



South Cambridgeshire District Council
Town & Country Planning Act 1990

Notice of Outline Planning Permission
Subject to conditions

Reference: S/4329/18/OL
Date of Decision: 18 December 2020

Mr Matthew Sharpe
Quod
Ingeni Building
17 Broadwick Street
London
W1F 0DE

The Council hereby **GRANTS** Outline Planning Permission for:

Outline planning permission with all matters reserved for a phased mixed use development comprised of up to 150,000 square metres of Gross External Area (GEA) of flexible employment uses including research and development office and workspace and associated uses falling within Use Classes B1 (office laboratories light industry) B2 (general industrial) and B8 (Storage) uses up to 1,500 residential dwellings (Use Class C3 and C4 (Houses in Multiple Occupation)) supporting community uses and social infrastructure including a nursery (Use Class D1) conference facility (Use Class D1) and associated hotel (Use Class C1) retail uses including shops (Use Class A1) restaurants and cafes (Use Class A3) and bars (Use Class A4) leisure uses (Use Class D2) landscape and public realm including areas for sustainable urban drainage and biodiversity enhancements energy centre and utilities site access (vehicular cyclist and pedestrian) car and cycle parking and highways improvements early landscape and enabling works and associated works. (This application is subject to an Environmental Impact Assessment)

at

Wellcome Genome Campus Hinxton Saffron Walden Cambridgeshire CB10 1RQ

In accordance with your application received on 7 December 2018 and the conditions, annexures and definitions which form part of the application as set out below:

Definitions

‘Associated Works’: means any works or operations associated with and incidental to the development including; erection of temporary buildings; creation of access routes; temporary use of land for car parking; or any other works or operations to enable such works to take place.

‘Commencement’: means the initiation of development as defined in Section 56(4) of the Town and Country Planning Act 1990, with the exception of Enabling Works, Associated Works and site access works, and “Commence” or “Commenced” shall be construed accordingly.

‘Design Guide Statement of Compliance’: means a statement which demonstrates how a proposed Reserved Matters Application accords with and gives effect to the guiding principles set out within an associated approved Design Guide.

‘Design and Access Statement’: means the Design and Access Statement submitted with the application in its consolidated form in August 2019

‘Design Guide’: means the guide to be submitted pursuant to condition 21 for the development of Development Areas 1 and 3. The Design Guide shall cover but not be limited to the items set out in the Design Guide Specification.

‘Design Guide Specification’: means the specification contained in Annexure C to this permission

‘Development Area’: means the areas identified on the Key Parameter Plan (PP1) (drawing reference WGC-ARP-XX-XX-DR-AX-3) rev. 1 as ‘Development Area 1’, ‘Development Area 2’ and ‘Development Area 3’.

‘Development Area Brief’: means a brief prepared in relation to either Development Area 1 or Development Area 3, or any other sub area of that as may be agreed with the local planning authority, setting out the matters described in the Development Area Brief Specification.

‘Development Area Brief Specification’: means the specification contained in Annexure B to this permission.

‘Development Principles’: means those principles as set out within the approved Development Specification Rev 1 (April 2019)

‘Environmental Statement’: means the documents titled Volumes I to II, dated December 2018, and the ES Addendum and revised Vol III, dated April 2019.

‘Enabling Works’: means preparation works to make the Site ready for construction. Such works include (but are not exclusive to): Site or ground clearance; construction of temporary accesses and/or highway works to facilitate the carrying out of the development; archaeology; ecological surveys, investigations or assessments; site preparation; construction of boundary fencing or hoardings including for site security; provision of underground drainage and sewers; the laying and diversion of other services and service mediums; erection of temporary facilities for security personnel; the erection of security

cameras; excavation; interim landscaping works; construction of temporary internal roads; erection of fencing, gates or enclosures, installation of CCTV or other works or operations to enable any of these works to take place including site and ground works.

‘Existing Campus’: means the existing Wellcome Genome Campus in its current form and layout which is identified in Figure 3.1 of Chapter 3 ‘Site Description’ of the Environmental Statement accompanying the application and is attached at Annexure K.

‘Expansion Land’: A triangular shaped piece of arable farmland that lies east of the A1301 and the Existing Campus which forms part of the Site and Proposed Development and which is identified in Figure 3.1 of Chapter 3 ‘Site Description’ of the Environmental Statement accompanying the application and is attached at Annexure K.

‘Housing Waiting List’: means the list defined and prepared in accordance with Schedule 4 of the Section 106 Agreement.

‘Reserved Matters’: means details of the access, appearance, landscaping, layout and scale.

‘Reserved Matters Application(s)’: means an application for the approval of Reserved Matters which will relate to individual development parcels or infrastructure needed for a particular stage of development and will comprise the information set out in Annexure D.

‘Reserved Matters Specification’: means the specification contained in Annexure D to this permission.

‘Section 106 Agreement’ means the agreement made between South Cambridgeshire District Council, Cambridgeshire County Council, The Wellcome Trust Limited, Genome Research Limited and Hinxton Hall Limited pursuant to section 106 of the Town and Country Planning Act 1990 and dated 17 Dec 2020.

‘Site’: means the land edged in red on the Existing Site Plan (drawing reference: WGC-ARP-XX-XX-DR-AX-2).

Annexures

Annexure A, Approved Documents

Annexure B, Specification for a Development Area Brief

Annexure C, Design Guide Specification

Annexure D, Reserved Matters Specification

Annexure E, Site Wide Lighting Strategy Specification

Annexure F, Early Landscape Works Specification

Annexure G, Climate Change Adaptation Statement Specification

Annexure H, Surface Water Reserved Matters Specification

Annexure I, Waste Collection and Waste Management and Minimisation Plan

Annexure J, Construction

**Annexure K, Figure 3.1 of Chapter 3 'Site Description' of the Environmental Statement
accompanying the application**

Conditions

Start Dates

1: The first Reserved Matters Application shall be made to the local planning authority no later than 3 (three) years from the date of this permission.

Reason: In accordance with the requirements of section 91 of the Town and Country Planning Act 1990 (as amended).

2: The development hereby approved shall be Commenced either before the expiration of 3 (three) years from the date of this permission, or before the expiration of 2 (two) years from the date of the last Reserved Matters Application to be approved, whichever is the later.

Reason: To prevent the accumulation of unimplemented planning permissions, in accordance with the requirements of section 91 of the Town and Country Planning Act 1990 (as amended) and with regard to the urgent need for the proposed employment floorspace.

3: Application(s) for approval of all the Reserved Matters shall be made to the local planning authority before the expiration of 20 (twenty) years from the date of this permission.

Reason: To prevent the accumulation of unimplemented planning permissions and in accordance with the requirements of section 91 of the Town and Country Planning Act 1990 (as amended).

Approved Drawings

4: The development, hereby permitted, shall be carried out in accordance with the following approved plans save for only minor variations where such variations do not deviate from this permission or are not predicted to lead to any additional or materially different significant environmental effects to those assessed in the Environmental Statement:

Drawing Title	Reference Number	Revision Number
Key Parameter Plan PP1	WGC-ARP-XX-XX-DR-AX-3	Rev 1
Maximum Buildings Heights Parameter Plan PP2	WGC-ARP-XX-XX-DR-AX-4	Rev 1
Green Infrastructure Parameter Plan PP3	WGC-ARP-XX-XX-DR-AX-5	Rev 1
Movement Network Parameter Plan PP4	WGC-ARP-XX-XX-DR-AX-6	Rev 1
Highways Improvements Parameter Plan PP5	WGC-VEC-XX-XX-DR-AX-7 (173279/A/100)	Rev D

Reason: To ensure that the development is implemented within the approved parameters upon which the outline planning application and Environmental Statement is based.

Approved Documents

5: The development hereby approved shall be carried out in accordance with the approved documents as set out in Annexure A to this permission, except to the extent that those details are superseded or expanded by an approved Development Area Brief, Design Guide or by any Reserved Matters approval or other approval pursuant to any condition of this permission.

Reason: To ensure that the local planning authority is satisfied that the details and approach is consistent with good planning.

Quantum of Uses

6: The proposed maximum floorspace of land uses and maximum number of dwellings as set out in the table below shall not be exceeded:

Use (Town and Country Planning (Use Classes) Order 1987, as amended)	Amount
Research and Translation (employment) space (Use Classes B1, B2 and B8)	Up to 150,000 square metres (sqm) Gross External Area (GEA)
Residential (Use Classes C3 and C4)	Up to 1,500 dwellings
Supporting Uses:	31,100 sqm GEA, including:
- Retail (Use Classes A1, A2, A3, A4)	- Up to 3,500 sqm GEA
- Hotel (Use Class C1)	- Up to 5,000 sqm GEA
- Non-residential institutions, and community and leisure, including nursery, conference facility, and education (Use Classes D1/D2)	- Up to 22,750 sqm GEA
Energy Centre and utilities	Up to 5,000 sqm GEA

Reason: In order to clarify the parameters of the permission in terms of overall floorspace for uses and number of dwellings.

Enabling and Associated Works

7: No Enabling Works or Associated Works shall Commence until details of the proposed Enabling Works and Associated Works have been submitted to and approved in writing by the local planning authority. The works shall be carried out in accordance with the approved details. Any such details submitted to the local planning authority for approval shall include

plans at an appropriate scale which show the proposed works in context, both existing and as proposed.

Reason: In order to ensure the Site and its infrastructure can be prepared for development (South Cambridgeshire Local Plan 2018 policy TI/8).

Occupation Use Restrictions

B2 General Industrial and B8 Storage and Distribution Uses

8: Except for associated genomic and bioinformatics data storage uses, all Reserved Matters Applications for buildings intended for an employment use falling within use class B2 or B8 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 with or without modification, shall be accompanied by a needs assessment which sets out the specific requirements of the intended occupier(s) to locate onto the Site and operate a B2 or B8 use for the purposes as set out in the Gateway Policy pursuant to Schedule 5 of the Section 106 Agreement .

Reason: In order to ensure that B2 and B8 uses are appropriate and serve the primary function of the Site for the genomics and associated bioinformatics industry (SCLP 2018 policies 2018, S/2, S/3, S/6, S/7, S/13, E/9).

Individual Retail Unit Limit

9: No individual planning unit within use classes A1, A2, A3 or A4 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 with or without modification shall exceed 500sqm net sales area.

Reason: To accord with the Town Centre Uses Assessment (December 2018), to ensure the vitality and viability of existing town centre uses are not compromised and in order to create and sustain a sense of place to support the day-to-day needs of the Site's working and living population (SCLP 2018 policies E/21, E/22, SC/4, SC6, SC7, E/10, E/19, E/20 and in accordance with NPPF 2019 paragraphs 83-90).

Hotel

10: The maximum cumulative stay in any aparthotel (falling within use class C1) by any individual occupier shall be no more than 90 (ninety) days in any 12 (twelve)-month period. The aparthotel shall keep records of the length of stay of all individual occupiers and shall retain them for 24 (twenty-four) months. The said records shall be made available to the local planning authority on request, within 7 (seven) days.

Reason: To ensure that any aparthotel rooms are not used as permanent residential accommodation or student accommodation, which would give rise to different impacts.

Supporting Uses

11: No individual conferencing, leisure or visitor / cultural facility shall be proposed which exceeds 5,000 sq. m unless its associated Reserved Matters Application is supported by a

Town Centre Uses Assessment including a Sequential Test and an Impact Assessment in accordance with the NPPF which demonstrates that its impact in terms of vitality and viability on local or minor rural centres is acceptable to the local planning authority.

Reason: The Town Centre Uses Assessment accompanying the application only assesses the impact of these uses up to the floorspace cap of 5,000 sq. m. (SCLP 2018 policies SC/4, E/20, E/21).

Open Access

12: Prior to the occupation of any building on the Expansion Land, a strategy for the phased delivery of an open Campus (existing and expanded), including its anticipated phasing, shall be first submitted to and approved in writing by the local planning authority. These details shall set out the timing for the removal of the existing fence and security points and demonstrate how the Campus would be open to members of the public. The development shall be carried out in accordance with the approved details.

Reason: In order to realise the environmental and social benefits of this for the public (SCLP 2018 policies SC/4, HQ/1)

Access

A1301 and Associated Access Points

13: Save for Enabling Works or Associated Works, works within Development Areas 1 and 3 shall not Commence until the location of the proposed permanent access points to the Expansion Land from the A1301 and their design have been submitted to and approved in writing by the local planning authority in consultation with the local highway authority. The accesses for which approval is sought shall be designed to accommodate the predicted transport (all modes) that the Site may generate and will have been developed to such a point that a Stage Two Safety Audit has been completed and any outstanding issues identified within the Stage Two Audit having been resolved in accordance with the written agreement of the local planning authority in consultation with the local highway authority. The design of the access points shall include a detailed engineering scheme/plan showing cross sections (existing/proposed), levels changes, accurate tree survey data in relation to tree loss, tree retention, tree protection, planting proposals, including large scale cross sections of the kerb and associated shared use pathway/cycleway foundation design and construction and all associated improvements and links to existing pathways/cycleways within the vicinity of the junction. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

Reason: In order to safeguard highway safety and network capacity and to secure an appropriate means of access for users of the development (SCLP 2018 policy TI/2).

A1301 shared cycle / pedestrian connection to Existing Campus

14: A new shared cycle / pedestrian connection shall be provided between the Existing Campus entrance and the existing cycle route adjacent to the A1301 which starts to the north of North End Road, as indicated on drawing number 173279_A_101, prior to the first occupation of either the housing or employment uses in Development Areas 1 or 3 (whichever is earlier).

Reason: In order to ensure improvements to the existing cycling and walking network and to secure an appropriate means of access for users of the development (SCLP 2018 policy TI/2).

New Road

15: Any Reserved Matters Application for a pedestrian connection along New Road as indicated on Parameter Plan 5 shall include a tree survey and arboricultural implications assessment in accordance with BS:5837:2012. It shall be accompanied by a detailed engineering scheme / plan, including cross-sections (existing/proposed), levels changes and boundary treatment. The scheme shall have regard to the desirability of maintaining a verge and planting in-between New Road with some vegetation thinning for the new pedestrian connection and the desirability of introducing a low rise flint wall detail on the entrance to New Road from the A1301. The proposed new connection shall be available for members of the public to use without restriction. A scheme for the pedestrian connection shall be submitted to and approved in writing by the local planning authority, and shall be carried out in accordance with the approved details prior to the first occupation of the housing or employment uses in Development Areas 1 or 3 (whichever is earlier) unless otherwise agreed in writing by the local planning authority.

Reason: In order to ensure the proposed connection is sensitively designed, avoids damage to existing trees and preserves or enhances the character and appearance of Hinxtton Conservation Area (SCLP 2018 policies NH/14, HQ/1).

Access and Occupation

16: No building within the Expansion Land shall be occupied until all relevant vehicular, pedestrian (for all users), cycle and emergency vehicle access route(s) needed for that building have been fully completed and are available for use.

Reason: In order to ensure a fully accessible Site for all users of permitted buildings (SCLP 2018 policies HQ/1, TI/2).

Development Area Briefs, Specification and Reserved Matters Compliance

Development Area Brief

17: Prior to, or concurrently with, the first Reserved Matters Application to be submitted for approval within either Development Areas 1 or 3, a Development Area Brief for the relevant Development Area, or sub area, shall be submitted for approval in writing to the local planning authority. Each Development Area Brief shall contain the information and other details specified in the Development Area Brief Specification (Annexure B to this permission). Reserved Matters Applications shall come forward in accordance with the associated approved Development Area Brief.

Reason: To ensure a co-ordinated development of the Site ensuring housing, employment, community facilities, open space and ES mitigation are delivered comprehensively (SCLP 2018 policies HQ/1, SC/4, SC/7, TI/8).

Reserved Matters Applications

18: Any individual development parcel, phase or part thereof shall not be Commenced until approval of the Reserved Matters for a relevant development parcel, phase or part thereof has been obtained from the local planning authority in writing. Reserved Matters Applications including housing and / or employment uses shall come forward in accordance with the Reserved Matters Specification as set out within Annexure D. The development shall be carried out as approved.

Reason: To ensure that all necessary details are acceptable in accordance with the requirements of section 91 of the Town and Country Planning Act 1990 (as amended).

Reserved Matters Compliance

19: Reserved Matters Applications shall be in substantial conformity with the approved parameter plans, approved Development Principles and the approved Development Area Brief for the relevant area covered by the Reserved Matters application (or in the event that the Reserved Matters application is submitted concurrently with a Development Area Brief pursuant to condition 17 the Reserved Matters application shall comply with that submitted Development Area Brief), save for minor variations where such variations do not deviate from this permission or are not predicted to have any additional or materially different significant environmental effects to those assessed in the Environmental Statement accompanying the application. Reserved Matters Applications shall be accompanied by a Statement of Conformity in respect of the approved parameter plans and Development Principles.

Reason: To ensure compliance with the approved parameter plans and Development Principles and to avoid environmental impacts that lead to materially different significant environmental impacts than those identified in the Environmental Statement.

Phasing

20. Prior to or concurrently with the submission of the first Reserved Matters Application(s) for Development Areas 1 or 3, a Development Area Phasing Plan shall be submitted to the local planning authority for approval. It shall include the expected sequence of delivery of development within a Development Area, or sub area, or the provision of any other element or to any other applicable trigger point. The Development Area Phasing Plan shall have regard to the triggers set out within the Section 106 Agreement including, but not limited to, Schedules 3 (Transport), 4 (Housing), 6 (Education), 7 (Health), 8 (Community Development and Community Hub provisions only) and 9 (Open Space). No development shall Commence within Development Areas 1 or 3 until such time as the relevant Development Area Phasing Plan has been approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved Development Area Phasing Plan unless there are unforeseen events / obstacles to delivery and alternative timing for provision is agreed in writing by the local planning authority. The approved Development Area Phasing Plan shall, by written agreement with the local planning authority, be updated from time-to-time to reflect increased certainty of delivery of infrastructure.

Reason: To report on the phased delivery of infrastructure and ES mitigation (SCLP 2018, policies CC/1, CC/7, CC/8, HQ/1, NH/4, NH/6, E/10, SC/2, SC/4, SC/6, SC/7, TI/2, TI/3, TI/8, TI/9, TI/10).

Public Realm

Design Guide

21: Prior to, or concurrently with, the submission of the first Reserved Matters Application for Development Areas 1 or 3, a Design Guide relating to the Expansion Land, Development Area 1 or 3, or a sub area, shall be submitted to the local planning authority for approval. The Design Guide shall accord with the Design Guide Specification. No development shall Commence within Development Areas 1 or 3 until such time as a Design Guide relevant to the land to be developed has first been approved in writing by the local planning authority. Reserved Matters Applications shall come forward in accordance with the approved Design Guide for the Development Area with which they are associated and include a Design Guide Statement of Compliance.

Reason: To ensure that high standards of urban design, residential amenity, landscaping and ecological mitigation are achieved (SCLP 2018 policy HQ/1).

Development Area 2: Design Statement

22: Any Reserved Matters Application for Development Area 2 shall include a design statement which demonstrates that the proposal has taken account of and adequately responds to the Existing Campus design and layout.

Reason: To ensure that high standards of urban design, landscaping and ecological mitigation are achieved (SCLP 2018 policy HQ/1).

Broadband (Employment/Residential)

23: The development shall provide infrastructure within the Site to facilitate the connection of all buildings constructed as part of the development to a highspeed fibre optic broadband service. Such provision shall be provided for each building prior to the occupation of that building.

Reason: To ensure adequate IT infrastructure for the development (SCLP 2018 policy TI/10)

Site Wide Lighting Strategy

24: Prior to, or concurrently with, the submission of the first Reserved Matters Application a Site Wide Lighting Strategy shall be submitted to and approved in writing by the local planning authority. The Site Wide Lighting Strategy shall be in accordance with Annexure E.

Reason: In the interests of visual amenity and to minimise pollution (SCLP 2018 policies SC/9 and NH/2)

RM Lighting

25: No external lighting or illumination, unless associated with Enabling Works or Associated Works (both on a temporary basis), shall be installed until details of the position, design, light outputs, spread, hours of operation and a statement of compliance with the Site Wide Lighting Strategy submitted pursuant condition 24 has been submitted to and approved in writing by the local planning authority.

Reason: In order to safeguard amenity (SCLP 2018 policy SC/9)

Wheelchair Adaptable Housing

26: Not less than 10% (ten per cent) of the dwellings shall be designed and constructed as wheelchair adaptable housing (Category M4(3)) unless otherwise agreed in writing by the local planning authority.

Reason: To accord with policy H/9 of the SCLP (2018).

Internal Space Standards

27: All residential development shall be designed in accordance with the Space Standards as set out by the DCLG document 'Technical housing standards – nationally described space standards' (March 2015) or subsequent updates.

Reason: To accord with policy H/12 of the SCLP (2018).

Landscape, Landform and Ecology

Early Landscape Works

28: No development shall be Commenced in Development Areas 1 or 3 until details of the Early Landscape Works have been submitted to and approved in writing by the local planning authority in accordance with the Early Landscape Works Specification attached to Annexure F and which shall have regard to plan reference WGC-ARP-XX-XX-DR-AX-9 Rev 0. The Early Landscape Works shall be carried out and maintained in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure the early establishment of landscaped areas to mitigate the landscape and visual impact of the development (SCLP 2018 policies NH/2 and SC/9).

Proposed Topography

29: Each Development Area Brief shall include a proposed topographical plan for the relevant Development Area or sub area which shall be submitted to and approved in writing by the Local Planning Authority. The topographical plan shall have regard to the indicative proposed topography plan (Reference: WGC-BUR-XX-XX-DR-AX-12 (Rev 1)) and be accompanied by proposed cross-sections of any proposed strategic bunding and plateaus at an agreed scale. Subsequent Reserved Matters Applications shall have regard to, and be in substantial accordance with, the approved topographical plan as approved in writing by the local planning authority.

Reason: In order to understand the strategic approach to land form cut and fill, the visual impact of the works, the implications for public use of landscaped bunds for recreational purposes and the effectiveness of the bunds for noise mitigation from the A11 (SCLP 2018 policies NH/2, SC/9 and SC/10).

Restorative Sustainability & Soil Health Strategy

30: Prior to the Commencement of development of either Development Areas 1 or 3 or in accordance with alternative timing for submission agreed in writing by the Local Planning Authority, a proposed Site Wide Restorative Sustainability & Soil Health Strategy shall be submitted to and approved in writing by the local planning authority. It shall specify

measures to be undertaken to restore the soil health by protecting and improving the soil organic content. It shall set out a phased programme for achieving this. The development shall be carried out in accordance with the approved details.

Reason: In the interests of climate change, carbon sequestration and the improvement of soils and to accord with the ES Chapter 7 Agriculture and Land Quality, and the Sustainability Statement 2018 (SCLP 2018 policies CC/1 and NH/4).

Landscaping Protection and Management

31: A Development Area Brief submitted pursuant to Condition 17 shall include a Landscape and Ecological Management Plan for the relevant Development Area, or sub area. The management of the landscaped areas shall be carried out in accordance with the approved details.

Reason: To ensure adequate measures are in place to management landscape and ensure ecology is safeguarded (SCLP 2018 policies HQ/1, NH/2 and NH/4)

Landscaping Surveys, Details and Servicing

32: The following landscaping details shall be submitted for approval as part of any Reserved Matters applications submitted pursuant to Condition 18. The approved landscape works shall be carried out in accordance with the approved details and prior to the first available planting season following occupation of the relevant building or land unless otherwise agreed through the Reserved Matters application:

- Landscaping and Tree Protection Surveys
- Hard and Soft Landscaping
- Trees and Services
- Ecological enhancements

Reason: To ensure adequate measures are in place to management landscape and ensure ecology is safeguarded (SCLP 2018 policies HQ/1, NH/2 and NH/4)

Tree Protection

33: Measures to protect any retained trees from damage during the course of development, such as protective fencing, shall be implemented before any equipment, machinery or materials are brought onto the site for the purpose of development (including demolition). The tree protection measures shall be retained on Site until all equipment, and surplus materials have been removed from the site. Nothing shall be stored or placed in any area protected in accordance with this condition, and the ground levels within those areas shall not be altered nor shall any excavation be made without the prior written approval of the local planning authority.

Reason: To protect the visual amenity of the area and to ensure the retention of the trees on the Site (SCLP 2018 policies HQ/1, NH/2 and NH/4)

On-Plot Landscape Management

34: In the event that the landscaping immediately around the demise of a building approved pursuant to a Reserved Matters Application lies outside of the scope of a wider landscape

management scheme agreed pursuant to condition 31, prior to the first occupation of such a building, an individual landscape management plan for landscaping associated with that building plot, including long term design objectives, management responsibilities and maintenance schedules for all landscaped areas, shall be submitted to and approved in writing by the local planning authority. The landscaped areas shall thereafter be maintained and managed for the life of the development in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is maintained as part of the development (SCLP 2018 policies HQ/1, NH/2 and NH/4).

Landscape Failure and Replacement

35: If, within a period of 5 (five) years from the date of the planting or translocation of any tree or shrub, that tree or shrub that has been approved pursuant to Condition 18 or 28, or any tree or shrub planted as replacement for it, is removed, uprooted, destroyed or dies or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted in the same place, unless the local planning authority gives written consent to any variation to any pre-planting provision.

Reason: To ensure the provision of amenity afforded by the proper maintenance of existing and/or new landscape features (SCLP 2018 policies HQ/1, NH/2 and NH/4).

Trees and Services

36: No services (including cables, pipes, surface water drains, foul water drains and public utilities) to be installed within a root protection area of a tree canopy shall be installed until such time as full details of the position and proposed depth of excavation trenches for those services and their means of installation have been submitted to and approved in writing by the local planning authority. Development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure the protection of retained trees (SCLP 2018 policies HQ/1, NH/2 and NH/4).

Sustainability, Energy and Climate Change

Circular Economy Strategy

37: No building shall be occupied until either a Site Wide Circular Economy Strategy or a Development Area Circular Economy Strategy for the relevant part of the development has been submitted to and approved in writing by the Local Planning Authority. The approved Strategy shall be implemented in accordance with the approved details.

Reason: To accord with the SCLP 2018 policies CC/1 and CC/6.

Climate Resilience Strategy

38: Prior to, or concurrently with, the submission of the first Reserved Matters Application a Site Wide Climate Resilience Strategy shall be submitted to and approved in writing by the local planning authority. This Strategy shall set out how the development shall be designed to ensure adequate adaptive capacity for future climate change using UKCP18 (or successor versions) future weather years data based on at least a medium emission scenario,

moderate percentile (50%), for the 2030s rather than current weather data, including overheating analysis undertaken to the latest CIBSE guidelines. Details shall include frequency of review and monitoring.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings (South Cambridgeshire Local Plan 2018, Policy CC/1).

Climate Resilience (RM's)

39: Each Reserved Matters Application shall demonstrate how it accords with the approved Site Wide Climate Resilience Strategy (approved pursuant to condition 38) and shall include information to demonstrate this in accordance with the Climate Change Adaptation Statement Specification attached at Annexure G. The Development shall be carried out in accordance the approved details.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings (South Cambridgeshire Local Plan 2018, Policy CC/1).

Review of Sustainability Strategy and Targets

40: Within 1 (one) year following first occupation of an employment building (Use Classes B1, B2 and B8) or within 1 (one) year of full occupation of the residential component of the first relevant Reserved Matters application a Post Occupancy Sustainability Review shall be carried out and submitted to the local planning authority for approval. It shall include the results of monitoring of key performance metrics including energy, overheating, carbon emissions and water use and compare actual achieved performance levels with those measures originally set out as part of the Sustainability Statement submitted as part of the relevant Reserved Matters Application. The results of these reviews will be used to inform the preparation of future phases of development and be referenced as part of Sustainability Statements for similar Reserved Matters Applications for buildings/uses put forward for approval.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings. (SCLP 2018, Policy CC/1).

Renewable Energy and District Heating Network

41: Reserved Matters Applications for buildings shall be accompanied by a Reserved Matters Renewable Energy Statement, which demonstrates how the proposals contribute towards the targets set out in the Renewable Energy Statement approved as part of each Development Area Brief by the local planning authority. This shall include details to demonstrate that at least 10% (ten per cent) of the development's total predicted energy requirements will be from on-site renewable/ low carbon energy sources and that the scheme will connect to the proposed energy centre and district heating network unless it can be demonstrated that it is not feasible to do so. The statement shall include the following details:

- a) The Site wide carbon emissions of the proposal, set out in Kg/CO₂/annum;
- b) A schedule of proposed on-Site renewable/low carbon energy technologies, their respective carbon reduction contributions, location, design and a maintenance program;

- c) A plan showing the energy centre, network route and connection point to the Site wide district heating network, high level technical specification, including any mitigation measures required to maintain amenity and prevent nuisance, and date of implementation and connection.

The proposed renewable/low carbon energy technologies shall be fully installed in accordance with the Renewable Energy Statement approved as part of each Development Area Brief by the local planning authority and be operational prior to the occupation of a relevant building, unless otherwise agreed in writing by the local planning authority. No review of the requirements on the basis of grid capacity issues can take place unless written evidence from the District Network Operator confirming the detail of grid capacity and its implications has been submitted to, and accepted in writing by, the local planning authority. Any subsequent amendment to the level of renewable/low carbon technologies provided on the Site shall be in accordance with a revised scheme submitted to and approved in writing by, the local planning authority.

Reason: In the interests of reducing carbon dioxide emissions (South Cambridgeshire Local Plan 2018 Policy CC/3).

Water Conservation

42: All dwellings must be designed to achieve a standard of water use of no more than 110 (one hundred and ten) litres/person/day. For all non-residential development, a water efficiency specification based on the BREEAM Wat01 Water Calculator must demonstrate the achievement of 3 (three) credits for water efficiency. These details must be provided to the local planning authority in a Water Conservation Strategy and agreed in writing prior to the occupation of development of each phase or sub-phase that involves residential dwellings.

Reason: To ensure that the development makes efficient use of water and promotes the principles of sustainable construction (South Cambridgeshire Local Plan 2018 Policy CC4).

BREEAM

43: No non-residential building shall be occupied until evidence that it will achieve BREEAM 'very good' has been submitted to and approved in writing by the local planning authority. In the event that such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.

Reason: To ensure a high standard of sustainable design and construction (South Cambridgeshire Local Plan 2018, Policy CC1).

Wellness Standard

44: Any Reserved Matters Application shall be accompanied by a HIA Conformity Checklist which sets out how the proposed development accords with the Health Impact Assessment (December 2018, as updated in April 2019). It shall have regard to the aims of achieving the Well Community Standard or such other health and wellbeing standards as otherwise agreed in writing by the local planning authority. The statement shall set out how the design team for the building will engage with stakeholders to achieve Well certification or other such standard as appropriate. Subsequent Well certification or evidence of compliance with any other agreed health and wellbeing standards/measures shall be submitted to the local planning authority upon completion of the certification process and in any event no later than 1 (one) year following first occupation of the relevant building.

Reason: To ensure that new development has a positive impact on the health and wellbeing of residents and occupiers (SCLP 2018 policy SC/2)

Surface and Foul Water

45: Prior to submission of the first Reserved Matters Application involving buildings, roads or other impermeable surfaces, a Strategic Surface Water Drainage Strategy shall be submitted to and approved in writing by the local planning authority. The Strategy shall be based on the Strategy set out in Appendix 15.2 of the Environmental Statement 'Foul and Surface Water Drainage Strategy' (December 2018) or any subsequent, revised version that has first been approved in writing by the local planning authority. The Strategy shall include phasing arrangements, details of primary infrastructure for each phase and plans for drainage asset operation, maintenance and contingency. The Strategy shall set out what information, design parameters and design details will need to be submitted at the Reserved Matters Application stage for each phase of the development. The development shall subsequently be implemented in accordance with the approved Strategy.

Reason: To ensure the delivery of a strategic Site-wide surface water solution, in order to safeguard against the risk of flooding, to ensure adequate flood control, maintenance and efficient use and management of water within the Site, to ensure the quality of the water entering receiving water courses is appropriate and monitored and to promote the use of sustainable urban drainage systems (SCLP 2018 policies CC/7, CC/8, CC/9 and Adoption and Maintenance of Sustainable Drainage Systems in South Cambridgeshire (2016)).

Surface Water Reserved Matters

46: Reserved Matters Applications shall include a Detailed Surface Water Scheme in accordance with Annexure H and which shall accord with the approved Strategic Surface Water Drainage Strategy (approved pursuant to condition 45 of this permission). The approved Detailed Surface Water Scheme shall be implemented in its entirety, fully in accordance with the approved details, prior to the occupation or use of land to which the approved Scheme relates. The Scheme as approved shall be managed and maintained thereafter in accordance with the approved details for the lifetime of the development.

Reason: In order to safeguard against the risk of flooding, to ensure adequate flood control, maintenance and efficient use and management of water within the Site, to ensure the quality of the water entering receiving water courses is appropriate and monitored and to promote the use of sustainable urban drainage systems (SCLP 2018 policies CC/7, CC/8, CC/9 and Adoption and Maintenance of Sustainable Drainage Systems in South Cambridgeshire (2016)).

Foul Water

47: Prior to the Commencement of development in Development Areas 1 or 3 a Strategic Foul Water Scheme for the management of foul water and trade effluent discharge based on the Flood Risk Assessment (December 2018) and Appendix 15.2 of the Environmental Statement 'Foul and Surface Water Drainage Strategy' (December 2018) shall be submitted to, and approved in writing by, the local planning authority. The development shall be implemented in accordance with the approved Scheme.

Reason: To prevent the deterioration of water quality in a drinking water protected area and the River Cam/Granta due to the potential volume of foul drainage and to comply with the requirements of policies (SCLP 2018 policies CC/7, CC/8, CC/9)

48: No building generating a foul water discharge shall be Commenced until such time as a scheme for that building to dispose of foul water drainage, including trade effluent, has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.

Reason: To prevent the deterioration of water quality in a drinking water protected area and the River Cam/Granta due to the potential volume of foul drainage and to comply with the requirements of policies (SCLP 2018 policies CC/7, CC/8, CC/9)

Waste from Occupation

Waste Recycling Collection Strategy

49: Prior to the Commencement of development within a Development Area, or an area to which a Reserved Matters Application relates, a Waste Recycling Collection Strategy for that relevant area shall be submitted to and approved in writing by the local planning authority. The Strategy shall be implemented in accordance with the approved details.

Reason: To ensure sufficient on-Site waste recycling infrastructure is provided (SCLP 2018 policy TI/8).

Waste Collection, Waste Management and Minimisation

50: All Reserved Matters Applications for buildings or uses generating waste shall be accompanied by a Waste Collection and Waste Management and Minimisation Plan in accordance with the specification provided in Annexure I. No occupation shall take place in the area to which that Reserved Matters Application relates until the Plan has been approved in writing by the local planning authority. The Plan shall be implemented in accordance with the approved details.

Reason: To ensure that waste is managed sustainably during the occupation of the development (SCLP 2018 policy TI/8).

Construction

51: No development shall Commence, and no Enabling Works or Associated Works shall be undertaken, until the following have been submitted to and approved in writing by the local planning authority in accordance with Annexure J:

- Outline Construction Environment Management Plan
- Outline Construction Transport Management Plan
- Outline Construction Waste Management Plan

Prior to the Commencement of development and prior to any Enabling Works or Associated Works within an area to which a Reserved Matters Application relates the following shall be submitted to and approved in writing by the local planning authority:

- Detailed Construction Environmental Management Plan;
- Dust Management Plan; and
- Piling Method Statement (as necessary)

The development shall be carried out in accordance with the approved details.

Reason: To protect the amenities and environment of residents and other sensitive receptors in accordance with SCLP (2018) policies SC/10, SC/12.

Community Liaison Group

52: Prior to the Commencement of any development, Enabling Works or Associated Works, a Community Liaison Group (CLG) shall be established to engage nearby residents on impacts associated with the construction and occupation of the development. The CLG shall be administered by the applicant and its detail of operation shall include a regular meeting place, contact information, publicity and draft terms of reference. The details of the operation and membership of the CLG shall be submitted to and approved in writing by the local planning authority prior to the Commencement of development and prior to Enabling Works and Associated Works being undertaken.

Reason: In accordance with SCLP 2018 policies SC/10 and SC/12.

Construction Hours

53: Construction works shall be limited to between 0800 hours to 1800 hours Monday to Friday and between 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank Holidays or Public Holidays, unless times for particular works which are specified are otherwise agreed in writing by the local planning authority or in accordance with agreed emergency procedures for deviation.

Reason: To ensure the environmental impact of the construction of the development is adequately mitigated and in the interests of the amenity of nearby residents/occupiers (SCLP 2018 policies SC/10 and SC/12).

Imported Soils and Infill

54: No soils or infill materials (including silt dredged from watercourses) shall be imported onto the Site until it has been satisfactorily demonstrated to the local planning authority that they present no risk to human health, planting and the environment. Documentary evidence to confirm the origin of all imported soils and infill materials, supported by appropriate chemical analysis test results, shall be submitted to and approved by the local planning authority prior to that import.

Reason: To ensure that no contaminated material is brought onto the Site in accordance with SCLP (2018) policies

Amenity

Collection and Delivery Hours (Occupation)

55: Collection from and deliveries to any non-residential premises including any employment, retail, food or commercial uses shall only take place between the hours of 07.00 to 23.00 Monday to Saturday and 0900 to 1700 on Sunday, Bank Holidays and Public Holidays unless otherwise agreed in writing by the local planning authority.

Reason: To ensure the environmental impact of the operation of the development is adequately mitigated and in the interests of the amenity of nearby residents / occupiers (SCLP 2018 policies SC/10 and SC/12).

Delivery and Servicing Management Plans (Occupation)

56: Prior to the occupation of any non-residential premises, a Delivery and Servicing Management Plan (DSMP) shall be submitted to and approved in writing by the local planning authority. The DSMP shall include proposed details of delivery and servicing hours for the relevant occupier(s), include evidence that they have sought to agree with their delivery and servicing contractors' measures to ensure that this is undertaken outside of peak hours. The occupation of any non-residential premises shall be operated only in accordance with the approved hours of operation in the approved DSMP.

Reason: In order to ensure that peak hours traffic impacts are minimised as far as reasonably practical (SCLP 2018 policies SC/10 and SC/12).

Operational Noise and Vibration

57: Reserved Matters Applications for Development Areas 1 and 3 for non-residential development shall include noise assessments as necessary and schemes for the insulation of the building(s) and/or associated plant / equipment or other attenuation measures, in order to minimise the level of noise emanating from the said building(s) and/or plant. The schemes as approved shall be fully implemented before the uses permitted are Commenced and shall thereafter be maintained in strict accordance with the approved details.

Reason: In order to mitigate noise pollution (SCLP 2018 policy SC/10)

Bund and Residential Occupation

58: No residential property shall be occupied in Development Area 3 until such time as the details of the proposed acoustic earth bund shown on Parameter Plan 3 have been submitted to and approved in writing by the local planning authority and the bund as approved has been substantially completed in accordance with the approved details. The bund shall be retained in its approved form for the lifetime of the development.

Reason: To ensure the environmental impact of the construction of the development is adequately mitigated and in the interests of the amenity of future residents (SCLP 2018 policy SC/10).

Internal Noise Levels

59: All Reserved Matters Applications containing residential uses shall include a noise assessment and noise attenuation/ insulation scheme (having regard to the building fabric, glazing and mechanical ventilation requirements) for the residential units, to protect occupants from traffic noise from the A11, primary routes through the Site and any other alternative transport options proposed. The noise insulation scheme shall demonstrate that the external and internal noise levels recommended in British Standard 8233:2014 "Sound Insulation and noise reduction for buildings-Code of Practice" (or as superseded) shall be reasonably achievable and shall include a timescale for phased implementation, as necessary. The noise insulation scheme as approved shall be fully implemented before any dwelling hereby permitted are occupied and shall be retained in perpetuity unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that sufficient noise attenuation is provided to all residential properties to protect residents from the impact of the A428 and internal site traffic noise and safeguard the amenity and health of future residents (SCLP 2018 policy SC/10)

Operational Odour

60: The air conditioning, extraction system(s) and any other plant generating external noise installed within buildings within Use Classes A3-A4 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 with or without modification shall be appropriately maintained for the lifetime of the development,

Reason: To protect the amenities of local residents and users in accordance with SCLP 2018 policy SC/12.

Odour from Great Chesterford Sewerage Treatment Works (GCSTW)

61: Any Reserved Matters application submitted following any expansion of the GCSTW within Development Area 2 shall include an odour assessment that has been prepared in accordance with the Institute of Air Quality Management (IAQM) 'Guidance on the assessment of odour for planning'. The approved proposed odour abatement/filtration plant/technology shall be installed prior to the occupation of the building.

Reason: To protect the amenities of future occupiers in accordance with SCLP 2018 policy SC/12.

Air Source Heat Pump, Micro Wind Turbines

62: Before any air source heat pumps or micro wind turbines are installed, an assessment of the noise impact of the technology shall be submitted to and approved in writing by the local planning authority. The assessment shall consider the noise effects on the proposed residents and adjacent residential premises and include a scheme for insulation as necessary, in order to minimise the level of noise emanating from the said plant and or equipment. Any noise insulation scheme as approved shall be fully implemented before the air source heat pumps or micro wind turbines are brought into operation and they shall thereafter be maintained in accordance with the approved details and shall not be altered without prior approval from the local planning authority.

Reason: To protect the amenities of nearby residential properties in accordance with (SCLP 2018 policy SC/10)

Archaeology

63: (1) No Enabling Works or Associated Works shall take place within a Development Area, or sub area, until a programme of archaeological work in accordance with a Written Scheme of Investigation has been submitted to and approved in writing by the local planning authority.

(2) Archaeological work undertaken before any relevant Enabling Works or Associated Works should include:

- a) Submission of a Written Scheme of Investigation (WSI) that sets out the methods and timetable for the investigation of archaeological remains in the Development Area and responds to the requirements of the Local Authority archaeology brief;
- b) Completion of mitigation fieldwork in accordance with the approved WSI to discharge all pre-commencement elements of the archaeology condition and enable the commencement of development for the relevant area of land.

(3) The post-fieldwork sections of the archaeology programme for a relevant area shall be fully implemented in accordance with the timetable and provisions of the approved WSI:

- a) Completion of a Post-Excavation Assessment report and an Updated Project Design for the analytical work to be submitted for approval within 6 (six) months of the completion of fieldwork, unless otherwise agreed in advance with the local planning authority;
- b) Completion of the approved programme of analysis and production of an archive report; submission of a publication synopsis and preparation of a publication report to be completed within 2 (two) years of the approval of the Updated Project Design, unless otherwise agreed in writing and in advance with the local planning authority;
- c) Deposition of the physical archive in the Cambridgeshire Archaeological Archive Facility or another appropriate store approved by the local planning authority and deposition of the digital archive with the Archaeology Data Service or another CoreTrustSeal certified repository within 6 (six) months of completion of part (3)b of this condition 64.

Reason: To secure satisfactory archaeological mitigation measures and to conserve the interest of the historic environment evidence in compliance with paragraph 199 of the NPPF and SCLP 2018 policy NH/14.

Parking

Site Wide Occupation Parking Strategy

64: Prior to, or concurrently with, the submission of the first Development Area Brief, a Site Wide Car and Cycle Parking Strategy shall be submitted to the local planning authority for approval. No occupation shall commence until such time as the Strategy has been approved in writing by the local planning authority. The Strategy shall:

- a) set car, coach, bus, cycle and motorcycle parking levels for different uses in relation to targets associated with the Site Wide Travel Plan agreed pursuant to Schedule 3 (Transport) of the Section 106 Agreement and provide a mechanism for review;
- b) provide a distribution strategy and hierarchy for all types of parking;
- c) provide principles for temporary car parking and its phasing;
- d) set levels for and principles relating to the location and type of electric vehicle charging points.
- e) provide a phasing plan for the reconfiguration of the existing conference centre car parking

The Strategy shall be implemented in accordance with the approved details.

Reason: In order to provide consistent and sustainable parking management across the Site to help minimise impact on the network and promote sustainable modes of travel (SCLP 2018 policies CC/1, TI/2, TI/3).

Parking (Reserved Matters)

65: Any Reserved Matters Application which includes parking shall be accompanied by a Parking Plan submitted to the local planning authority for its approval which details how the proposed development complies with the Site Wide Car and Cycle Parking Strategy approved pursuant to Condition 64. The Parking Plan shall be implemented before the

buildings permitted by approval of the Reserved Matters Application are first occupied and shall thereafter be maintained thereafter.

Reason: In order to provide consistent and sustainable parking management across the Site to help minimise impact on the network and promote sustainable modes of travel (SCLP 2018 policies CC/1, TI/2, TI/3).

Unexpected Contamination

66: If during the course of development, contamination not previously identified is found to be present at the Site, such as putrescible waste, visual or physical evidence of contamination of fuels/oils, backfill or asbestos containing materials, then no further development within the area subject to the contamination (unless otherwise agreed in writing with the local planning authority) shall be carried out until the applicant has submitted, and obtained written approval from the local planning authority for, a remediation strategy detailing how the unsuspected contamination shall be dealt with. The remediation strategy shall be implemented in accordance with the approved details.

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

Annexures

Annexure A: Approved Documents

- Development Specification, Revision 1, dated April 2019.
- Site-Wide Sustainability Statement (BuroHappold, 5 December 2018)
- Site-Wide Energy Statement (Wellcome Campus Development Energy Statement Revision 03 (BuroHappold Engineering 5 December 2018))
- Foul and Surface Water Drainage Strategy, BuroHappold, 4 December 2018
- Flood Risk Assessment and Surface Water Drainage Strategy (Environmental Statement Appendix 15.1, BuroHappold December 2018)
- Quod Health Impact Assessment of December 2018

Annexure B: Development Area Brief Specification

The submitted Development Area Briefs shall include the following details, unless otherwise agreed in writing by the local planning authority:

a) Plans on an ordnance survey base at 1:500 indicating the layout of the development proposed which shall show:

- i. The footprint of development parcels or blocks in that Development Area including the spatial distribution and mix of the principal land uses of residential, retail, employment, leisure, community use and open space;
- ii. Location of any 'Marker' buildings and features;
- iii. Maximum block heights;
- iv. Location of public space, play space and key pedestrian and cycle linkages to those spaces and open spaces / community facilities outside of the site boundary;
- v. Principles of car parking provision, including location and the anticipated maximum number of spaces in accordance with the Site Wide Parking Strategy;
- vi. Street layout including pedestrian and cycle linkages;
- vii. Public transport routes and infrastructure including phasing and bus priority measures;
- viii. Junctions of proposed roads within the Site that adjoin the existing highway and are not covered by the details approved by condition

b) Details of:

- i. The general proportion and distribution of market, Campus Affordable (as defined in the Section 106 Agreement) and family housing, including any custom build or specialist housing that may be necessary;
- ii. The proposed floor area schedule including maximum floor areas by land-use type; and
- iii. For Development Areas 1 and 3, identify the location of the Primary School, as agreed with Cambridgeshire County Council pursuant to the Section 106 Agreement.

c) Landscape strategy setting out:

- i. How the landscape proposals will achieve not less than 10% (ten per cent) biodiversity net gain
- ii. General arrangements / areas of soft landscaping;
- iii. Phasing of landscape, including delivery of the acoustic bund, in relation to the development;
- iv. The design of SuDS features;
- v. Suitable planting species and planting strategy in general accordance with Section 6 of the Design and Access Statement;

- vi. Lighting guidance considering the protection of habitats and minimising light pollution;
 - vii. Signage and advertising;
 - viii. Interim treatment of areas pending development
- d) Visual analysis of the maximum block heights to include perspectives and sections which extend beyond the site boundary in locations which would be visible from the ES viewpoints as out in Volume III of the ES (April 2019).
- e) Measures for dealing with infrastructure and safeguarding within the site (for example public transport routes, bus priority, drainage and utilities connections)
- f) Open space locations
- g) Assessment of impacts on daylight/sunlight
- h) An Inclusive Access Strategy
- i) Green Infrastructure Statement
- j) Landscape and Ecological Management Plan (as required by Condition 31) shall include:
- i. Full details of appropriate habitat and species surveys, and reviews where necessary, to identify areas of importance to biodiversity including updated badger surveys (including methods such as bait marking and use of trail cameras if required) to define badger mitigation requirements.
 - ii. Details of measures to ensure protection and suitable mitigation to all legally protected species and those habitats and species identified as being of importance to biodiversity
 - iii. Identification of habitats and species worthy of management and enhancement together with the setting of appropriate conservation objectives for the site. Prescriptions shall be provided to detail how habitat and species management and enhancement shall be provided alongside measures to provide habitat restoration and creation to deliver targets in the Cambridgeshire and UK Biodiversity Action Plans such as: the provision of bat and bird boxes on buildings and on trees around the site; the provision of other nesting features for bird species such as bird ledges; reptile hibernacula including small log and rubble piles; the management of grassland; the provision of buffer zones alongside the woodlands/plantations, including rough grassland strips, scrub and shrub planting and pollard willows
 - iv. A summary work schedule table, confirming the relevant dates and/or periods that the prescriptions and protection measures shall be implemented or undertaken by within.
 - v. A programme for Monitoring/Environmental Audits to be carried out 4 (four) times annually during the construction phase, which shall include a further survey of fauna as appropriate.
 - vi. Confirmation of suitably qualified personnel responsible for over-seeing implementation of the ECMP commitments, such as an Ecological Clerk of Works, including a specification of role.

- vii. A programme for long-term maintenance, management and monitoring responsibilities for a period of 25 (twenty-five) years to ensure an effective implementation of the ECMP ensuring periodic review of the objectives and prescriptions and reporting measures regarding biodiversity gain.
 - viii. It shall encompass all publicly accessible spaces, areas of structural edge planting, bunding, woodland and all retained and enhanced vegetation to be delivered/managed within the respective development area.
- k) Design Statement including:
 - i. Design Principles
- l) Transport and Parking Statement which accords with the approved Site Wide Parking Strategy
- m) Sustainability Strategy, covering the relevant sustainability measures for that Development Area
- n) Renewable Energy Statement:
 - i. That demonstrates that not less than 10% (ten per cent) of predicted Site wide total energy requirements shall be supplied through low and zero carbon technologies.
- o) Statement of Conformity (as required by Condition 17), to cover how the proposals contained within the Development Area Brief conform to the following:
 - a. Development Principles;
 - b. Parameter Plans;
- p) Transport Mitigation Strategy, setting out the transport measures that are relevant to the relevant Development Area, having regard to the timing and triggers as set out in Schedule 3 (Transport) of the Section 106 Agreement.

Annexure C, Design Guide Specification

A Design Guide for each Development Area or sub area shall be prepared in accordance with the principles established by this planning permission. The following sets out the requirements of the Design Guide which shall provide both strategic and detailed elements:

- a. The character, mix of uses, heights and density established through the approved Parameter Plans at the outline stage to include the layout of blocks and the structure of public spaces and nodes for key transport interchanges;
- b. 10% (ten per cent) of dwellings to be Cat M4(3) (wheelchair accessible);
- c. Accessibility and inclusive design principles across the Site;
- d. The street hierarchy, typical street cross-sections including street trees;
- e. Block principles to establish use, density and building typologies including a design approach to vertical mixed-use buildings and co-working spaces;
- f. Design principles for primary frontages, access, fronts and backs and threshold definition;
- g. Housing design framework;
- h. Roofscape;
- i. The public realm (roads, paths, open spaces) including guidance for the character and design of key areas of public realm within the Site, such as the Common, the Valley, the Communal Gardens and Green Corridors and key transport interchange points, having regard to the design intent as set out in section 6 of the Design and Access Statement;
- j. An integrated and multi-disciplinary design for the A1301 including: informal and formal crossing points; traffic calming measures; surfacing; cycle and pedestrian routes; signage; lighting; landscaping; boundary treatments and adjacent plots/frontages. To encompass the Site including land to the north of the new northern roundabout, including the existing roundabout and adjacent plots/entrance, to the new southern access, delivering a traffic calmed and pedestrian/cycle friendly 30mph (thirty miles per hour) zone;
- k. Lighting, signage, wayfinding, utilities, CCTV and any other street furniture;
- l. Measures to demonstrate how opportunities to maximise resource efficiency and climate change adaptation in the design of development will be achieved through external, passive means, such as landscaping, orientation, massing, and external building in accordance with the approved Sustainability Statement;
- m. A materials palette for buildings and the public realm;
- n. The incorporation of ancillary infrastructure such as pipes, flues, vents, meter boxes, fibres, wires and cables required by statutory undertakers and as part of building design;
- o. Waste and recycling provision for all main building types;
- p. The provision of private amenity spaces;
- q. Pedestrian, cycle way and shared space guidance;

- r. Typical design details or minimum specifications for play space, play equipment, street furniture, seating, lighting, surface materials, access, retaining structures, handrails, parapets and tree pits providing a coordinated palette of materials;
- s. A design guide review procedure and how this is triggered

Annexure D, Reserved Matters Specification

The following shall be submitted with each Reserved Matters Application, unless otherwise agreed in writing by the local planning authority:

1. A statement and such other material as may reasonably be necessary to demonstrate that the Reserved Matters Application accords with the approved Development Area Brief for that Development Area;
 2. Details of layout, scale, appearance, means of access and materials to be used;
 3. A statement of participation with neighbouring and other affected residential and business owners and occupiers;
 4. An inclusive Access and Design Statement (which shall demonstrate compliance with the requirements of the Site Wide Inclusive access strategy);
 5. A planning statement setting out how the application is in accordance with relevant planning policy;
 6. Development context drawings showing development pursuant to Reserved Matters approvals or the maximum parameters of the development;
- A Reserved Matters Application which includes the erection of a building(s) shall include the following:
 - a) A sunlight/daylight assessment (in respect of any building comprising or adjacent to a residential use)
 - b) A Sustainability Statement (as per Annexure B)
 - c) A Renewable Energy Statement (as per Annexure B)
 - d) A Water Resource Statement
 - e) Details of sustainable construction measures
 - f) Details of waste and recycling facilities (as per Annexure H)
 - g) Details of plant
 - h) Noise and vibration mitigation measures incorporated into the design of the building
 - i) Drawings of an appropriate scale showing the finished floor levels for each building;
 - j) Details of external lighting
 - k) Construction details
 - l) Open space sports and other provision in accordance with obligations/requirements in the Section 106 Agreement.
 - m) Minimum residential amenity space/play space etc based on predicted population and demographic for each block in accordance with obligations/requirements in the Section 106 Agreement.

Each Reserved Matters Application shall include hard and soft landscaping and the following details, where relevant:

- a) Full details of planting plans and written specifications, including cultivation proposals for maintenance and management associated with plant and grass

establishment, details of the mix, size, distribution, density and levels of all trees/hedges/shrubs to be planted, proposals for irrigation (of no less than 3 (three) years) and the proposed time of planting. The planting plan shall use botanic names to avoid misinterpretation. The plans should include a full schedule of plants.

- b) 1:100 plans (or at a scale otherwise agreed) with cross-sections of mounding, ponds, ditches and swales and proposed treatment of the edges and perimeters of the site.
- c) The landscape treatment of roads (primary, secondary, tertiary and green corridors) through the development.
- d) A specification for the establishment of trees within hard landscaped areas including details of space standards (distances from buildings etc.), tree pit details, 3D cellular confinement systems or structural soils, specification/cross section of tree pits/trenches.
- e) The planting and establishment of the landscape typologies as defined by Key Parameter Plan 3.
- f) Full details of any proposed alterations to existing watercourses/ drainage channels.
- g) Details and specification of proposed earth modelling, mounding, re-grading and/or embankment areas or changes of level across the part of the site to which the Reserved Matters Application relates to be carried out including soil quantities, topsoil storage to BS 3882:2007, haul routes, proposed levels and contours to be formed, sections through construction to show make-up, and timing of works. The topographical plan shall have regard to the Site wide approved topography plan
- h) Full details, including cross-sections, of all bridges and culverts.
- i) The location and specification of minor artefacts and structures, including furniture, refuse or other storage units, signs and lighting columns/brackets.
- j) 1:200 plans (or at a scale otherwise agreed) including cross sections, of roads, paths and cycleways.
- k) Details of all hard surfacing materials (size, type and colour)

RM Ecological Enhancements

A Reserved Matters Application shall include a Detailed Ecological Measures Implementation Plan (EMIP) that demonstrates how it accords with the aims and objectives of the LEMP. It shall detail which specific ecological measures are proposed and the timing for their delivery and include consideration of 20m+ buffer zones retained undisturbed from active badger sett entrances (including protection from enabling work, landscaping, etc.); retention/precautionary approach for inactive badger sett entrances; connected foraging habitat and suitable vegetated dispersal corridors for badger to be a priority within green infrastructure in accordance with commitments in the update letter; details of connectivity measures such as badger tunnels to be provided; and appropriate long-term habitat and landscape management to maintain and create badger habitat. No development shall commence within the part of the Site to which the Reserved Matters Application relates until such time as the EMIP has been approved in writing by the local planning authority. The ecological measures shall be carried out in accordance with the approved details and timing of delivery.

Annexure E, Site Wide Lighting Strategy Specification

The Site Wide Lighting Strategy shall set out the design and operational principles for lighting to be installed in the public realm, for buildings and for car parking which shall be in accordance with, as appropriate, Institute of Lighting Professionals 'Guidance Notes For Reduction of Obtrusive Light' (GN01:2011), BS 5489-1:2003:A2: 2008 Code of practice for the design of road lighting - Part 1: Lighting of roads and public amenity areas, BS EN 13201-2:2003 Road Lighting - Part 2: Performance requirements, the CJE (International Commission on Illumination) Report: "Guide on the Limitation of the Effects of Obtrusive Light from Outdoor Lighting Installations" and the "Lighting in the Countryside: Towards Good Practice" published by the Countryside Commission/DOE. Lighting shall be designed to optimise energy use, subject to security, aesthetics and wayfinding objectives, through dimmed and timed systems.

Annexure F, Early Landscape Works Specification

The Early Landscape Works Specification shall have regard to the Indicative Early Landscape Works Plan WGC-ARP-XX-XX-DR-AX-9 Rev 0 and shall take into account the assumptions made in Table 10.12 of the Environmental Statement and shall include:

- a) Full details of the phased removal and replanting of existing vegetation where practical, including a methodology for transplanted trees and their subsequent management. The phased removal shall be set out in relation to the expected timing and delivery of development within Development Areas 1 and 3;
- b) Full details of planting plans for new planting including written specifications, details of the mix, size, distribution, density and levels of all trees/hedges/shrubs to be planted. The planting plan shall use botanic names to avoid misinterpretation. The plans should include a full schedule of plants and shall have regard to para. 6.5.4 of the Design and Access Statement;
- c) Proposals for irrigation.
- d) 1:100 plans (or at a scale otherwise agreed) with cross-sections of mounding, ponds, ditches and swales and proposed treatment of the edges and perimeters of the site;
- e) Full details of any proposed alterations to existing watercourses/drainage channels;
- f) Details and specification of proposed earth modelling, mounding, re-grading and/or embankment areas or changes of level across the site to be carried out including soil quantities, topsoil storage to BS 3882 : 2007, associated with the Early Landscape Works (pursuant to condition 28);
- g) Details for the management and protection of the Early Landscape Works in accordance with the relevant British Standard.

Annexure G, Climate Change Adaptation Statement Specification

Reserved Matters Applications shall be accompanied by a Climate Change Adaptation Statement for the approval of the local planning authority including (but not limited to) how the following measures have been considered as part of the design:

- a) Maximising the design of green and blue spaces to help reduce the effect of the urban heat island and to provide cool, shaded outdoor spaces for public use.
- b) Water sensitive design including rainwater gardens to reduce the risk of surface water flooding.
- c) Large canopy deciduous trees along streets and in the public realm to provide shade and evaporative transpiration, with occasional use of evergreens to provide improved shelter from winter wind.
- d) Inclusion of green roofs, to provide additional evaporative transpiration and reduce heat absorption while offering additional biodiversity benefits.
- e) Permeable paving and rain gardens, especially on residential streets.
- f) Where possible promoting narrow plan, double aspect buildings oriented and shaded to minimise overheating.
- g) Residential units set back from main roads wherever possible and buffered by street trees to allow windows to be opened.
- h) The use of lighter coloured materials with increased albedo (reflection coefficient) to reduce heat absorption and its impact on the urban heat island effect. This applies in particular to exterior building materials (e.g. light-coloured brick), as well as materials used for pathways and principal areas of hard landscaping.
- i) Building design, including orientation, ventilation, shading, thermal mass, materials and cooling.

Annexure H, Surface Water Reserved Matters Specification

The Detailed Surface Water Scheme shall demonstrate how the management of water within the area of the Site to which the Reserved Matters Application relates accords with the approved details of the Strategic Surface Water Drainage Strategy (condition 45). The scheme shall be based upon a SuDS hierarchy, including an assessment of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in 'The SuDS Manual CIRIA C753' the NPPF, associated NPPG and the non-statutory technical standards for sustainable drainage systems.

The results of the assessment shall be provided to the local planning authority. The system should be designed such that there is no surcharging for a 1 (one) in 30 (thirty) year event and no internal property flooding for a 1 (one) in 100 (one hundred) year event + 40% (forty per cent) allowance for climate change. Infiltration systems shall only be used where it can be demonstrated that they will not pose a risk to groundwater quality. The submitted details shall:

- a) provide information about the design storm period and intensity, the method employed to delay and control the surface water discharge rate and volume from the Site and the 2 (two) treatment stages used to prevent pollution of the receiving groundwater and/or surface waters; and
- b) provide details of infiltration testing to BRE 365 in locations where infiltration will be utilised; and
- c) provide a plan indicating flood exceedance routes, both on and off Site in the event of a blockage or rainfall event that exceeds the designed capacity of the system; and
- d) provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime. Including: details of land ownership; maintenance responsibilities; a description of system; the identification of individual assets, services and access requirements; details of routine and periodic maintenance activities.

Details of phasing during drainage operations and construction shall also be included.

Annexure I, Waste Collection and Waste Management and Minimisation Plan

This shall include the completed RECAP Waste Management Design Guide Toolkit and supporting reference material, addressing the management of municipal waste generation during the occupation stage of the development. It must demonstrate how waste will be managed in accordance with the requirements of the RECAP Waste Management Design Guide Supplementary Planning Supplementary Planning Document 2012 and the principles of the waste hierarchy, thereby maximising waste prevention, re-use and recycling from domestic households and commercial properties and contributing to sustainable development. It should include:

- a) A completed RECAP Waste Management Design Guide Toolkit and supporting
- b) Reference material
- c) A detailed Waste Audit to include anticipated waste type, source, volume, weight etc. of municipal waste generation during the occupation stage of the development
- d) Proposals for the management of municipal waste generated during the occupation stage of the development, to include the design and provision of permanent facilities e.g. internal and external segregation and storage of recyclables, non-recyclables and compostable materials; access to storage and collection points by users and waste collection vehicles
- e) Arrangements for the provision, on-site storage, delivery and installation of waste containers prior to occupation of any dwelling
- f) Proposals for the design and provision of temporary community recycling (bring) facilities, including installation, ownership, on-going management and maintenance arrangements
- g) Arrangements for the efficient and effective integration of proposals into waste and recycling collection services provided by the Waste Collection Authority
- h) A timetable for implementing all proposals
- i) Provision for monitoring the implementation of all proposals

Annexure J, Construction and Environmental Management

Construction Environmental Management Plan (CEMP)

A CEMP shall be prepared for each area to which a Reserved Matters Application relates and shall have regard to the Outline Construction Environmental Management Plan provided at appendix 6.1 of the Environmental Statement and include:

- a) Details of the proposed earthworks including method statement for the stripping of topsoil for reuse, the raising of land levels (if required) and arrangements for the temporary topsoil storage to BS3882:2007.
- b) Archaeological protection and mitigation measures to be implemented during the construction process
- c) Measures to ensure that any soils brought to the Site are free of the seeds / root / stem of any invasive plant covered under the Wildlife and Countryside Act 1981.
- d) Details of haul routes within the relevant parts of the Site
- e) A plan specifying the area and siting of land to be provided for parking, turning, loading and unloading of all vehicles visiting the relevant parts of the Site and siting of the contractor's compound during the construction period to be agreed on a phased basis
- f) Noise and vibration (including piling) impact / prediction assessment, monitoring and recording protocols / statements and consideration of mitigation measures in accordance with the provisions of BS5228 (2009): Code of practice for noise and vibration control on construction and open site – Part 1 and 2 (or as superseded)
- g) Where relevant, results of a noise assessment of the potential impact of construction noise on any significantly affected residential properties and details of suitable mitigation measures as appropriate (in accordance with relevant standards and best practice)
- h) Maximum noise levels and required mitigation for construction equipment, plant and vehicles
- i) Details of best practice measures to be applied to prevent contamination of the water environment during construction; including a scheme to treat and remove suspended solids from surface water run-off during construction
- j) Measures for soil handling and materials handling
- k) Details of concrete crusher if required or alternative procedure
- l) Site lighting for the relevant part of the Site, including for cranes and consultation with the Imperial War Museum.
- m) Screening, hoarding and security fence details
- n) Access and protection arrangements around the Site for pedestrians, cyclists and other road users
- o) Procedures for interference with public highways
- p) External safety and information signing notices
- q) Community liaison strategy, including:
 - a. Liaison, consultation and publicity arrangements, including dedicated points of contact
 - b. Complaints procedures, including complaints response procedures
- r) Membership of the considerate contractors' scheme.
- s) The provision of safe walking and cycling routes through the construction site linking to the Wellcome Campus and Hinxton Village.
- t) Piling method statement detailing mitigation measures, where piling is proposed.
- u) Measures to safeguard the groundwater from pollution
- v) the location of all concrete batching plant;
- w) loading and unloading points;
- x) waste sorting and despatch facilities; and
- y) contractor parking areas for plant and vehicles

Construction Transport Management Plan (CTMP)

The CTMP for the relevant stage of the development shall include the following objectives:

- a) Contractor's access arrangements for vehicles, plant and personnel including the location of construction traffic routes to and from the Site, details of their signing, monitoring and enforcement measures;
- b) minimise the impact of road-based construction traffic by identifying clear controls on routes for large goods vehicles, vehicle types, vehicle quality and hours of Site operation;
- c) identify any highway works required to accommodate construction traffic;

A Travel Plan setting out measures to encourage Site operatives and visitors to travel to and from the Site using sustainable means of transport, including measures to:

- d) minimise the number of private car trips to and from the Site (both workforce and visitors) and identifying control mechanisms for car use and parking; and
- e) assess the need for improvements to the public transport network to accommodate the additional number of trips associated with construction site activity.

The CTMP shall include as a minimum the following information:

- a) delivery/collection construction vehicles would only access the site between 10:00 and 16:00, unless otherwise agreed in writing by the local planning authority;
- b) the arrangements for liaison with the relevant highway authorities and emergency services;
- c) the method for applying for approvals for Off Site highway works;
- d) road closures implementation and management
- e) direction signing to worksites;
- f) workforce distribution, mode share and assignment to include proposals for transport provision for movement of construction workforce;
- g) rail station servicing to support workforce travel arrangements by rail;
- h) Off Site parking issues;
- i) parking provision and control for construction workers' motor cars and vans used to travel to the Site
- j) provision for walking and cycling;
- k) lorry holding areas;
- l) driver standards and enforcement within the construction sites and on the highway;
- m) monitoring.

Construction Waste Management Plan (CWMP)

The objectives of the CWMP shall be to ensure all waste arising from the construction works are managed in a sustainable manner, maximising the opportunities to reduce, reuse and recycle waste materials. The CWMP shall also detail the compliance and assurance requirements to be maintained on the Site during all phases of construction. The CWMP shall include as a minimum the following information:

- a) classification of all waste including hazardous waste according to current legislative provisions;
- b) performance measurement and target setting against estimated waste forecasts;
- c) reporting of project performance on quantities and options utilised;
- d) measures to minimise waste generation;
- e) opportunities for re-use or recycling (targets);
- f) provision for the segregation of waste streams on the Site that are clearly labelled;
- g) licensing requirements for disposal sites;
- h) an appropriate audit trail encompassing waste disposal activities and waste consignment notes;
- i) measures to avoid fly tipping by others on lands being used for construction.
- j) returns policies for unwanted materials;
- k) measures to provide adequate training and awareness through toolbox talks; and

Dust Management Plan

A scheme for dust monitoring, including:

- a) The identification of dust sensitive premises to be used as the location for dust monitoring, including any arrangements proposed for amending the selected locations if new dust sensitive premises are introduced;
- b) The frequency and other arrangements for dust monitoring; and
- c) The arrangements for reporting the results of dust monitoring and the implementation of mitigation measures to the local planning authority.

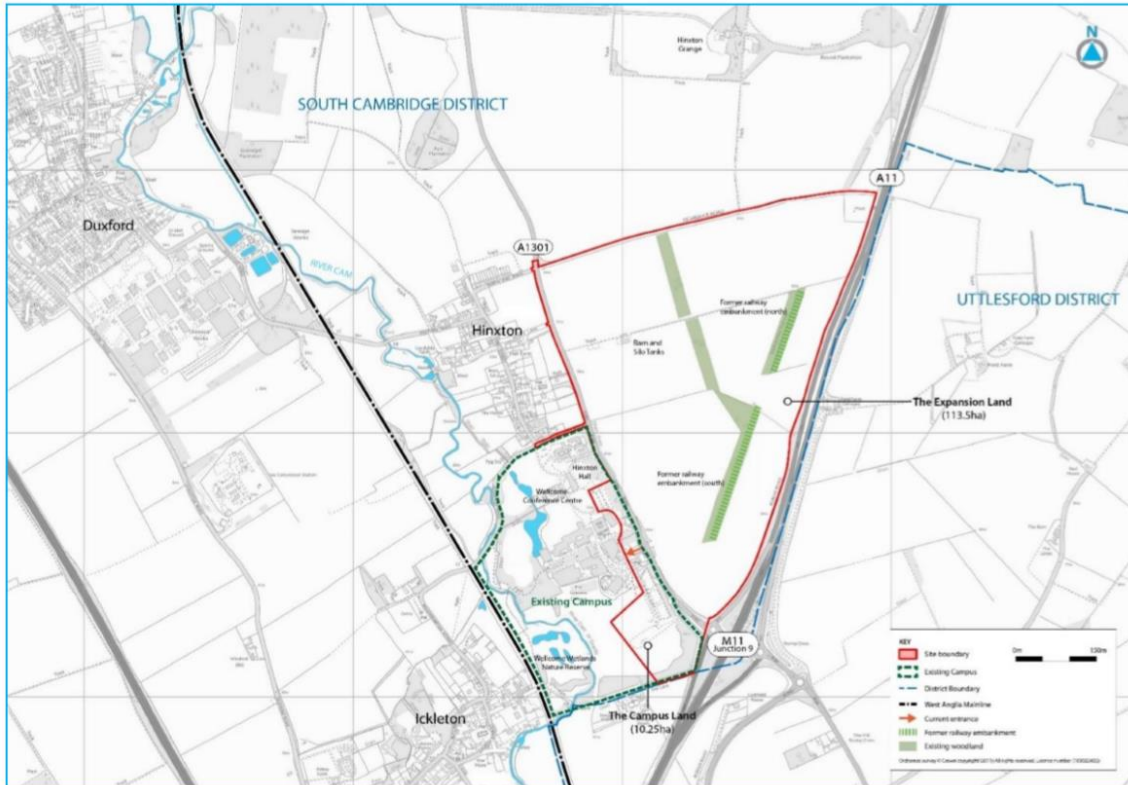
Piling Method Statement

Piling, including impact piling, or any other foundation designs and investigation boreholes using penetrative methods shall not be permitted other than with the express written consent of the local planning authority, which may be given for those parts of the Site where it has been demonstrated via a piling risk assessment that there is no resultant unacceptable risk to groundwater and where it has been demonstrated that impact piling would not give rise to unacceptable amenity impacts. The development shall be carried out in accordance with the approved details.

Annexure K

‘Existing Campus’: Extract from Figure 3.1 of Chapter 3 ‘Site Description’ of the Environmental Statement accompanying the application

Figure 3.1 Site Context



Informatives

Anglian Water

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

Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991.

Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991.

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

Building near to a public sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water.

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

Cadent Gas/National Grid

Due to the presence of Cadent and/or National Grid apparatus in proximity to the specified area, the contractor should contact Cadent Plant Protection before any works are carried out to ensure the apparatus is not affected by any of the proposed works:
plantprotection@cadentgas.com.

Cambridgeshire County Council: Public Rights of Way

Public Byway No. 3 and Public Footpath No. 2 Hinxton must remain open and unobstructed at all times. Building materials must not be stored on Public Rights of Way and contractors' vehicles must not be parked on it (it is an offence under s 137 of the Highways Act 1980 to obstruct a public Highway). Landowners are reminded that it is their responsibility to maintain boundaries, including trees, hedges and fences adjacent to Public Rights of way, and that any transfer of land should account for any such boundaries (s154 Highways Act 1980). The granting of planning permission does not entitle a developer to obstruct a Public Right of Way (Circular 1/09 para 7.1).

Environment Agency Informatives

The applicant is advised to seek advice regarding the establishment of the proposed energy centre. Large combustion facilities are also likely to require permission from the EA, especially if the fuel source will be waste materials, or meet the criteria specified under the Medium Combustion Plant Directive or Generator Regulations (part of the Environmental Permitting (England and Wales) Regulations 2016, as amended). The latest guidance on this can be found here: <https://consult.environment-agency.gov.uk/psc/mcp-and-sg-regulations/>. The applicant should refer to the Definition of Waste: Code of Practice with regard to any proposed re-use of waste on site: <https://www.claire.co.uk/projects-and-initiatives/dow-cop>. It is worth bearing in mind that a communal waste storage/collection area, especially if managed by a third party, may be viewed as a waste transfer station for which an Environmental Permit would be required. If this may be relevant to this development, a pre-application advice form should be completed: <https://www.gov.uk/government/publications/environmental-permit-pre-application-advice-form>. To avoid any confusion, with regard to the Environmental Statement Chapter 17 paragraph 17.2.6, the Environmental Permitting (England and Wales) Regulations 2016 as amended do not just apply to hazardous substances as stated. They cover the storage and treatment of non-hazardous wastes for example.

Imperial War Museum, Duxford

The site is within the flightpath of the Imperial War Museum (IWM) at Duxford. The IWM must be notified of any intention to use cranes and restrictions should be negotiated to ensure minimum negative impact on both parties, e.g. ensuring cranes are lit, only erected for a certain amount of time etc.

Lead Local Flood Authority Informatives

The infiltration features should be sized by the minimum rate obtained from the infiltration testing. The current proposals are based on the average from the testing. The designated infiltration areas across the site should have infiltration testing within the area they will be placed. This is due to the large-scale nature of the development and the variance of infiltration rates can be quite different over short distances with local geological changes. Constructions or alterations within an ordinary watercourse (temporary or permanent) require consent from the Lead Local Flood Authority under the Land Drainage Act 1991. Ordinary watercourses include every river, drain, stream, ditch, dyke, sewer (other than public sewer) and passage through which water flows that do not form part of Main Rivers (Main Rivers are regulated by the Environment Agency). The applicant should refer to Cambridgeshire County Council's Culvert Policy for further guidance:

<https://www.cambridgeshire.gov.uk/business/planning-and-development/water-minerals-andwaste/watercourse-management>

Please note the council does not regulate ordinary watercourses in Internal Drainage Board areas. Appropriate signage should be used in multi-function open space areas that would

normally be used for recreation but infrequently can flood during extreme events. The signage should clearly explain the use of such areas for flood control and recreation. It should be fully visible so that infrequent flood inundation does not cause alarm. Signage should not be used as a replacement for appropriate design. All green roofs should be designed, constructed and maintained in line with the CIRIA SuDS Manual (C753) and the Green Roof Code (GRO). Surface water and groundwater bodies are highly vulnerable to pollution and the impact of construction activities. It is essential that the risk of pollution (particularly during the construction phase) is considered and mitigated appropriately. It is important to remember that flow within the watercourse is likely to vary by season and it could be dry at certain times throughout the year. Dry watercourses should not be overlooked as these watercourses may flow or even flood following heavy rainfall.

Natural England

The developer should appoint an appropriately experienced soil specialist to advise on and supervise soil handling, including identifying when soils are dry enough to be handled and how to make the best use of the different soils on the site. Further guidance is available in Defra 'Construction Code of Practice for the Sustainable Use of Soils on Construction Sites' and it is recommended that this is followed.

SCDC Proposed Residential Road Traffic Noise Insulation Scheme Informative

To satisfy the noise insulation scheme condition for the residential building envelope and traffic noise, the applicant / developer must ensure that the residential units at are acoustically protected by a noise insulation scheme, to ensure the internal noise level within the habitable rooms, and especially bedrooms comply with British Standard 8233:2014 "Sound Insulation and noise reduction for buildings-Code of Practice" derived from the World Health Organisation Guidelines for Community Noise: 2000. The code recommends that a scheme of sound insulation should provide internal design noise levels of 30 LAeq (Good) and 40 LAeq (Reasonable) for living rooms and 30 LAeq (Good) and 35 LAeq (Reasonable) for bedrooms. Where sound insulation requirements preclude the opening of windows for rapid ventilation and thermal comfort / summer cooling, acoustically treated mechanical ventilation may also need to be considered within the context of this internal design noise criteria. Compliance with Building Regulations Approved Document F 2006: Ventilation will also need consideration.

SCDC Commercial Use Noise informative:

To satisfy the Commercial Use Operational Noise Impact/Insulation condition, the noise level from all powered plant, vents and equipment, associated with this application that may operate collectively and having regard to a worst case operational scenario (operating under full power / load), should not raise the existing lowest representative background level dB LA90,1hr (L90) during the day between 0700 to 2300 hrs over any 1 hour period and the existing lowest background level dB LA90, 15mins (L90) during night time between 2300 to 0700 hrs over any one 15 minute period by more than 3 dB(A) respectively (i.e. the rating level of the plant needs to match or be below the existing background level), at the boundary of the premises subject to this application (or if not practicable at a measurement reference position / or positions in agreement with the LPA) and having particular regard to noise sensitive premises. The appropriate correction factors need to be applied to any characteristic acoustic features in accordance with BS4142 2014.

This is to guard against any creeping background noise in the area and to protect the amenity of the area, preventing unreasonable noise disturbance to other premises.

To demonstrate this requirement it is recommended that the agent/applicant submits a noise prediction survey/report in accordance with the principles of BS4142: 2014 "Method for rating industrial noise affecting mixed residential and industrial areas" or similar. In addition to validate /verify any measured noise rating levels, noise levels should be collectively predicted at the boundary of the site having regard to neighbouring residential premises.

Such a survey / report should include: a large scale plan of the site in relation to neighbouring noise sensitive premises; with noise sources and measurement / prediction points marked on plan; a list of noise sources; details of proposed noise sources / type of plant such as: number, location, sound power levels, noise frequency spectrums, noise directionality of plant, noise levels from duct intake or discharge points; details of noise mitigation measures (attenuation details of any intended enclosures, silencers or barriers); description of full noise calculation procedures; noise levels at a representative sample of noise sensitive locations (background L90) and hours of operation. Any report shall include raw measurement data so that conclusions may be thoroughly evaluated and calculations checked. Any ventilation system with associated ducting should have anti vibration mountings.

SCDC Operational Noise Informative

A noise and vibration assessment of Operational Noise' including mitigation/insulation scheme for non-residential use classes (e.g. Research and development areas, retail units, energy centres, waste recycling facilities, community buildings, recreational uses such as sports and games areas and any associated operational plant and equipment) will have due regard to and shall be in accordance with industry best practice / technical guidance including DEFRA's Noise Policy statement for England (as referenced in the NPPF, March 2012) and South Cambridgeshire District Council's Supplementary Planning Document - "District Design Guide: High Quality and Sustainable Development in South Cambridgeshire", Adopted March 2010: Chapter 10 - Environmental Health & in particular Appendix 6: Noise downloadable from:

<https://www.scambs.gov.uk/planning/local-plan-and-neighbourhood-planning/the-adopted-development-plan/local-development-framework/district-design-guide-spd/>

SCDC Noise Impact Informative

Any noise/vibration assessment and noise insulation scheme required must have due regard given to current government / industry standards, best practice and guidance and South Cambridgeshire District Council's Supplementary Planning Document - "District Design Guide: High Quality and Sustainable Development in South Cambridgeshire", Adopted March 2010: Chapter 10 - Environmental Health & in particular Appendix 6: Noise" downloadable from:

<https://www.scambs.gov.uk/planning/local-plan-and-neighbourhood-planning/the-adopted-development-plan/local-development-framework/district-design-guide-spd/>

Further advice can be obtained from Nick Atkins, Environmental Health Officer, Health & Environmental Services Telephone No: 01954 713145

Statement of Reasons for Approval

Town and Country Planning (Environmental Impact Assessment) Regulations 2017, Regulation 29, Information to Accompany Decisions.

Grant of planning permission and reasoned conclusion as to the significant effects of the development on the environment

In reaching its decision to grant planning permission, the local planning authority has recognised that the following harm and conflict with the South Cambridgeshire Local Plan 2018 would arise from the proposal: conflict with the spatial and employment strategy of the local plan; the impact of the proposal on the surrounding landscape; the setting of nearby heritage assets to which considerable weight - with reference to the statutory considerations as set out in section 66(1) and section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990) - has been given; and to the loss of a significant extent of best and most versatile agricultural land. In these respects, the local planning authority has recognised that the proposal fails to accord with relevant South Cambridgeshire Local Plan 2018 policies as set out within the 24 October 2019 Planning Committee report. The harm identified results in conflict with the development plan as a whole and this conflict has been given substantial weight.

However, in deciding to grant planning permission, the local planning authority recognises that the application would result in significant economic benefit both locally and nationally, would provide opportunity for significant health benefits to society to arise and provide a platform for the site to become the international centre for cultural and educational activities emanating from genomes and biodata providing social benefits. The local planning authority also recognises that the proposal is needed urgently, that the Existing Campus is currently full and could not be located elsewhere in the UK.

The Local Planning Authority has taken account of the predicted environment impacts of the scheme as set out in the Environmental Impact Assessment (as amended) accompanying the application. Those impacts have been assessed in the associated Committee Report of 24 October 2019. The predicted significant environmental impacts relate to matters of: construction; agricultural land quality and soils; cultural heritage, biodiversity; landscape and visual impacts; light pollution; transport; air quality; noise and vibration; water resources; air quality; climate change; waste; socio-economics; and effect interactions, including cumulative impacts. Significant environmental effects are predicted in relation to harm to landscape and loss of best and most versatile agricultural land and less than substantial harm is identified to the setting of nearby heritage assets.

The planning permission seeks to mitigate the environmental impacts of the proposal through the imposition of planning conditions relating to: phasing and the use of design guides, development area briefs (including monitoring provisions) and reserved matters specifications; the control over the amount and type of uses allowed including town centre and industrial uses; the design and control over lighting impacts; restorative sustainability & soil health; landscape and biodiversity, including early landscape planting, the provision of surveys, protection, topography plans and appropriate management; sustainability strategies and monitoring including in relation to the circular economy, climate resilience, renewable energy commitments, sustainability review, district heating provision and water conservation; surface and foul water and occupational waste minimisation; construction environmental transport and waste management plans, including community liaison and construction / delivery hours controls including monitoring; the provision of noise mitigation, the control for residential noise insulation / attenuation arising from impacts from the A11; measures to minimise potential odour impact; the agreement of a programme of archaeological investigation; and a strategy for the management of all modes parking.

S106 controls are also imposed upon the development of the site to ensure environmental mitigation is carried out and controls are in place and monitored in relation to impacts arising from: transport generation on the highway network; housing need and its provision, to ensure it is built and retained primarily for the benefit of campus related workers to realise the creation of a scientific community, including the provision of campus affordable housing; phased provision of future commercial and residential uses, ensuring the benefits of internalised trips are realised as the scheme is built out; the occupation of the research and translation floorspace, to ensure the predicted economic and specialist health and cultural benefits arising from the proposal are appropriately managed; predicted community needs, including educational, health and community needs and community facilities, open space and community support / access arising from the development; predicted waste generation and the facilities and means by which this can be collected.

In the view of the local planning authority, whilst recognising the significant harm caused and policy conflicts derived from the proposed development, and mindful of all environmental impacts arising from the development as set out in the associated Environmental Impact Assessment submitted as part of the application pursuant to the Town and Country Planning (EIA) Regulations 2017, having regard in particular to the Case for Growth and the urgent economic need for the development in the location proposed, these other considerations outweigh the substantial level of harm identified. The proposed development would bring about significant economic and social benefits in the national interest. The balance of these benefits in the circumstances of this application weighs in favour of the grant of planning permission and outweighs the conflict within the development plan and the harm that in landscape, heritage and agricultural terms the development would cause.

Having taken into account the provisions of the development plan, NPPF policy and NPPG guidance, the statutory requirements of section 66(1) and section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, the views of statutory consultees, Parish Councils and wider stakeholders, as well as all other material planning considerations, including the outcome and implications of the AgriTech appeal S/4099/17/OL, the proposed development is approved.

Authorisation

Authorised by:



SJ Kelly
Joint Director for Planning & Economic Development
Cambridge & South Cambridgeshire Councils

South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

Date the decision was made: 18 December 2020

Notes

Working with the applicant

In relation to this application, it was considered and the process managed in accordance with paragraph 38 of the National Planning Policy Framework.

General

This decision notice does not convey any approval or consent which may be required under any enactment, bye-law, order or regulation other than Section 57 of the Town and Country Planning Act 1990.

Your attention is specifically drawn to the requirements of the Equality Act 2010 and the Equality Act (Disability) regulations 2010, the British Standards Institution BS8300:2009 “Design of Buildings and their approaches to meet the needs of disabled people – Code of Practice” and to Approved Document ‘M’ “Access to and use of buildings”, volumes 1 and 2 of the Building Regulations 2010 and to Approved Document ‘B’ “Fire Safety”, volumes 1 and 2 of the Building Regulations 2010, in request of guidance on means of escape for disabled people. The development should comply with these requirements as applicable. It is an offence under Section 171 of the Highways Act 1980 to temporarily deposit building materials, rubbish or other things on the public highway or make a temporary excavation on it without the written consent of the Highway Authority. The Highway Authority may give its consent subject to such conditions as it thinks fit.

The applicant is reminded that under the Wildlife and Countryside Act 1981(Section 1) (as amended) it is an offence to take, damage or destroy the nest of any wild bird while that nest is in use or being built. Trees and scrub are likely to contain nesting birds between 1 March and 31 August. Trees within the application should be assumed to contain nesting birds between the above dates unless a survey has shown it is absolutely certain that nesting birds are not present.

Building Regulations 2010

The project may be subject to the requirements of the Building Regulations 2010. Advice and assistance can be obtained from our Building Control Team, 3C Building Control on 0300 7729622 or buildingcontrol@3csharedservices.org link to website at www.3csharedservices.org. They will work with you offering competitive fee quotations and pre-application advice upon request.

Appeals to the Secretary of State

The applicant has a right to appeal to the Secretary of State against any conditions of this planning permission, under Section 78 of the Town & Country Planning Act 1990. The appeal must be made on a form which may be obtained from:

The Planning Inspectorate,
Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN
Telephone 0303 444 5000 or visit
<https://www.gov.uk/planning-inspectorate>

If an enforcement notice is or has been served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority’s decision on your application, then you must do so within: **28 days** of the date of service of the enforcement notice, **OR** within **6 months** (12 weeks in the case of a

householder or minor commercial appeal) of the date of this notice, whichever period expires earlier. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Purchase Notices

If the Local Planning Authority or the Secretary of State grants permission subject to conditions the owner may claim that he/she can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances the owner may serve a purchase notice on the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Before starting work

It is important that all conditions, particularly pre-commencement conditions, are fully complied with, and where appropriate, discharged prior to the implementation of the development. Failure to discharge such conditions may invalidate the planning permission granted. The development must be carried out fully in accordance with the requirements of any details approved by condition.

Street Naming and Numbering

In order to obtain an official postal address, any new buildings should be formally registered with South Cambridgeshire District Council. Unregistered addresses cannot be passed to Royal Mail for allocation of postcodes. Applicants can find additional information, a scale of charges and an application form at www.scambs.gov.uk/snn. Alternatively, applicants can contact the Address Management Team: call 08450 450 500 or email address.management@scambs.gov.uk. Please note new addresses cannot be assigned by the Council until the footings of any new buildings are in place.

Third Party Rights to challenge a planning decision

Currently there are no third-party rights of appeal through the planning system against a decision of a Local Planning Authority. Therefore, if you have concerns about a planning application and permission is granted, you cannot appeal that decision.

Any challenge under current legislation would have to be made outside the planning system through a process called Judicial Review. A 'claim for judicial review' includes a claim to review the lawfulness of a decision, action or failure to act in relation to the exercise of a public function, in this case, a planning decision. The court's permission to proceed is required in a claim for Judicial Review. A claim for Judicial Review is dealt with by the Administrative Court and if leave to judicially review a planning decision is granted, the Judicial Review will be decided by a judge at the High Court.

An application to Judicial Review a decision must be made within **6 weeks** of the decision about which you have a grievance being made. For further information on judicial review and the contact details for the Administrative Courts, please go to <http://www.justice.gov.uk/>