified species rich hedgerows, reptiles, breeding birds, bats, Badgers, Brown Hare and Hedgehog as potential constraints to works.

Additional surveys for reptiles were undertaken, but no reptiles were found on site. A previous reptile survey in 2015 also found reptiles to be absent. The Reptile Survey (2021) concluded that reptiles are unlikely to be present on site and no mitigation measures are required.

106. Additional surveys for badgers were undertaken, but no badger setts or evidence of badger activity were found on site. The Badger Survey (2021) concluded that badgers are absent from the site and no further survey work is required. However, the Badger Survey (2021) recommends a pre-commencement badger check prior to works commencing and that suitable habitat for badgers is made available on-site post-development, including grasslands for foraging and suitable scrub for building badger setts.
107. The Biodiversity Net Gain Assessment provides evidence that a 41% net gain in biodiversity will be achieved. This includes the creation of wildflower meadow grassland, native shrub planting, ponds and marginal planting as well as small areas of calcareous grassland. Enhancements such as bird and bat boxes, invertebrate banks, log piles and hedgehog domes are also to be included in the development.
108. The application has been subject to formal consultation with the Council's Ecology Officer, who raises no objection and is supportive of the proposal, recommending conditions to secure ecological works in accordance with the submitted ecological information, a construction environment management plan, a landscape and ecological management plan and a lighting design strategy for biodiversity. The existing outline planning permission already addresses these matters and for that reason, no additional conditions are considered to be required at this stage on these matters.
109. Condition 22 of the outline consent requires development to be undertaken in accordance with recommendations 1-5 (inclusive) of section 5 of the MKA Ecology Nocturnal Bat Survey Report (2015). Condition 23 requires all existing bird and bat boxes to be inspected and mitigation measures submitted as necessary. Condition 24 requires the submission of an Ecological Management plan for the whole Zone 2 site while condition 30 requires the submission of a lighting scheme.
110. In respect of the recommended pre-commencement badger check as set out in the submitted Badger Survey (2021), officers consider it appropriate to include an informative as part of any reserved matters permission to draw this to the attention of the applicant, with sufficient protection offered under separate legislation.
111. The development will lead to a 41% net gain in area-based habitat units, a significant overall enhancement largely due to the low ecological value of the existing site, in tandem with creation of habitats of ecological value, including wildflower meadows, lowland calcareous grassland and ponds. In addition to these habitats other features, such as bird and bat boxes, log piles and invertebrate habitats, will add further value for biodiversity.

112. The outline consent did not impose a specific condition requiring ecological enhancement or a net gain in biodiversity, given the policy position at the time when outline consent was granted in December 2015. However, officers are satisfied that the 41% net gain set out in the reserved matters documentation will be secured through the approved plans that would form part of a reserved matters permission alongside relevant ecological and landscape conditions imposed at outline stage.
113. The development therefore significantly exceeds the requirements of the outline consent in respect of biodiversity and would accord with Policy NH/4 of the Local Plan.

Flood Risk and Drainage

114. The site is located in flood zone 1 and is therefore considered to be at low risk of flooding.
115. Drainage is largely a matter dealt with at outline stage when establishing the principle of development, with reserved matters applications requiring supporting details to demonstrate that drainage arrangements could be provided appropriately within the proposed layout of the site.
116. A full Flood Risk Assessment was submitted in support with the outline application and agreed as part of that consent. Several conditions relating to flood risk and drainage were imposed at outline stage, including condition 9 (a scheme of the provision and implementation of surface water drainage relevant to each building), condition 10 (a scheme of the provision and implementation of foul water drainage relevant to each building) and condition 11 (a scheme for the provision and implementation of pollution control to the water environment). The details reserved by those conditions will need to be dealt with through a discharge of conditions application(s) and are not discharged with through the reserved matters submission.
117. To demonstrate the suitability of the reserved matters proposal, the reserved matters application is supported by a Drainage Statement (Glanville, November 2021).
118. The Statement details that flood risks within the site have been re-assessed and remain minimal while the proposed design ensures that flood risks are not increased by the proposals. Surface water will be discharged into the ground either directly or via the central ponds. Foul water drainage uses a gravity drainage network to connect buildings to the already installed Phase 2 foul infrastructure drainage. Pollution measures are designed to achieve the required pollution mitigation indices as recommended by the CIRIA SuDS Manual prior to discharging the surface water runoff into the ground.
119. The application has been subject to formal consultation with Anglian Water, the Environment Agency, the Lead Local Flood Authority and the Council's Sustainability Engineer and no objection has been raised, following the

submission of a response to the initial objection from the Lead Local Flood Authority.

120. Based on the information provided in support of the reserved matters application and the conditions imposed on the outline consent, officers are satisfied that the layout of the site can accommodate appropriate drainage arrangements for the development and not increase the risk of flooding offsite. The proposal would accord with Policies CC/7, CC/8 and CC/9 of the Local Plan.

Highway Safety, Highway Network and Parking

121. The application is supported by a Transport Technical Note (Glanville, November 2021).
122. As the site benefits from outline consent the Note provides information on the layout of the development and responds to the transport related conditions of the outline consent, including condition 6 (cycle parking) and condition 7 (delivery facilities).
123. The application is a reserved matters application and the wider highway impacts arising from the development have previously been assessed and approved under the terms of the outline consent, which is the subject of three S106 agreements.
124. The comments of Great Abington and Little Abington Parish Council in respect of access and transport are noted. However, the highway impacts were assessed fully at outline stage and fall outside the scope of this reserved matters application. Whilst recognising the concerns expressed, the effect of trips to the site could not reasonably provide a basis to refuse this application for approval of details pursuant to that planning permission.
125. Nonetheless, the following considerations and context are appropriate to consider based upon the layout details provided:

Highway Safety

126. Vehicular access to the site is via the existing Granta Park internal road network, which has a speed limit of 20mph. The internal road is 6 metres wide and currently serves the other buildings within Granta Park and has therefore been designed to allow safe and efficient movement of vehicles, including goods vehicles, between the buildings and the main entrance on the western boundary of Granta Park.
127. As noted within the assessment of layout set out above, within the development site vehicles will be restricted to the outer perimeter, with limited areas of accessible and visitor parking accessed from the perimeter road and softened with landscaping.

128. Noting the details of the Transport Technical Note in respect of the layout of the site itself, the development is considered acceptable in highway safety terms, noting that no objection is raised by the Local Highways Authority.

Highway Network

129. The outline consent is subject to three S106 agreements, one relating to Zone 1 and Zone 2 of Phase 2, one relating to Zone 1 of Phase 2 and one relating to Zone 2 of Phase 2, all of which include agreement with Cambridgeshire County Council. These agreements include financial contributions towards highway improvement works and mitigation measures.
130. The Planning Statements sets out a summary of the details secured at outline stage in paragraphs 9.46 to 9.49 reflected below:

The primary raft of measures agreed is a combination of active travel planning for the site to reduce car dependency among staff at the park, comprising the monitoring of traffic flows together with contributions towards enhancing cycle network provision in the area at a cost of £438,000 (100k required for phase 2). In December 2016, £338,000 of financial contributions was paid to Cambridgeshire County Council as part of the Granta Park Phase 2 Zone 1 S106 agreement, towards...

- a) off-site cycle route improvements to link the site to the existing cycle route along the A505 to Whittlesford Station for which a payment of £250,000 was made;*
- b) extending the A1307 cycle route from Linton towards Granta Park to include inter alia a safe and convenient crossing point on the A1307 for which a payment of £100,000 is was made;*
- c) extending the Babraham cycle route towards Granta Park at Babraham Campus for which a payment of £150,000 is to be made;*
- d) providing cycle lanes along Newmarket Road for which a payment of £20,000 was made;*
- e) delivering Real Time Passenger Transport information at the nearest bus stops in Great Abington for which a payment of £18,000 was made.*

Should vehicular trips exceed the baseline threshold levels agreed and set out above then an additional transport mitigation package, totalling up to an additional £700,000 would be triggered which would include additional highway works or sustainable transport measures to be undertaken by the applicant or the County Council.

This provides further incentive for the applicant to manage traffic generation levels through the Travel Plan to ensure that the impact on the highway network is mitigated. It also provides the Local Authorities with reassurance that, in the event that traffic thresholds are not met that further measures can be implemented to mitigate any impact. The existing site wide Travel Plan is therefore a key component in ensuring that the obligations provided in the existing S106 agreement are met.

131. In addition to these contributions, Granta Park has a site wide Travel Plan that seeks to reduce the current single occupancy car mode share as a whole from 71% to 53%. The proposed Phase 2 buildings are to be incorporated into the Plan individually as they come forward and are occupied.
132. The Planning Statement details results from previous surveys undertaken, highlighting that the 2020 Annual Travel Survey the mode share was recorded as 56.4% which was a slight increase on 2019's 55.7%. However, the Plan did reflect a significant decrease from the 67.5% identified in 2017 and so the existing Travel Plan is having a significant impact on reducing single occupancy car use.
133. The appropriate place for consideration of wider transport impacts arising from this quantum of development was at the outline planning permission stage. The permission granted, concluded that the quantum of development and associated trips arising onto the local highway network was acceptable, subject to appropriate mitigation measures and contributions. The Highway Authority has determined the proposed layout acceptable – against the backdrop of the outline planning permission

Parking Provision

134. Car parking for Buildings A and B is to be accommodated within under-croft parking in the western development area, with limited surface parking. The parking area to the east, adjacent to Buildings F, G and H, comprises a sunken double deck car park cut into the existing landscape buffer, as set out in the outline consent. The parking is focussed within this decked parking structure as being the most efficient use of the land available which will be adjusted and reinforced as a visual buffer to the village. Limited visitor and disabled parking are provided immediately adjacent to the buildings.
135. The approved outline consent identified a total number of 1,018 car parking spaces, including disabled parking, equating to a ratio of 1 space per 34m². This provision is a net reduction of 56 spaces based on the requirements of Policy TI/3 of the Local Plan and reflects the focus on reducing single car users within the Park. The parking plans submitted with the reserved matters application are consistent with the details secured at outline stage and therefore the level of parking provision, along with the locations of the parking, are considered acceptable.
136. However, the outline consent contains no requirement for electric vehicle parking. The information submitted at reserved matters stage proposes to provide 10% active provision of electric vehicle parking and 40% passive provision to allow future expansion of active spaces, equating to 102 active spaces and 407 passive spaces. The Planning Statement details that the site can be upgraded to meet the changing demand, but officers acknowledge the intent to go beyond the requirements of the outline consent and cater for changing demands.

137. The provision of electric vehicle parking can be secured through the approved plans of any reserved matters permission alongside condition 15 of the outline consent.
138. In terms of cycle parking, condition 6 of the outline consent requires details of covered and secure cycle parking for each building prior to occupation.
139. At the outline stage, the cycle parking demand for the development was established through analysis of the Granta Park Travel Plan and site observations which indicated a 10% mode share.
140. The details of the reserved matters application shows that the cycle spaced have been increased with 267 covered and secure cycle parking spaces being provided within the buildings along with changing facilities and lockers, equating to a 15% mode share.
141. Although the details are reserved by condition 6 of the outline consent, the details submitted are noted and no objection is raised.

Conclusion

142. Noting the concerns expressed by the parish council and recognising the limited scope to re-open an assessment of highway impacts from the development at this stage, the proposals submitted, in concert with the terms and conditions associated with the outline planning permission are considered to accord with Policies TI/2 and TI/3 of the Local Plan.

Heritage Impact

143. To the north of the application site is Abington Hall, a Grade II* Listed Building that is located within the Conservation Area for Great and Little Abington, which incorporates a small eastern portion of the wider Park. Abington Hall is located approximately 150 metres from Building H, the northernmost building within the development.
144. The outline application was supported by a Heritage Statement that concluded, by virtue of the minimal contribution that the application site makes to the setting of the adjacent heritage assets, the development would have a limited impact on their significance. This assessment was made in the context of the Parameter Plans that were secured as part of condition 4 of the outline consent, noting that Building H was consented with a lower height than the other four buildings.
145. The reserved matters application follows the layout and scale of development secured at outline stage, as set out above. The proposal is therefore not considered to result in any further harm to the setting of the heritage assets to the north of the site than has already been considered and accepted.

146. The comments of the Council's Historic Buildings Officer, which are supportive of the scheme, are noted. A condition for details of roof top plant and flues has been recommended.
147. Condition 14 of the outline consent requires, prior to their installation on any building, details of all flues and chimneys including their height, materials and location to be submitted and approved. Therefore, no further condition is necessary as part of any reserved matters permission.
148. The proposal would accord with Policies HQ/1 and NH/14 of the Local Plan.

Renewables / Climate Change

149. The application is supported by an Energy and Sustainability Strategy (Hoare Lea, November 2021) and a BREEAM New Construction Pre-Assessment Report (Hoare Lea, November 2021).
150. The Strategy details a fabric first approach, incorporating several sustainability features including improved U values and air tightness, improved glazing performance, designed to maximise natural daylight whilst controlling solar gain, LED lighting throughout with adaptive lighting controls, mechanical ventilation with heat recovery, a building management system and all buildings being combustion free (all-electric approach).
151. The Strategy includes the results of a feasibility study of various renewable technologies which suggests that Air Source Heat Pumps and solar photovoltaic cells are the most appropriate technology for achieving the required carbon reduction on the development. The Strategy contains details of the PV array that will be installed on the roof terrace of each building, with a total estimated annual electricity output of 68,600kWh. A site layout plan has been included demonstrating where PV will be sited.
152. The calculations provided demonstrate a total carbon emissions reduction of 32.7%, 13.9% of which comes through fabric improvements with a further 18.8% from Air Source Heat Pumps and solar photovoltaic cells.
153. The Strategy outlines how low flow fixtures and fittings along with leak detection will be installed across all buildings within the development to ensure 3 credits are achieved from the WAT01 category of BREEAM, in line with the requirements of Policy CC/4 of the Local Plan Policy.
154. The BREEAM Pre-assessment Report states that a shell and core BREEAM pre-assessment has been carried out for the development and this has given an initial baseline score of 74.33%. This suggests that the development currently sits within the 'Excellent' range with some contingency for design changes and potential constraints identified during the construction stage.
155. The application has been subject to formal consultation with the Council's Sustainability Officer who is supportive of the proposed development.

156. Condition 15 of the outline consent requires the submission of a scheme for the provision of on-site renewable energy to meet 10% or more of the projected standard operational baseline energy requirements of that building or phase. The details will therefore be dealt with in full through a discharge of conditions application(s), in conjunction with layout and building plans approved as part of any reserved matters permission.
157. However, the details submitted in support of the reserved matters application are noted and it is important to acknowledge that the development goes beyond the requirements of the outline consent in respect of renewables and climate change.
158. The proposal would accord with Policies CC/3 and CC/4 of the Local Plan.

Noise

159. The outline application was supported by a Noise Assessment. The Assessment indicated that the proposed Phase 2 development would not have a significant impact on the existing environment during construction or on completion. In addition, existing noise levels across the site were predicted to be of a magnitude suitable for non-domestic building space assuming appropriate mitigation is included through design. The Assessment concluded that the proposed development would not result in unacceptable impacts on the surrounding noise environment.
160. Condition 26 of the outline consent requires the submission of an Operational Noise Minimisation Management Plan for each building, to protect and safeguard nearby residents from adverse levels of any operational noise.
161. Given the details approved and outline stage and the condition imposed on the consent, the development is considered acceptable in terms of noise.
162. The proposal would accord with Policy SC/10 of the Local Plan.

Lighting

163. The Design and Access Statement provides concepts for the lighting approach to the development. However, condition 30 of the outline consent already requires the submission of a lighting scheme and this issue will therefore be dealt with in detail through the discharge of condition 30 separately.
164. Insofar as details of the building forms and layout provide for the consideration of this matter at this stage, officers consider the proposal would accord with Policy SC/9 of the Local Plan.

Residential Amenity

165. There are existing residential properties to the south and east of the application site, all located more than approximately 210 metres from the nearest proposed building.
166. Given the degree of separation and the provisions of the outline consent, the proposal is not considered to result in significant harm to the amenities of residential properties by way of the physical relationship between buildings, or impacts such as overlooking between existing and proposed buildings. The proposal is accordingly considered to result in no significant new adverse impacts not contemplated by the parameter plans at the outline application stage and accordingly satisfies Policy HQ/1 of the Local Plan in terms of residential amenity.

Other Matters

Public Art

167. Although not a requirement of the outline consent, the developer is seeking to incorporate public art into the development. The Planning Statement sets out that the applicant intends to engage extensively with local stakeholders, including the local Parish Councils, primary school and on-site occupiers, with a view to setting up a steering group to select artists and work alongside them in promoting a suitable artwork installation.

Planning balance and conclusion

168. Outline planning permission was granted on 23 December 2015 for the erection of Research and Development buildings (Use Class B1b) with a combined floor area of up to 34220 m² (GEFA excluding plant) through outline consent S/1110/15/OL, which also established means of access (with the provision of an internal link road) strategic landscaping and associated infrastructure including parking.
169. The application seeks reserved matters permission for Research and Development buildings and associated car parking comprising layout, scale and appearance of the buildings, landscaping and associated infrastructure with respect to the individual development plots (including parking), pursuant to outline application S/1110/15/OL.
170. The approved outline application was deemed to be acceptable in traffic and transport terms, with regards to local environmental impacts without further mitigation works being required. The approved parameter plans provide a framework for consideration of these reserved matters – having regard to the visibility (and intervisibility) between new and existing buildings on and off the site and views of the proposed buildings from the surrounding area. The landscape context detailed in this application, the architectural styles and materials will result in a scale and character to the proposed development that,

notwithstanding the comments of the Parish Council, is considered acceptable having regard to the existing development at Granta Park and the strategic planting provided for by the outline planning permission.

171. Officers accordingly consider the reserved matters including the layout, scale, appearance and landscaping to be acceptable, to promote high quality design, and to comply with the requirements of the outline consent and relevant local and national planning policies.
172. The development will improve upon the minimum requirements of the outline planning permission for building performance and would achieve a site wide reduction of 32.7% of CO2 emissions to meet BREEAM Excellent. Alongside electric vehicle charging (10% active, 40% passive). This amounts to a further positive component of the development. The development will deliver biodiversity improvements above current policy baselines and support the local ecology, with the planting of native species and the provision of more ecologically valuable habitats, achieving a 41% biodiversity net gain increase.
173. The proposal would provide a high-quality scheme which would make a strong positive contribution to the local and wider context of the site and the character of the area. The development will further make an important contribution to the Life Sciences and technology sectors within South Cambridgeshire
174. For the reasons set out in this report, officers consider the reserved matters to be acceptable, having regard to applicable national and local planning policies, and having taken all relevant material considerations into account

Recommendation

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

Conditions

- 1) The development hereby permitted shall be carried out in accordance with the following approved plans:

Location & Layout Plans

- GRM-EPA-MP-XX-PL-A-000000 (Location Plan)
- GRM-EPA-MP-XX-PL-A-040100 (Parameter Masterplan)
- GRM-EPA-MP-XX-PL-A-040110 (Reserved Matters application zone)

Site Sections

- GRM-EPA-MP-XX-SE-A-040200 (Vertical Parameter Compliance)
- GRM-EPA-MP-XX-SE-A-040210 (Parameter proposed Site Section North South)
- GRM-EPA-MP-XX-SE-A-040220 (Parameter proposed site Section East-West)
- GRM-EPA-ZZ-XX-SE-A-056310 (Proposed GA Section Landscape Lakeside)

Buildings

GRM-EPA-B1-B1-PL-A-051090 (Proposed GA Plan: Building A+B Undercroft Parking)

GRM-EPA-B1-GF-PL-A-051100 (Proposed GA Plan: Building A+B Level 00)

GRM-EPA-B1-01-PL-A-051110 (Proposed GA Plan: Building A+B Level 01)

GRM-EPA-B1-02-PL-A-051120 (Proposed GA Plan: Building A+B Level 02)

GRM-EPA-B1-03-PL-A-051130 (Proposed GA Plan: Building A+B Level 03 Plant)

GRM-EPA-B1-RF-PI-A-051150 (Proposed GA Plan: Building A+B Level RF)

GRM-EPA-B1-XX-EL-A-051200 (Proposed GA Elevation 01: Building A+B)

GRM-EPA-B1-XX-EL-A-051210 (Proposed GA Elevation 02: Building A+B)

GRM-EPA-B1-XX-SE-A-051300 (Proposed GA Section AA: Building A+B)

GRM-EPA-B1-XX-DT-A-051500 (Proposed Façade details: Building A+B Type 1 – Typical)

GRM-EPA-B1-XX-DT-A-051510 (Proposed Façade details: Building A+B)

EPA-B1-XX-DT-A-051600 (Proposed Details: Service Entrance and Compound Store Building A+B)

GRM-EPA-B2-GF-PL-A-052100 (Proposed GA Plan: Building F Level 00)

GRM-EPA-B2-01-PL-A-052110 (Proposed GA Plan: Building F Level 01)

GRM-EPA-B2-02-PL-A-052120 (Proposed GA Plan: Building F Level 02)

GRM-EPA-B2-03-PL-A-052130 (Proposed GA Plan: Building F Level 03 Plant)

GRM-EPA-B2-RF-PL-A-052150 (Proposed GA Plan: Building F Level RF)

GRM-EPA-B2-XX-EL-A-052200 (Proposed GA Elevations 01: Building F)

GRM-EPA-B2-XX-EL-A-052210 (Proposed GA Elevations 02: Building F)

GRM-EPA-B3-GF-PL-A-053100 (Proposed GA Plan: Building G Level 00)

GRM-EPA-B3-01-PL-A-053110 (Proposed GA Plan: Building G Level 01)

GRM-EPA-B3-02-PL-A-053120 (Proposed GA Plan: Building G Level 02)

GRM-EPA-B3-03-PL-A-053130 (Proposed GA Plan: Building G Level 03 Plant)

GRM-EPA-B3-RF-PL-A-053150 (Proposed GA Plan: Building G Level RF)

GRM-EPA-B3-XX-EL-A-053200 (Proposed GA Elevations 01: Building G)

GRM-EPA-B3-XX-EL-A-053210 (Proposed GA Elevations 02: Building G)

GRM-EPA-B4-GF-PL-A-054100 (Proposed GA Plan: Building H Level 00)

GRM-EPA-B4-01-PL-A-054110 (Proposed GA Plan: Building H Level 01)

GRM-EPA-B4-02-PL-A-054120 (Proposed GA Plan: Building H Level 02 Plant)

GRM-EPA-B4-RF-PL-A-054150 (Proposed GA Plan: Building H Level RF)

GRM-EPA-B4-XX-EL-A-054200 (Proposed GA Elevations 01: Building H)

GRM-EPA-B4-XX-EL-A-054210 (Proposed GA Elevations 02: Building H)

GRM-EPA-B4-XX-DT-A-054500 (Proposed Bay Study: Building H Type 1 Typical)

GRM-EPA-B4-XX-DT-A-054510 (Proposed Bay Study: Building H Type 2 Balconies)

GRM-EPA-B4-XX-DT-A-054520 (Proposed Bay Study: Building H Type 3 Entrances)

GRM-EPA-ZZ-XX-DT-A-056500 (Proposed Bay Study: Building F/G Type 1 Typical)

GRM-EPA-ZZ-XX-DT-A-056510 Proposed Bay Study: Building F/G Type 2 Terraces)
GRM-EPA-ZZ-XX-DT-A-056520 (Proposed Bay Study: Building F/G Type 3 Entrance)

GRM-EPA-ZZ-XX-SE-A-056300 (Proposed GA Section: Building F/G/H 01)
GRM-EPA-ZZ-XX-SE-A-056320 (Proposed GA Section: Building F/G/H 02)
GRM-EPA-ZZ-XX-DT-A-056610 (Proposed Details: Service Entrance and Compound Store Building F/G/H)

GRM-EPA-ZZ-XX-DT-A-056700 Façade Materials Palette

GRM-EPA-B5-GF-PL-A-055100 (Proposed GA FGH Carpark Ground)
GRM-EPA-B5-01-PL-A-055110 (Proposed GA FGH Carpark Upper Deck)
GRM-EPA-B5-XX-EL-A-055200 (Proposed GA Elevation 01: FGH Carpark)
GRM-EPA-B5-XX-SE-A-055300 (Proposed GA Section: FGH Carpark A1)

Landscape

GRM-EPA-MP-XX-PL-A-050000 (Proposed GA Site Landscape Plan)
TOR-XX-DR-L-P00 (Landscape Masterplan)
TOR-XX-DR-L-P002 (Hardworks and Boundaries Sheet 1 of 6)
TOR-XX-DR-L-P003 (Hardworks and Boundaries Sheet 2 of 6)
TOR-XX-DR-L-P004 (Hardworks and Boundaries Sheet 3 of 6)
TOR-XX-DR-L-P005 (Hardworks and Boundaries Sheet 4 of 6)
TOR-XX-DR-L-P006 (Hardworks and Boundaries Sheet 5 of 6)
TOR-XX-DR-L-P007 (Hardworks and Boundaries Sheet 5 of 6)
TOR-XX-DR-L-P008A (Softworks Sheet 1 of 8)
TOR-XX-DR-L-P009A (Softworks Sheet 2 of 8)
TOR-XX-DR-L-P010A (Softworks Sheet 3 of 8)
TOR-XX-DR-L-P011A (Softworks Sheet 4 of 8)
TOR-XX-DR-L-P012 (Softworks Sheet 5 of 8)
TOR-XX-DR-L-P013 (Softworks Sheet 6 of 8)
TOR-XX-DR-L-P014 (Softworks Sheet 7 of 8)
TOR-XX-DR-L-P015 (Softworks Sheet 8 of 8)
TOR-XX-DR-L-P016A (Plant Schedules)
TOR-XX-DR-L-P017 (Biodiversity Overview)
TOR-XX-DR-L-P018 (Typical Soft Tree Pit Details)
TOR-XX-DR-L-P019 (Typical Tree Pit in hard landscape)
TOR-XX-DR-L-P020 (Hard Details – Paving)
TOR-XX-DR-L-P021 (Typical gabion detail - Service Yard retention)
TOR-XX-DR-L-P022 (Gabion detail - Deck car park bund)

Reason – To facilitate any future application to the Local Planning Authority under section 73 of the Town and Country Planning Act 1990.

Informatives

- 1) The applicant's attention is drawn to Section 5, paragraph 5.2 and recommendation 1 of the Badger Survey (MKA Ecology Ltd, November 2021)

that a pre-commencement badger check should be conducted to ensure that no new setts have been created prior to the commencement.

Background Papers

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

- South Cambridgeshire Local Plan 2018
- South Cambridgeshire Supplementary Planning Documents (SPDs)
- Planning File References: 21/05165/REM, S/1110/15/CONDA, S/1110/15/OL and S/1109/15/FL.

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