

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control Committee 5th July 2006
AUTHOR/S: Director of Development Services

**S/0746/06/F – Babraham
Research Building, Parking & Landscaping and Flood Compensation Measures at
Babraham Institute for Babraham Campus**

**Recommendation: Delegated Approval
Date for Determination: 13th July 2006 (Major Application)**

Major Application and Adjacent to a Listed Building and Conservation Area

Site and Proposal

1. Babraham Hall is a Grade II Listed Building occupied by a research institute. Within the grounds of the Hall is a range of laboratories and ancillary buildings located predominantly to the south-east, west and north-west of the Hall, within a campus extending to some 182 hectares.
2. The full application, submitted on 13th April 2006, proposes to erect a research building with associated landscaping and parking on a site situated approximately 180 metres to the north-west of the Hall and just to the north of the River Granta. The application also proposes flood compensation measures (including ecological enhancements) on land owned by the Institute sited some 350 metres north-west of the proposed building location together with landscaping including strategic landscaping on the south side of the River Granta. The proposals include the demolition of existing laboratory buildings on the proposed site as well as the demolition of redundant buildings on the opposite side of the river (the floorspace of buildings to be demolished amounts to 1886m²).
3. The proposed building has a total floorspace of 3987m², including plant areas (ground floor = 3087m² with 900m² of plant at first floor level). It stands a total of 11 metres high at its highest central point (this central area accommodating the main plant room), with the remainder of the building being between 8 and 9 metres in height. The building has been designed with a curved roof form and with the lower elements adjacent to the river in order to soften the impact of the building. Materials are in accordance with those already used for new buildings on the site, namely a mix of ivory and grey render and terracotta cladding for the walls and aluminium standing seam for the roof.
4. The proposal includes parking for 42 vehicles (a ratio of 1 space per 73.5m² of operational research building floorspace) and cycle storage in the form of parking groves.

Supporting Information

5. The application has been accompanied by a supporting statement (including supplementary masterplan/landscape strategy), flood risk assessment and landscape/visual assessment.

Supplementary Masterplan/Landscape Strategy

6. The supporting statement relates to the current application as well as an approved application for a storage building, a proposal for a bridge currently under construction and an impending application for an extension to an existing building. With reference to the application under consideration here, it explains that the proposed research building is intended to replace the existing SABU (Small Animal Behavioural Unit) building on the Institute which houses rodents used in research. The rodents require a level of health status that cannot be achieved in the existing building meaning that important research has been severely impeded. Appropriate remedial works to the existing building cannot be undertaken with animals inside and there is no alternative 'clean' facility on site to house these animals during the refurbishment of the building. As such, the Institute has an urgent need to provide new rodent facilities in a purpose built 'clean' building and the proposed site is the closest available site to existing research facilities.
7. The obvious location for the proposed building would appear to be the purple area of the Masterplan approved under the outline application (areas defined as suitable for new bio-developments for Babraham Bioscience Technologies). However, a research building approved for the Medical Research Council in the purple zone (Ref: S/0559/05/RM) will already introduce one large structure into this area, which sits higher than most of the campus site, and is the most prominent part of the site upon entering it from the new roundabout access. It is the intention that the remainder of this part of the site be occupied by smaller and less visually prominent two-storey buildings and, due to its size, the location of the currently proposed building here would preclude this. The yellow zone of the Masterplan (defined as area of existing Institute buildings suitable for infill or demolition and replacement) is the only part of the site that could accommodate a 3000m² building that would be well related to the existing Institute activities and have no material impact upon the openness of the Green Belt.
8. The supplementary masterplan does not propose any extension to the major developed site area, save for one very minor variation to the extent of the yellow zone identified in the approved Masterplan for infill and redevelopment, as 1.8% of the footprint of the proposed building falls outside this area and into the area zoned for parking and landscaping.
9. The landscape/visual assessment explains that the main viewpoints that will be affected are those from within 500 metres to the north-west and west (within the Institute's grounds) and within 100 metres of the southern boundary, just south of the River Granta (where there is a public footpath). The proposed building is higher and larger than the existing structures on site. To minimise its visual impact, the landscape strategy seeks to establish blocks of trees along the western boundary of the site, smaller specimen trees nearer to the building and the reestablishment of woodland on the south side of the river.

Planning History

10. **S/0195/99/O** – Outline planning permission was granted for a two phase development of new research laboratories, facilities and infrastructure partly on land occupied by existing 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 a condition restricting the use of Phase 1 buildings to research and development (B1b) purposes and Phase 2 buildings to biotechnology research and development requiring regular and close contact with, and use of, the animal research facilities at Babraham Institute.

The consent was also subject to a Masterplan and to a Section 106 Agreement requiring the implementation of a Travel to Work Plan.

11. **S/0003/03/F** – Application for the renewal of the previous outline permission but to vary the wording of the aforementioned condition, as it relates to Phase 2, to read ‘biological research facilities’ as opposed to ‘animal research facilities’ 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):
 - a. Restriction to biotechnology research use;
 - b. 10 year restriction to firms needing to be located close to the biological research facilities at Babraham Institute;
 - c. No buildings in phase 2 (defined as any new gross internal floorspace exceeding 9400m²) to be occupied/brought into use until provision of roundabout and means of vehicular access to A1307;
 - d. Programme and timetable for demolition of buildings to be submitted with each reserved matters application;
 - e. Restriction of ground floor levels to at least 24.59 ODN;
 - f. Existing vehicular access from High Street to be closed before occupation/use of any building within Phase 2.
12. 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.
13. Reserved Matters applications have subsequently been approved for a research building (3719m² - **S/0559/05/RM**), stores building (floorspace of 492m² - **S/2339/05/RM**), water storage tank (**S/1450/05/RM**), modification to existing internal access road (**S/1449/05/RM**), construction of new internal access road (**S/1448/05/RM**) and access road (**S/1173/04/RM**). In addition, there were 2 previous consents for bio-development buildings (floorspace of 4543m² - **S/2220/02/RM**) and a biotechnology unit (640m² of floorspace - **S/1915/00/F**).
14. **S/2340/05/F** – Application for a research building, parking and associated landscaping on the same site as the current proposal was refused for the following reasons:
 - a. The submitted Flood Risk Assessment failed to demonstrate that the development would not represent a flood risk;
 - b. The submitted landscaping details failed to demonstrate that the development would be satisfactorily assimilated into the landscape.
15. There are also two ongoing applications for a bridge, internal access road and flood compensation measures (**S/2409/05/F**) and for an access road, car parking, security kiosk and associated works (**S/0905/06/RM**)

Planning Policy

16. **Policy P1/2** of the Cambridgeshire and Peterborough Structure Plan 2003 restricts development in the countryside to that which is essential in a particular rural location.
17. **Policy P1/3** stresses the need for a high standard of design for all new development.
18. Structure Plan **Policy P7/6** requires development to protect and enhance the quality and distinctiveness of the historic built environment.
19. **Policy P9/6** of the Structure Plan supports the expansion of high technology clusters in the Cambridge Sub-Region.
20. **Policy GB2** of the South Cambridgeshire Local Plan 2004 states that planning permission will not be granted for inappropriate development in the Green Belt unless very special circumstances can be demonstrated. Development is defined as 'inappropriate' unless it comprises (in part) the development of Major Developed Sites in accordance with **Policy GB4** – this states that within the development boundary of major developed sites, including Babraham Hall, limited infilling or redevelopment may be permitted providing there is no harm to the openness of the Green Belt.
21. Local Plan **Policy EM3** states that new research and development buildings will only be permitted subject to a condition restricting their occupancy for 10 years to firms that can show a special need to be closely related to established research facilities.
22. **Policy EN2** of the Local Plan states that the Council will not permit development which has an adverse effect upon the wildlife, landscape and countryside character of the River Valleys. In addition, **Policy EN5** requires natural features to be retained wherever possible and **Policy EN9** requires features of natural interest within County Wildlife Sites to be safeguarded. In the submission draft of the Local Development Framework, **Policy NE/6** requires new development to maintain and enhance, restore or add to biodiversity; and to take the opportunity to achieve positive gain through the form and design of development.
23. **Policy EN15** of the Local Plan requires the protection of sites of archaeological importance.
24. Local Plan **Policy EN30** seeks to ensure that new development does not harm the setting of adjacent Conservation Areas. **Policy EN28** states that the District Council will refuse applications which dominate a listed building; damage the setting, well being or attractiveness of a listed building; or would harm the visual relationship between a listed building and its formal or natural landscape surroundings.
25. **Policy CS5** of the Local Plan states that permission will not be granted for development where the site is liable to flooding or where development is likely to: increase the risk of flooding elsewhere by impeding the flow or storage of flood water; increase flood risk in areas downstream due to additional surface water run off; or increase the number of people at risk unless it is demonstrated that the effects can be overcome by appropriate mitigation.
26. **Policy Babraham 1** identifies Babraham Hall as a major developed site within the Green Belt and requires proposals for the redevelopment of buildings at Babraham Hall to have regard to (amongst other issues): the setting of the Grade II Listed hall; the existence of archaeological remains; the proximity of the site to the River Granta; the relationship between the existing and proposed floorspace and footprint; the need not to

exceed the height of existing buildings; the need to consider proposals against an approved Masterplan for the site.

Consultations

27. **Babraham Parish Council** objects to the application stating:

“No problem with the building itself but there are concerns about the height (especially the chimney) if raising the building due to flood defences. Extra traffic may cause problems in the village unless this comes on line after the traffic island is completed.”
28. **The Environment Agency** raises no objections in principle to the submitted Flood Risk Assessment (FRA) but does advise that the application does not consider sufficiently issues of foul water drainage and pollution control. Any consent should be subject to conditions requiring flood compensation works and surface water drainage to be carried out in accordance with the FRA, the construction of the flood compensation area before commencement of development, a minimum ground floor level of 24.59m AOD for the building, and a restriction on storage of spoil (or ground raising) within the floodplain during and after construction.
29. **The Ecology Officer**, who has been consulted as the River Cam is a County Wildlife Site, raises no objections to the flood compensation works providing conditions are added to any consent requiring: details of the floodplain scrapes, including cross sections of each scrape together with habitat enhancement/creation measures and details of seeding/planting, before the construction of the flood attenuation area; and to the submission of a biodiversity management strategy before the commencement of any development (buildings, flood compensation and landscaping/groundworks).
30. The comments of the **County Biodiversity Officer** will be reported verbally at the Committee meeting.
31. The comments of the **Conservation Manager** will be reported verbally at the Committee meeting. However, no objections were raised in respect of the previous application (which proposed an identically designed building) – the previous scheme was not considered to detract from the setting of the Listed Hall or Grade I Listed church to the south of the Hall or from the character and appearance of the adjacent Conservation Area. The approach, of high quality modern science buildings set in the parkland setting of the Hall, was considered to offer a contrast to the Listed Building. Conditions should be attached to any consent requiring: a sample panel of all external materials; details of hard and soft landscaping and any external services and plant.
32. The comments of the **Trees and Landscape Officer** will be reported verbally at the Committee meeting.
33. **The County Strategic Planning Policy Officer** states that a public footpath runs to the south of the development, on the south side of the River Granta. Concern is expressed that views from this footpath have not been considered within the landscape and visual assessment. In addition, the line of the footpath must remain unobstructed at all times and any planting should be set at least 2 metres away from the edges of the path to ensure future growth does not obstruct it. The County Council would be happy to work with the applicant if appropriate to assist with facilitating sustainable access on foot and bicycle.

34. **The County Archaeologist** advised in respect of the previous application that the site lies in an area of high archaeological potential. A programme of archaeological survey and investigation has been ongoing since the early 1990s, with evidence of Neolithic, Roman, Medieval and Post-Medieval activity present. A condition should therefore be added to any consent requiring a programme of archaeological investigation to be carried out before the commencement of development.
35. The comments of the **County Footpaths Officer** will be reported verbally at the Committee meeting.
36. The comments of **Anglian Water** will be reported verbally at the Committee meeting.

Representations

37. None

Planning Comments – Key Issues

38. The key issues to consider in the determination of this application are:
 - a. Impact upon the character and setting of the Listed Buildings and adjoining Conservation Area;
 - b. Impact on Green Belt and landscape;
 - c. Flood risk;
 - d. Ecological impact;
 - e. Archaeology;
 - f. Impact on footpath.
39. An application for an identical building to that now proposed was submitted under application reference S/2340/05/F and refused solely on flood risk and landscaping grounds. The principle of locating a new building of this size within the area identified in the approved Masterplan as suitable for infill and redevelopment (yellow zone) was considered, in principle, to be acceptable even though the building cannot technically be classed as 'infill' or 'redevelopment' given that its footprint significantly exceeds that of the buildings to be replaced. However, the zoned areas in the approved Masterplan do not seek to restrict the maximum permissible floorspace of any single building within each area; rather they seek to direct development towards areas that maintain key views into the site and protect the setting of the Hall and Church as Listed Buildings. Given: (a) the visual impact such a building would have if sited in the more prominent purple zone located at the western edge of the whole site for which outline permission has been granted; (b) the urgent need for a building of this nature to replace existing sub-standard facilities; and (c) the need for the building to be located close to the Institute's existing facilities, I have no objections in principle to the building being located within this area, or indeed to the extremely minor encroachment of the south-western corner of the building into the area set aside in the Masterplan for parking/landscaping.
40. The Conservation Manager raised no objections to the previous application and considered the location, scale and design of the building, subject to agreement of materials, to be acceptable. Given that none of these aspects has changed in the current application, I am assuming that no further objections will be raised with respect to the impact of the development upon the setting of the Hall and Church or upon the adjoining Conservation Area.

41. The previous application was refused partly on landscaping grounds. When considering the landscape and visual assessment attached to that application (the same assessment has been enclosed with the current proposal), the Landscape Design Officer acknowledged that the planting scheme proposed at the time would reduce the impact of the buildings in the wider landscape. The belts of planting and woodland copses were not considered inappropriate to the area. However, the form of planting proposed to the western edges was considered to be contrived and to require re shaping perhaps with hedge linkages in between in order to form a feature in the landscape whilst providing a screening function. Ornamental betula trees proposed in the car park were considered to be out of keeping, whilst the planting mix for the woodland areas did not include beech. All these concerns appear to have been addressed in the revised landscaping scheme. The proposed planting to the west now includes reshaped blocks of trees, including beech plantations, with some hedge linkages and wildflower grass mix, and the ornamental betula have been removed from the parking area and replaced with specimen trees. I am still awaiting confirmation from the Landscape Design Officer that previous concerns have now been addressed.
42. The previous application was accompanied by a Flood Risk Assessment which proposed to create a flood compensation zone (to compensate for loss of floodplain and surface water run-off proposals) on land on the north side of the river some distance to the north-west of the proposed building site. The Environment Agency objected to the location and form of the compensation zone. In addition, the Ecology Officer felt that the attenuation area should be designed as a wetland area to complement the river corridor. There have since been on site meetings involving the Council's Ecologist and Environment Agency and the form and location of the flood compensation zone has been revised to the satisfaction of both, subject to the imposition of appropriate conditions. My understanding is that the comments from the Council's Ecologist reflect discussions with and have been agreed by the County's Biodiversity Officer.
43. The flood compensation zone drawing enclosed with the FRA indicates that spoil excavated in creating this area would be deposited on a large area of land further to the north that falls outside the site edged red. I am currently seeking clarification as to the extent of these works and how much existing ground levels would be raised by. It is possible that a separate application would be required for these works – should this be the case, any permission should make it clear that no consent has been given with this application for the deposition of spoil in the area denoted.
44. The height, design, alignment and materials proposed for the building all accord with the principles set out within the approved Masterplan. The Parish Council has expressed concerns regarding the height of the building (and chimney) brought about by the need to raise it for flood defence reasons. However, there appears to have been some misunderstanding here. The Parish Council raised no objections to the previous application and there has been no change to the design or height of the building, including the chimney.
The revised flood measures included within the current application relate purely to the creation of an attenuation area rather than to any raising of ground levels above the 24.59m AOD required by the Environment Agency.
45. The Parish Council has expressed concerns regarding traffic problems should this building be occupied prior to the completion of the roundabout. From discussions with the Institute, I am aware that it intends to bring forward the construction of the roundabout (and the subsequent closure of the existing access through the village) earlier than required within the outline permission (subject to planning permission).

Nevertheless, conditions set out within the outline permission relating to the timing of the roundabout etc will need to be reapplied to this proposal (given that it is a full rather than reserved matters application). This equally applies to other conditions of the outline permission, including the Travel to Work Plan encompassed within the Section 106 Agreement, and the requirement for an archaeological investigation to be carried out.

46. With regards to the impact of the development upon the footpath to the south of the river, the impact on views from the footpath is essentially a matter to be considered by the Council's Landscape Design and Conservation Officers. The County Footpaths Officer has been asked to comment on the landscaping proposed on the south side of the river and whether it would physically encroach onto the footpath. The landscaping plan and supplementary masterplan drawing indicate that there would be an approximately 10 metre wide gap between planting blocks with the footpath shown running between these blocks. I am awaiting confirmation as to whether this would be acceptable.

Recommendation

47. Providing no objections are received, in principle, from the Landscape and County Footpaths Officers, approval, as amended by drawing number 337-13-102/A date stamped 15th June 2006, subject to the conditions set out below; or if objections are raised, refusal on grounds of inappropriate landscaping/obstruction of footpath:

1. Standard Condition (Reason - A);
2. No development shall commence until details of the following have been submitted to and approved in writing by the Local Planning Authority; the development shall be carried out in accordance with the approved details:
 - a. Samples of the materials to be used for the external walls and roofs;
 - b. Rainwater goods;
 - c. Glazing systems;
 - d. Hard landscaping/surfacing;
 - e. External services and plant.

(Reason – To ensure that the development would not detract from the setting of Babraham Hall, a Grade II Listed Building, or the character and appearance of the nearby Conservation Area);
3. Sc52 – Implementation of landscaping shown in drawing number 337-13-06 (Rc52);
4. No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority (Rc66);
5. Notwithstanding the provisions of Regulation 3 and Schedule 2 of the Town and Country Planning General (Permitted) Development Order 1995 (or any order revoking and re-enacting that order) and unless otherwise agreed in writing by the Local Planning Authority, the research building, 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 Policy EM3 of the 2004 South

Cambridgeshire Local Plan which limits new employment to that which has a clear need to be located in the Cambridge Area);

6. If the gross internal floorspace of the building, hereby permitted, combined with that of any other buildings approved and subsequently occupied within the site area to which application reference S/0003/03/F relates, exceeds 9400m²; the building shall not be occupied until: (a) the roundabout and means of access to the A1307 has been constructed in accordance with approved drawing No. 96166/100 Rev.P3 of application reference S/0003/03/F and made available for use; and (b) the existing access from the High Street to the site has been permanently and effectively closed to all vehicular traffic, other than pedal cycles and emergency service vehicles, in accordance with a scheme which shall previously have been submitted to and approved in writing by the Local Planning Authority (Reason – In the interests of highway safety and to protect the environment of Babraham High Street);
7. No development shall commence until a Biodiversity Management Strategy has been submitted to and is approved in writing by the Local Planning Authority. None of the hereby permitted development (including buildings, flood compensation and associated landscaping/groundworks) shall commence until:
 - 1) The Biodiversity Management Strategy has clearly identified priority species and associated habitats within the site worthy of further enhancement in order to contribute towards national and county Biodiversity Action Plans;
 - 2) The Biodiversity Management Strategy has clearly proposed measures for the protection and enhancement of biodiversity and associated habitats within the site;
 - 3) The Biodiversity Management Strategy has clarified details for the bi-annual monitoring and appropriate management of the site's biodiversity and associated habitats to ensure that their interest and value is sustained for a minimum period of ten years.Thereafter, the biodiversity and associated habitats shall be managed and maintained in accordance with a revised Strategy as approved by the Local Planning Authority. The revised management strategy shall be implemented for the duration of the site's approved use.
(Reason – To ensure the development complies with Planning Policy Statement 9 and with Policy EN12 of the South Cambridgeshire Local Plan 2004 which require the retention of features and habitat types of nature conservation value);
8. Prior to the construction of the flood attenuation area, full details of the floodplain scrapes, including cross sections of each scrape on a north to south and east to west elevation, habitat enhancement and/or creation measures and seeding and planting regimes, shall be submitted to and approved in writing by the Local Planning Authority; the works shall be carried out in accordance with the agreed details (Reason – To ensure that the development delivers quality habitat and landscape creation, in accordance with the aims of Planning Policy Statement 9 and Policy EN5 of the South Cambridgeshire Local Plan 2004).
9. The minimum ground floor level of the building, hereby permitted, must be at least 24.59m AOD, unless otherwise agreed in writing by the Local Planning Authority (Reason – To provide reasonable freeboard against flooding);

10. The surface water drainage shall be implemented and constructed in accordance with the Flood Risk Assessment and drawing "Strategy surface water disposal for new building – Dec 2005", unless otherwise agreed in writing by the Local Planning Authority (Reason – To ensure a satisfactory method of surface water drainage);
11. Flood compensation works shall be carried out in accordance with Flood Risk Assessment Appendix K and drawings numbered 6361/FC/01 Rev P5, unless otherwise agreed in writing by the Local Planning Authority (Reason – To provide a satisfactory method of floodplain compensatory works thereby maintaining the immediate floodplain regime);
12. The flood compensation area shown within drawing number 6361/FC/01 Rev P5 shall be constructed to the satisfaction of the Local Planning Authority prior to the commencement of any development (Reason – To ensure that there is no overall loss of floodplain as a result of the development);
13. No spoil (ground raising) or materials shall be deposited or stored in the floodplain during and after construction (Reason – To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity);
14. The development, hereby permitted, shall not commence until the buildings shown for demolition prior to construction within drawing no 150/A, including the incinerator building and chimney on the south side of the river, have been demolished and all materials removed from the site. (Reason - To minimise the impact of the development upon the openness of the Green Belt);
15. The boundary, hereby permitted, shall not be occupied until the car parking spaces have been laid out in accordance with drawing no. 151/A. (Reason - To ensure the provision of appropriate parking accommodation in accordance with the Travel to Work Plan 2000 as amended July 2003);
16. No parking of vehicles shall take place on the application site or on land within the control of the applicant other than on, and following the completion of, the designated car parking area (Reason - To ensure compliance with the Travel to Work Plan 2000 as amended July 2003).

Informatics

Reasons for Approval

1. The development is considered generally to accord with the Development Plan and particularly the following policies:
 - **Cambridgeshire and Peterborough Structure Plan 2003: P1/2** (Environmental Restrictions on Development), **P1/3** (Sustainable design in built development), P7/6 (Historic Built Environment) and **P9/6** (Promotion of Clusters);
 - **South Cambridgeshire Local Plan 2004: GB2** (Green Belts), **GB4** (Major Developed Sites), **EM3** (Limitations on Occupancy of New Premises in South Cambridgeshire), **CS5** (Flood Protection), **EN2** (River Valleys), **EN5** (The Landscaping of New Development), **EN9** (Nature Conservation: Identified Sites), **EN15** (Development Affecting Archaeological Sites), **EN28** (Development Within the Curtilage or Setting of a Listed Building),

**EN30 (Development in and Adjacent to Conservation Areas) and Policy
Babraham 1.**

- The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
 - Impact upon setting of adjacent Conservation Area and Listed Building;
 - Flood risk;
 - Ecological impact;
 - Archaeological impact.

General

- a. For the avoidance of doubt, the flood alleviation measures shown within drawing number 337-09-11/E (Supplementary Masterplan and Landscape Strategy), enclosed within Appendix 3 of the Supporting Statement, are not approved, having been superseded by the flood compensation measures set out within the Flood Risk Assessment dated 2nd December 2005.
- b. The Council's Ecologist has advised that the possibility of introducing a sand martin cliff on the exposed face of the flood attenuation area be investigated further. The Institute is also strongly encouraged to explore measures for improving the quality of surface water run-off before it enters the River Granta.
- c. This permission is subject to the Section 106 Legal Agreement dated 4th May 2000 attached to planning permission reference S/0195/99/O (relating to the implementation of a Travel to Work Plan), as amended by Revised Masterplan and supplementary transportation assessment date stamped 18th July 2003 attached to planning permission reference S/0003/03/F.

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

- Cambridgeshire and Peterborough Structure Plan 2003
- South Cambridgeshire Local Plan 2004
- Planning Policy Statement 9 – Nature Conservation
- Planning application references S/0905/06/RM, S/0746/06/F, S/2409/05/F, S/2340/05/F, S/2339/05/RM, S/1450/05/RM, S/1449/05/RM, S/1448/05/RM, S/0559/05/RM, S/1173/04/RM, S/0003/03/F, S/2220/02/RM, S/1915/00/F and S/0195/99/O.

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