

Appendix 1: Conditions suggested in the event the application is permitted (AGREED 27.03.2025)

Site Address: Beehive Centre , Coldhams Lane , Cambridge , Cambridgeshire, CB1 3ET

LPA Ref: 23/03204/OUT

PINS Ref: APP/Q0505/V/25/3360616

TIME LIMITS				REQUEST MADE BY
1.	Outline Permission – Reserved Matters Details	No development on any phase shall commence until details of the appearance, means of access, landscaping, layout and scale, (hereinafter called the 'reserved matters') for that phase have been submitted to and approved in writing by the Local Planning Authority. The development of each phase shall be carried out as approved.	Reason: This is an Outline permission only and these matters have been reserved for the subsequent approval of the Local Planning Authority.	GCSP – Development Management Planning
2.	Time Limit – Reserved Matters	Application(s) for approval of the reserved matters for any phase shall be made to the Local Planning Authority before the expiration of ten years from the date of this permission. The development of each phase hereby permitted shall be begun before the expiration of three years from the date of approval of the last of the reserved matters of that phase to be approved.	Reason: In accordance with the requirements of Section 92 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).	GCSP – Development Management Planning

APPROVED PLANS & DOCUMENTS				
3.	Approved Plans	The development hereby permitted shall be carried out in accordance with the approved documents, as listed below, save for where such details are superseded by further details being submitted to and approved in writing by the Local Planning Authority pursuant to the conditions attached to this permission. PO - LDA - ZZ - XX - DR - A – 08000 REV P2 (Site Location Plan) PO - LDA - ZZ - XX - DR - A – 08003 REV P2 (Maximum Building Heights & Plots) PO - LDA - ZZ - XX - DR - A – 08004 REV P2 (Land Use – Ground Floor) PO - LDA - ZZ - XX - DR - A – 08005 REV P2 (Land Use – Upper Floors) PO - LDA - ZZ - XX - DR - A – 08006 REV P2 (Access and Circulation) PO - LDA - ZZ - XX - DR - A – 08007 REV P2 (Landscape and Open Space) Design Code (Leonard Design Architects, dated November 2024).	Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990	GCSP – Development Management Planning
4.	Site Wide Design Code & Parameters	All reserved matters applications for a phase shall demonstrate how that phase of development agreed pursuant to	Reason: To ensure that future phases of development are delivered	GCSP – Development Management Planning

		Condition 7 (and/or amendment thereof) would comply with the approved Design Code (dated November 2024) and Parameter Plans (refer to Condition 3).	in accordance with the broad design principles agreed.	
5.	Quantum of Development	The proposed maximum floorspace of all land uses indicated (including any basements and external bin/cycle stores) shall not exceed a (total) of 166,685 sqm (GEA).	Reason: In order to clarify the parameters of the permission in terms of overall floorspace for uses.	GCSP – Development Management Planning
6.	Site Wide Phasing Plan	Prior to or concurrently with the submission of the first of the reserved matters application(s) for a phase of development, a Site Wide Phasing Plan for the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The Site Wide Phasing Plan shall identify all phases of the development and the sequence in which they will be developed. It should address the following elements: a) -Demolition of buildings; b) -Construction of buildings including location of community facilities; c) -Points of access including all roads and paths; d) -Strategic landscaping, play provisions and all public realm spaces; and	Reason: To clarify how the site is to be phased to assist with the determination of subsequent reserved matters applications and in order to ensure that infrastructure provision and environmental mitigation are provided in time to cater for the needs and impacts arising out of the development (Cambridge Local Plan 2018, Policies 56 and 85).	GCSP – Development Management Planning

		e) -Strategic earthworks and drainage provisions. The phasing plan shall include a mechanism for its review and amendment. References within this permission to a “phase” shall be to a phase as identified in the approved phasing plan. The development shall be carried out in accordance with the approved details.		
7.	Levels	Prior to commencement of development (other than Enabling Works) on any phase, cross sections showing the finished floor levels of all proposed buildings and associated external landscaping within that phase in relation to the existing and proposed ground levels of the surrounding land and buildings shall be submitted for approval to the Local Planning Authority. The development shall be constructed in accordance with the approved details. “Enabling Works” are defined in this and subsequent Conditions as: preparation works to make the site ready for construction including	Reason: To ensure that before any development commences the impact on the amenity of the area can be fully assessed and protected (Cambridge Local Plan 2018 Policies 55, 56 and 57).	GCSP – Development Management Planning

		demolition and removal of buildings and other structures, site or ground clearance and preparation, surveying, environmental and hazardous substance testing and sampling, soil tests, remediation works, pegging out, tree protection, ecological mitigation, archaeological investigation, ground improvement works, construction of boundary fencing or hoardings for site security, and creation of temporary haul roads and enabling works accesses.		
ENVIRONMENTAL MANAGEMENT & PROTECTION				
8.	Demolition, Construction and Environmental Management Plan	Prior to the commencement of development on any phase (other than site investigation or archaeological investigation works), a Demolition and Construction Environmental Management Plan (DCEMP) for that phase shall be submitted to and approved in writing by the Local Planning Authority. Each DCEMP shall include the following aspects of demolition and construction for the relevant phase: a) Demolition, construction and phasing programme. b) Contractors' access arrangements for vehicles, plant and personnel	Reason: To safeguard the health and quality of life of existing residential occupiers in accordance with Policies 35 (noise and vibration) and 36 (air quality) of the Cambridge Local Plan 2018 and the Greater Cambridge Sustainable Design and Construction SPD 2020).	LHA & Cambridge City Environmental Health

		including the location of construction traffic routes to, from and within the site, details of their signing, monitoring and enforcement measures. c) Construction/Demolition hours which shall be carried out between 0800 hours to 1800 hours Monday to Friday, and 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless in accordance with agreed emergency procedures for deviation. d) Delivery times for construction/demolition purposes shall be carried out between 0800 to 1800 hours Monday to Friday, 0800 to 1300 hours on Saturdays and at no time on Sundays, Bank or Public Holidays, unless otherwise agreed in writing by the local planning authority in advance. e) Prior notice and agreement procedures for works outside agreed limits and hours. Variations are required to be submitted to the local authority for consideration at least 10 working days before the event. Neighbouring properties are required to be notified by the		
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		applicant of the variation 5 working days in advance of the works. f) Soil Management Strategy. g) Noise impact assessment methodology, mitigation measures, noise monitoring and recording statements in accordance with the provisions of BS 5228-1:2009+A1:2014 Code of practice for noise and vibration control on construction and open sites – noise. h) Vibration impact assessment methodology, mitigation measures, vibration monitoring and recording statements in accordance with the provisions of BS 5228-2:2009+A1:2014 Code of practice for noise and vibration control on construction and open sites – vibration. i) Dust management and wheel washing measures in accordance with the provisions of: Guidance on the assessment of dust from demolition and construction, version 1.1 (IAQM, 2016). Guidance on Monitoring in the Vicinity of Demolition and		
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		Construction Sites, version 1.1 (IAQM, 2018). j) Use of concrete crushers. k) Prohibition of the burning of waste on site during demolition/construction. l) Site artificial lighting during construction and demolition including hours of operation, position and impact on neighbouring properties. m) Screening and hoarding details. n) Consideration of sensitive receptors. o) A Community Liaison Plan to inform the community in respect to: p) - the construction required to facilitate the development q) - how access to and from the development sites will be maintained during construction - contractor point of contact, complaints procedures, including complaints response procedures. r) Membership of the Considerate Contractors Scheme. The development of each phase shall then be undertaken in		
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		accordance with the agreed relevant DCEMP.		
9.	Biodiversity Net Gain	Prior to commencement of development (other than Enabling Works) on any phase, a site wide Overall Biodiversity Gain Plan (OBGP) shall be submitted to and approved in writing by the Local Planning Authority. The site wide OBGP shall include the strategic approach to securing a minimum 20% net gain in biodiversity on-site using the most up to date DEFRA metric. No development shall commence on any Phase until a Phase Biodiversity Gain Plan (PBGp) for that Phase has been submitted to and approved in writing by the Local Planning Authority. The PBGP for a Phase shall set out the detailed biodiversity net gain requirements for that Phase and demonstrate how that Phase accords with the aims and objectives of the OBGP. The PBGP for a Phase shall be implemented in full and subsequently managed and monitored in accordance with the approved details.	Reason: To provide ecological enhancements in accordance with the NPPF 2024 paragraphs 187,192 and 193, Cambridge Local Plan 2018 Policies 59 and 69 and the Greater Cambridge Shared Planning Biodiversity SPD 2022.	Cambridge City Ecology

		The PBGP shall include the following in relation to that Phase: a) A hierarchical approach to BNG focussing first on maximising on-site BNG; b) Identification of the existing habitats and their condition on-site and within receptor site(s); c) Habitat enhancement and creation proposals on the phase and /or receptor site(s) utilising the appropriate DEFRA metric in force at the time of application for discharge; d) An implementation, management and monitoring plan (including identified responsible bodies) for a period of 30 years for significant habitat enhancements on-site and off-site proposals as appropriate. e) Monitoring data as appropriate to criterion d) shall be submitted to the local planning authority in accordance with DEFRA guidance and the approved		
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		monitoring period / intervals contained within the PBGP.		
10.	Biodiverse Roofs	Where a permanent building includes for a biodiverse roof, details of the biodiverse (green, blue or brown) roof(s) for that building shall be submitted to and approved in writing by the Local Planning Authority before development of that building above ground level. Details of the biodiverse roof(s) shall include the following: a) Confirmation of substrate depth, which shall be between 80-150mm (unless otherwise agreed). b) A plant /seed mix (with wildflower planting indigenous to the local area and no more than a maximum of 25% sedum (green roofs only)). c) A management / maintenance plan including means of access. d) Where solar panels are proposed, an array layout will be required incorporating a minimum of 0.75m between rows of panels for access and to ensure establishment of vegetation.	Reason: To ensure the development provides the maximum possible provision towards water management and the creation of habitats and valuable areas for biodiversity. (Cambridge Local Plan 2018 policy 31).	Cambridge City Ecology

		The biodiverse roof(s) shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be accessed in the case of essential maintenance, repair or escape in case of emergency. All works shall be carried out and maintained thereafter in accordance with the approved details.		
11.	Landscape and Ecological Management Plan	No development (other than Enabling Works) shall commence until a site-wide Landscape and Ecological Management Plan (LEMP) has been submitted to and approved in writing by the Local Planning Authority. The site-wide LEMP shall establish overarching principles for landscape and ecological management across the development. Prior to the commencement of development on any phase (other than Enabling Works), a phase-specific LEMP shall be submitted to and approved in writing by the Local Planning Authority. Each phase-specific LEMP shall accord with the principles set out in the approved site-wide LEMP and shall include the following (as relevant to that phase): a) Long-term design objectives b) Aims and objectives of management.	Reason: To ensure that before any development commences an appropriate landscape and ecological management plan has been agreed (Cambridge Local Plan 2018 policies 57, 59 and 70)	Cambridge City Ecology

		c) Description and evaluation of features to be managed. d) Ecological trends and constraints on site that might influence management. e) Prescriptions for management actions. f) Prescription of a maintenance schedule for a 30-year period for all hard and soft landscaping areas including ecological mitigation, including an annual work plan capable of being reviewed every 5 years. g) Details of the body or organisation responsible for its implementation and its funding. h) Ongoing monitoring and remedial measures including identification of contingencies and/or remedial action. i) On-site details of any transitions to areas outside of the red line boundary and the site, such as those at York Street, Sleaford Street, and St Matthew's Garden. Each approved LEMP shall be implemented in full in accordance with the approved details.		
12.	Contamination and Remediation Strategy	No development (except Enabling Works) of any phase shall commence until the	Reason: To ensure that any contamination of the site is	Cambridge City - Environmental Health

		following have been submitted to and approved in writing by the Local Planning Authority in relation to that phase: a) A Phase 2 Site Investigation Strategy based upon the findings of the Preliminary Risk Assessment (by Waterman, ref: WIE17469-100-R-5-3-1-PRA, dated July 2024) and the Preliminary Generic Quantitative Risk Assessment (by Waterman, ref: WIE17469-100-R-12-1-2-GQRA, dated February 2023) b) A Phase 2 Intrusive Site Investigation Report based upon the approved Phase 2 Site Investigation Strategy. c) A Phase 3 Remediation Strategy based upon the findings of the approved Phase 2 Intrusive Site Investigation Report.	identified and appropriate remediation measures agreed in the interest of environmental and public safety (Cambridge Local Plan 2018 policy 33).	
13.	Unexpected Contamination	If unexpected contamination is encountered during the development works in a phase which has not previously been identified, all works on that phase shall cease immediately until the Local Planning Authority has been notified in writing. Thereafter, works in that phase shall only restart with the	Reason: To ensure that any unexpected contamination is rendered harmless in the interests of environmental and public safety (Cambridge Local Plan 2018 Policy 33).	Cambridge City - Environmental Health

		written approval of the Local Planning Authority following the submission and approval of a Phase 2 Intrusive Site Investigation Report and a Phase 3 Remediation Strategy specific to the newly discovered contamination. The development shall thereafter be carried out in accordance with the approved Intrusive Site Investigation Report and Remediation Strategy.		
14.	Implementation of Remediation Strategy and Validation/Verification Report	Each phase of the development shall not be occupied until a Phase 4 Verification/Validation Report for that phase demonstrating full compliance with the relevant approved Phase 3 Remediation Strategy has been submitted to and approved in writing by the Local Planning Authority.	Reason: To demonstrate that the site is suitable for approved use in the interests of environmental and public safety (Cambridge Local Plan 2018 Policy 33).	Cambridge City - Environmental Health
15.	Materials Management Plan	No material (in this condition meaning any material used for piling, engineering, and landscaping purposes) for the development of a phase shall be imported or reused until a Materials Management Plan (MMP) has been submitted to and approved in writing by the Local Planning Authority for that phase. The MMP shall include:	Reason: To ensure that no unsuitable material is brought onto the site in the interest of environmental and public safety in accordance with (Cambridge Local Plan 2018 Policy 33).	Cambridge City - Environmental Health

		a) details of the volumes and types of material proposed to be imported or reused on site b) details of the proposed source(s) of the imported or reused material c) details of the chemical testing for ALL material to be undertaken before placement onto the site. d) results of the chemical testing which must show the material is suitable for use on the development e) confirmation of the chain of evidence to be kept during the materials movement, including material importation, reuse placement and removal from and to the development. All works will be undertaken in accordance with the approved MMP.		
FLOODING & SURFACE WATER MANAGEMENT				
16.	Surface Water Drainage Design	No laying of services, creation of hard surfaces or erection of a building shall commence on a phase until a detailed design of the surface water drainage for that phase has been submitted to and approved in writing by the Local Planning Authority. Those elements of the surface water drainage system within that phase not adopted by a statutory undertaker shall thereafter be maintained and	Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development and to ensure that the principles of sustainable drainage can be incorporated into the	Cambridge County Council – Lead Local Flood Authority

		managed in accordance with the approved management and maintenance plan. The scheme shall be based upon the principles within the agreed Appendix 8.1A Flood Risk Assessment and Drainage Strategy prepared by Waterman (ref: WIE17469-110-R 1-1-6-FRADS_Project Otter) dated 24th October 2024 and shall also include the following in respect of that phase (in so far as relevant to that phase): a) Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events; b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change), inclusive of all collection, conveyance, storage, flow control and disposal elements and together with an assessment of system performance; c) Detailed drawings of the entire proposed surface water drainage system for that phase, attenuation and flow control measures,	development, noting that initial preparatory and/or construction works may compromise the ability to mitigate harmful impacts. (Cambridge Local Plan 2018 policies 31 and 32).	
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		including levels, gradients, dimensions and pipe reference numbers, designed to accord with the CIRIA C753 SuDS Manual (or any equivalent guidance that may supersede or replace it); d) Full detail on SuDS proposals (including location, type, size, depths, side slopes and cross sections); e) Phase Investigation and test results to confirm infiltration rates; f) Temporary storage facilities if the development is to be phased; g) A timetable for implementation; h) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants; i) Demonstration that the surface water drainage is in accordance with DEFRA non-statutory technical standards for sustainable drainage systems; j) Full details of the maintenance/adoption of the surface water drainage system; k) Permissions to connect to a receiving watercourse or sewer;		
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		l) Measures taken to prevent pollution of the receiving groundwater and/or surface water.		
17.	Surface Water Run-Off (Construction Stage)	No development, including preparatory works, on a phase shall commence until details of measures indicating how additional surface water run-off from that phase will be avoided during the construction works relating to that phase have been submitted to and approved in writing by the Local Planning Authority. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved measures and systems shall be brought into operation before any works to create buildings or hard surfaces in the relevant phase commence.	Reason: To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or occupied properties within the development itself; recognising that initial works to prepare the site could bring about unacceptable impacts. (Cambridge Local Plan 2018 Policies 31 and 32).	Cambridge County Council – Lead Local Flood Authority
18.	Surface Water Drainage Works	Upon completion of the surface water drainage system in a phase, including any attenuation ponds and swales, and prior to their adoption by a statutory undertaker or management company; a survey and report from an independent surveyor shall be submitted to and approved in writing by the Local Planning Authority. The survey and report shall be carried out by an appropriately qualified Chartered Surveyor or Chartered Engineer and demonstrate that the surface water drainage system for that phase has been	Reason: To ensure the effective operation of the surface water drainage scheme following construction of the development.	Cambridge County Council – Lead Local Flood Authority

		constructed in accordance with the details approved under the planning permission. Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed by an independent surveyor, with their findings submitted to and approved in writing by the Local Planning Authority.		
SUSTAINABLE DESIGN & CONSTRUCTION				
19.	Sustainability And Energy Strategy	All reserved matters applications for buildings shall be accompanied by a Sustainability Strategy and Energy Strategy setting out how they meet the targets and commitments set out in the site wide Sustainability Strategy, Revision 01 – 16 August 2024, Hoare Lea and Energy Strategy, Revision 01 – 16 August 2024, Hoare Lea. The development shall be carried out in accordance with the agreed details.	Reason: In the interests of reducing carbon dioxide emissions and promoting the principles of sustainable design and construction and efficient use of buildings (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).	GCSP – Sustainable Design and Construction
20.	BREEAM Pre-Assessment	All reserved matters applications for the appearance, layout and scale of buildings shall be accompanied by a BREEAM pre-assessment prepared by an accredited BREEAM assessor. The pre-assessment shall indicate that all buildings to which	Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings (Cambridge	GCSP – Sustainable Design and Construction

		the reserved matters application relates are capable of achieving a minimum of BREEAM excellent, save that: (i) the pre-assessment shall show that any office floorspace within the reserved matters area shall be capable of achieving BREEAM outstanding; and (ii) the BREEAM requirement shall not relate the multi-storey car park element of Building 10.	Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).	
21.	Water Efficiency	Prior to the occupation of each building (excluding the multi-storey car park element of Building 10), , or as soon as reasonably practicable after occupation of each building (excluding Building 10), evidence in the form of the BREEAM Wat01 water efficiency calculator shall be submitted to and approved in writing by the Local Planning Authority in respect of that building. Such evidence shall demonstrate the achievement of no less than 5 Wat01 credits for that building. The development shall be carried out and thereafter maintained strictly in accordance with the agreed details set out within the BREEAM Wat01 water efficiency calculator.	Reason: To respond to the serious water stress facing the area and ensure that development makes efficient use of water and promotes the principles of sustainable construction (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).	GCSP – Sustainable Design and Construction
22.	Water Efficiency (Implementation)	Within six months following first occupation of each building, or as soon	Reason: To respond to the serious water stress facing	GCSP – Sustainable Design and Construction

		as reasonably practicable after occupation of each building, a post construction statement confirming that the water efficiency provisions as set out in site wide Sustainability Strategy (Revision 01 – 16 August 2024) have been fully implemented in relation to that building shall be submitted to the Local Planning Authority.	the area and ensure that development makes efficient use of water (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD).	
23.	Water Monitoring	Prior to first occupation of each building (excluding Building 10) a comprehensive water metering and monitoring system shall be commissioned and installed within the relevant building to quantify at least daily: the total volume of mains water used, the total volume of greywater reclaimed, and the total volume of rainwater used by that building. No occupation of any building (save for Building 10) shall occur until such time as the local planning authority has been notified through an independent verification report that the water metering and monitoring system has been installed and is fully functional in relation to that building. The metering and monitoring systems shall be retained in a fully functioning operational use at all times and for the lifetime of the development.	Reason: To ensure that the development makes efficient use of water and promotes the principles of sustainable construction in accordance with Policy 28 of the Cambridge Local Plan 2018, the Greater Cambridge Sustainable Design and Construction SPD 2020, the Written Ministerial Statement on Addressing water scarcity in Greater Cambridge: update on government measures (March 2024) Joint Ministerial Statement on addressing Water Scarcity in Greater Cambridge.	GCSP – Sustainable Design and Construction

24.	Rain & Grey Water Harvesting	No development above base course of a permanent building (excluding Building 10) shall take place until a detailed scheme for the approved grey water harvesting and/or recycling strategy and/or rainwater harvesting for that building has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include relevant drawings showing the location of the necessary infrastructure required to facilitate the water reuse. The development shall be carried out and thereafter maintained strictly in accordance with the approved details.	Reason: To respond to the serious water stress facing the area and ensure that development makes efficient use of water and promotes the principles of sustainable construction (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).	GCSP – Sustainable Design and Construction
25.	Water Conservation Statements	All reserved matters applications for each phase including a building shall be accompanied by a detailed Water Conservation Statement, setting out the level of water demand associated with that phase and the approach to meeting the targets and indicative levels of water use set out in the site wide Sustainability Strategy, Revision 01 – 16 August 2024 for that phase. The development of each such phase shall be carried out and thereafter maintained strictly in accordance with the agreed details for that phase.	Reason: To respond to the serious water stress facing the area and ensure that development makes efficient use of water and promotes the principles of sustainable construction (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).	GCSP – Sustainable Design and Construction

OPERATIONAL DEVELOPMENT DESIGN

26.	Noise Impact Assessment (Operational Stage)	Any reserved matters application for a phase including commercial uses shall include an operational noise impact assessment for the commercial uses within that phase including, where appropriate, a scheme for the insulation of any building(s) or use(s) / activities and plant / equipment, and consideration of other noise mitigation and management measures (location / layout, engineering and administrative) to minimise the level of noise emanating from the said building(s) or use(s) / activities and plant / equipment. The approved scheme of noise insulation / mitigation and management for each building with a commercial use shall be fully implemented before the relevant building(s), use(s) / activities, or plant / equipment are occupied (in relation to buildings), commenced (in relation to uses / activities) or operated / used (in relation to plant / equipment) and shall be maintained and retained thereafter in accordance with the approved scheme details.	Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2018 Policy 35 and the Greater Cambridge Sustainable Design and Construction SPD 2020).	Cambridge City – Environmental Health
27.	External Lighting Scheme	Any reserved matters application for a phase shall include an artificial lighting scheme for that phase to be submitted to and approved in writing by the Local Planning Authority. The scheme shall	Reason: To minimise the effects of light pollution on the surrounding area (Cambridge Local Plan	Cambridge City – Environmental Health

		include details of any artificial lighting of the relevant phase and an artificial lighting impact assessment with predicted lighting levels at existing residential properties shall be undertaken. Artificial lighting on and off site must meet the Obtrusive Light Limitations for Exterior Lighting Installations of an E3 environmental zone contained within the Institute of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Light - GN01:21 (or as superseded). Each lighting scheme shall include details of the baseline condition of lighting in that phase, any existing and proposed internal and external artificial lighting of the site in that phase and an artificial lighting impact assessment for that phase with predicted lighting levels. The scheme shall: a) include details (including luminaires, fittings and any shrouds) of any artificial lighting on the phase and an artificial lighting impact assessment with predicted lighting levels at the phase boundaries; b) unless otherwise agreed, not exceed 0.4 lux level (against a baseline to be agreed) on the	2018 Policies 34, 57, 59, 70)	
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		vertical plane at locations to be agreed; c) detail all building design measures to minimise light spillage; d) set out a monitoring and reporting regime for the lighting scheme. Each approved lighting scheme shall be fully installed, maintained and operated in accordance with the approved details. Each scheme shall be retained as such thereafter. Each approved lighting scheme shall be installed, maintained and operated in accordance with the approved details / measures.		
28.	Commercial Extraction and Filtration (Operational Stage)	Any reserved matters application for a phase which includes commercial units shall include details of the location of associated ductwork, for the purpose of extraction and/or filtration of fumes and or odours of those commercial units to be submitted to and approved in writing by the Local Planning Authority. The ductwork shall be installed as approved before the use of the relevant commercial unit is commenced.	Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2018 Policy 36 and the Greater Cambridge Sustainable Design and Construction SPD 2020).	Cambridge City – Environmental Health

29.	Delivery, Servicing and Collection (Operational Stage)	Prior to the occupation of any phase which includes commercial buildings, a Delivery, Servicing and Emergency Vehicle Management Plan relating to that phase shall be submitted to and approved in writing by the Local Planning Authority. Each such Plan shall be based upon the principles within the agreed Appendix 13.4A Delivery and Servicing Plan prepared by Waterman (ref: WIE17469-100-R 6-2-1-DSP) dated August 2024 and shall include details of access arrangements, and any proposed restrictions on permitted hours for service collections / dispatches from and deliveries to the commercial units within that phase (including refuse/ recycling collections where appropriate). Each approved Delivery, Servicing and Emergency Vehicle Management Plan shall be implemented in full in accordance with the approved details.	Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2018 Policy 35 and the Greater Cambridge Sustainable Design and Construction SPD 2020).	Cambridge City – Environmental Health
30.	Electric Vehicle Car Parking	Prior to the installation of any car parking spaces within the multi-storey car park, and on a phased basis as necessary, an electric vehicle charge point scheme demonstrating a minimum of 25% provision of active electric vehicle charge points within the multi-storey car park, designed and installed in accordance with BS EN 61851 (or as superseded) and	Reason: In the interests of encouraging more sustainable modes and forms of transport and to reduce the impact of development on local air quality, in accordance Policy 36 of the Cambridge Local Plan (2018)	Cambridge City – Environmental Health

		including details of the phase or phases in which the proposed charging points will be provided shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include: • Either at least one Rapid (43 kW minimum) electric vehicle charge point for every 20 car parking spaces in the multi-storey car park, or at least one Fast (22 kW minimum) electric vehicle charge point for every 20 car parking spaces in the multi-storey car park, should a Rapid charge point not be technically feasible. • The Rapid and/or fast electric vehicle charge point parking spaces shall be exclusively reserved for electric vehicle charging. • Slow electric vehicle charge points with a minimum power rating output of 7kW for remaining car parking spaces in the multi-storey car park, up to minimum of 25% provision. • Additional passive electric vehicle charge provision of the necessary infrastructure including capacity in the connection to the local electricity distribution network and electricity distribution board, as	Cambridge City Council's adopted Air Quality Action Plan (2018) and Sustainable Design & Construction SPD (2020)	
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		well as the provision of space for future cabling to parking spaces for all remaining car parking spaces in the multi-storey car park to facilitate and enable the future installation and activation of additional active electric vehicle charge points as required. The electric vehicle charge point scheme shall include a programme for its phased delivery and the approved scheme shall be implemented in accordance with its approved delivery programme and maintained and retained thereafter.		
31.	Back-Up Generators	Prior to the installation of any back-up power generator(s) associated with the approved development, or any phase of development, details of each of those generators shall be submitted to and agreed in writing with the Local Planning Authority. The details shall include confirmation of fuel source, size, location of flue, height of flue, proximity to residential receptors, hours of operation and demonstrate that the operation of the generator will not lead to hourly exceedances of both nitrogen dioxide and particulate matter (PM10) against Local Air quality Management objectives. The approved system shall be installed,	Reason: To protect local air quality and human health by ensuring that the production of air pollutants such as nitrogen dioxide and particulate matter are kept to a minimum during the lifetime of the development (Cambridge Local Plan 2018 Policy 36 and the Greater Cambridge Sustainable Design and Construction SPD 2020).	Cambridge City – Environmental Health

		maintained and operated in accordance with the approved details.		
	CAMBRIDGE AIRPORT (OPERATIONAL SAFETY)			
32.	Submission of a Navigational Aids Impact Assessment (Buildings/Cranes)	Before development within a phase commences (excluding Enabling Works), for such times as Cambridge Airport is operational, the scope of a study to demonstrate that the performance of communication, navigational aids and surveillance equipment required for the safe operation of Cambridge Airport is not impaired by the proposed construction equipment relating to that phase shall be submitted to and agreed in writing by the Local Planning Authority. Each navigational aids impact assessment shall be submitted to the Local Planning Authority and approved in writing before the development within the relevant phase commences. The development of each phase shall be carried out and thereafter operated in accordance with the relevant approved navigational aids impact assessment (or any variation thereof approved in writing by the Local Planning Authority).	Reason: To ensure the development does not endanger the safe movement of aircraft or the operation of Cambridge Airport through interference with communication, navigational aids and surveillance equipment. (Cambridge Local Plan 2018 Policy 37).	Cambridge City Airport
33.	Submission of a Bird Hazard Management Plan	Development within a phase shall not commence (excluding Enabling Works) until a Bird Hazard Management Plan relating to that phase has been submitted to and approved in writing by the Local	Reason: It is necessary to manage any flat/shallow pitched roofs in order to minimise its attractiveness to birds which could	Cambridge City Airport

		Planning Authority. The submitted plan shall include details of: - management of any flat/shallow pitched/green roofs on buildings within the phase which may be attractive to nesting, roosting and “loafing” birds. The management plan shall comply with Advice Note 3 ‘Wildlife Hazards Around Aerodromes’. Each Bird Hazard Management Plan shall be implemented as approved and shall remain in force for the life of the relevant buildings. No subsequent alterations to any plan are to take place unless first submitted to and approved in writing by the Local Planning Authority.	endanger the safe movement of aircraft and the operation of Cambridge Airport. (Cambridge Local Plan 2018 Policy 37).	
34.	Glint and Glare Assessment (Bespoke)	No solar photovoltaic panels shall be fixed in place until the developer has completed a “Glint and Glare Assessment” for such panels which has been submitted to and approved in writing by the Local Planning Authority in consultation with Cambridge Airport. Installation, operation, and maintenance of the solar photovoltaic panels shall thereafter be in accordance with the approved “Glint and Glare Assessment”.	Reason: Cambridge Airport requires a glint and glare assessment to determine the full impact on the Air Traffic Control Tower, and aircraft operations. (Cambridge Local Plan 2018 Policy 37).	Cambridge City Airport

ARCHAEOLOGY

35.	Written Scheme Of Investigation (Archaeology)	No demolition/development of a phase shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work for that phase, commencing with the evaluation of the phase area, that has been secured in accordance with a Written Scheme of Investigation (WSI) for that phase that has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the phase WSI, no demolition/development shall take place other than under the provisions of the agreed phase WSI, which shall include: a) The statement of significance and research objectives; b) The programme and methodology of investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works; c) The timetable for any field investigation as part of the development programme; d) The programme and timetable for the analysis, publication & dissemination, and deposition of	Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any demolitions or groundworks associated with the development scheme and to ensure the proper and timely preservation and/or investigation, recording, reporting, archiving and presentation of archaeological assets affected by this development, in accordance with national policies contained in the National Planning Policy Framework 2024, paragraph 207.	Cambridge County Council – Archaeology
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		any resulting material and digital archives.		
EAST WEST RAILWAY				
36.	Safeguarded Land - East West Rail	With the submission of any reserved matters details within the East West Rail safeguarded area (as shown on drawing 133735-EWR-ZO-XXX-PLN-LEP-00104), a statement for how the reserved matters details include consideration of the safeguarding area shall be included to be assessed in consultation with the East West Railway Company.	Reason: To safeguard the delivery of East West Rail.	East West Railway Company Limited
DESIGN OF HARD AND SOFT LANDSCAPING				
37.	Hard and Soft Landscaping	No development above ground level, other than demolition, in a phase shall commence until a hard and soft landscaping scheme relating to that phase has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following in relation to the relevant phase: a) existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines indicating lines, manholes, supports); b) planting plans; written specifications (including cultivation and other operations associated	Reason: In the interests of the amenity of future occupants and to ensure that a detailed approach to the development of the built-up area (or parcels thereof) is agreed to safeguard the setting and special character of Cambridge and to ensure a suitable relationship and integration of the built development with its surroundings (Cambridge Local Plan 2018 Policies 55, 56, 57 and 59).	GCSP – Landscape Design

		with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation/planting programme; c) temporary and permanent boundary treatments (including support for wildlife passage) indicating the type, positions, design, and materials of boundary treatments to be erected; d) the planting and establishment of structural landscaping to be provided in advance of all or specified parts of the site as appropriate; e) the planted areas on upper levels and facades of buildings including, soil depths, soil specification, proposed watering/irrigation methods and drainage; f) details of all tree pits, including any planters, hard paving and soft landscaped areas. All proposed underground services will be coordinated with the proposed tree planting;		
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		g) details of any water features; h) specifications and locations for all site furniture; and i) landscape maintenance and management plan including long term design objectives, management responsibilities and maintenance schedules for all landscape areas. All hard and soft landscape details shall be shown on appropriately scaled drawings (as agreed). Hard and soft landscaping works within each phase shall be carried out and maintained in accordance with the approved landscaping details and programme for delivery for that phase. If within a period of ten years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another equivalent tree or plant of the same species and of a size shall be agreed in writing by the Local Planning Authority.		
38.	Tree Protection	No development (except Enabling Works) in a phase shall commence until a tree protection scheme relating to that phase has been submitted to and approved in	Reason: To ensure that trees to be retained will be protected from damage during any construction	Cambridge City – Trees

		writing by the Local Planning Authority. It shall be implemented throughout the development of that relevant phase and the agreed means of protection shall be retained on that phase until all equipment and surplus materials have been removed from that phase. Nothing shall be stored or placed in any area protected in accordance with the approved tree protection plans, 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.	activity, including demolition (Cambridge Local Plan 2018 Policy 71 and Section 197 of the Town and Country Planning Act 1990).	
39.	Groundworks and Earthworks	No development of a phase shall take place, including archaeology (but excluding demolition), until the details of all groundworks, earthworks and soil movement relating to the development of that phase are first submitted to and approved in writing by the local authority. Details for the phase should include a Soils Management Plan detailing protection of ground to be reinstated to open space, sustainable drainage or general landscape, methodology of soil stripping, storage, handling, haul routes, formation level decompaction measures, soil re-spreading and decompaction as well as soil disposal (if necessary). All groundworks should be carried out in	Reason: To ensure that the details of the groundworks are acceptable. (Cambridge Local Plan 2018; Policies 55, 57 and 59).	GCSP – Development Management Planning and Landscape Design

		accordance with the approved details and in accordance with the recognised 'Construction Code of Practice for the Sustainable Use of Soils on Construction Sites' produced by DEFRA and Protecting and Enhancing Soils Policy Position Statement produced by Chartered Institute of Water and Environmental Management (CIWEM).		
40.	Wayfinding and Signage Details	Prior to the occupation of development in any phase, details of wayfinding and building signage in that phase shall be submitted for the approval in writing by the Local Planning Authority. The approved details shall be carried out in accordance with the approved material sample and signage details for each relevant phase of development.	Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area (Cambridge Local Plan 2018 Policies 55 and 57).	GCSP – Development Management Planning and Urban Design
41.	Play Equipment / Facilities	Prior to the occupation of development in any phase which is intended to provide play equipment, details of the following shall be submitted and agreed in writing by the Local Planning Authority: a) play areas, equipment, surfacing and related site furniture such as benches, sports equipment, natural play features and bespoke play features including plans and section at minimum 1:100 scale and details at minimum 1:50 scale;	Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (Cambridge Local Plan 2018 Policies 55, 57 and 59).	GCSP – Development Management Planning and Landscape Design

		b) a management and maintenance plan; and c) a written specification and a design stage ROSPA assessment. The agreed details shall be completed and brought into use before occupation of buildings in the relevant phase or otherwise in accordance with a programme approved in writing by the Local Planning Authority.		
BUILDING DESIGN AND APPEARANCE				
42.	External Facing Materials	No development of any individual building shall take place above ground level until details of all the materials for the external surfaces of that building and hard surfacing to be used in the construction of that building shall be submitted to and approved in writing by the Local Planning Authority. The details shall demonstrate that the impact of the materials on the Urban Heat Island Effect has been considered. Only materials specified in the approved details shall be used on that building.	Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area. (Cambridge Local Plan 2018 Policies, 28, 55, 56, and 57).	GCSP – Development Management Planning and Urban Design

43.	Rooftop Plant Screen Design	No rooftop plant shall be installed on a building until the full details of the rooftop plant screening systems to be installed on that building have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.	Reason: To ensure that the appearance of the external surfaces is appropriate to its immediate context whilst minimising the impacts on the historic skyline. (Cambridge Local Plan 2018 Policies 55, 56, 57 and 60).	GCSP – Development Management Planning and Urban Design
44.	Security Measures	Prior to commencement of development of each building above ground in any phase, details shall be submitted to and approved, in writing, by the Local Planning Authority that demonstrates how that building in that phase has considered a safe and secure design.	Reason: In the interests of ensuring a safe and secure design can be delivered. (Cambridge Local Plan 2018 Policies 56, 57 and 59).	GCSP – Development Management Planning
45.	Wind Microclimate	Prior to commencement of development (other than Enabling Works) in any phase full design details that address the wind microclimate effects of the development for that phase shall be provided for the written approval of the Local Planning Authority. The approved details for each phase shall be implemented and maintained for the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority.	Reason: To ensure a safe and convenient environment for all future users of the site. (Cambridge Local Plan 2018 Policies 56 and 60).	
VEHICLE ACCESS AND PARKING DESIGN				
46.	Car and Cycle Parking Management Plan	All reserved matters applications for a phase which includes buildings shall be	Reason: In the interests of supporting enhanced travel	GCSP – Development Management Planning

		accompanied by a Parking Management Plan relating to that phase. Each such Plan shall be based upon the principles within the agreed Appendix 13.3A Car Parking Management Plan prepared by Waterman (ref: WIE17469-100-5-2-1-PMP) dated August 2024 and must include the following information in relation to that phase: a) Security and monitoring arrangements; b) Operational hours; c) Storage provision for all cycles and scooters, including non-standard cycles, such as cargo bikes, and electric bikes, as well as details of the mechanism to raise the double tier cycle parking; d) Changing, shower, and toilet facilities; e) (e) arrangements for the monitoring of parking on unrestricted roads within 500m of the site; and f) Long-term management and maintenance plan. Each approved Parking Management Plan shall be implemented in full in accordance with the approved details.	facilities. (Cambridge Local Plan 2018 Policies 31, 80 and 82).	
47.	Commercial Waste Collection and Recycling (Operational)	No development (except for Enabling Works) shall commence on a phase until	Reason: To ensure that the need for refuse and	GCSP – Development Management Planning

		a scheme for the on-site storage facilities for commercial waste, including waste for recycling have been submitted to and approved in writing by the Local Planning Authority for that phase. The scheme shall identify the specific positions of where wheeled bins, or any other means of storage, will be stationed and the specific arrangements to enable collection from within 10m of the kerbside of the adopted highway/ refuse collection vehicle access point. The approved scheme shall be carried out before the use of that phase is commenced (or otherwise in accordance with a programme approved by the Local planning Authority for that phase) and shall be retained as such.	recycling is successfully integrated into the development. (Cambridge Local Plan 2018 Policy 57)	
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INFORMATIVES

1.	Signage	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.		-
2.	Green Roofs	All green roofs should be designed, constructed and maintained in line with the CIRIA SuDS Manual (C753) and the Green Roof Code (GRO).		

3.	Pollution Control	Surface water and groundwater bodies are highly vulnerable to pollution and the impact of construction activities. It is essential that the risk of pollution (particularly during the construction phase) is considered and mitigated appropriately. It is important to remember that flow within the watercourse is likely to vary by season and it could be dry at certain times throughout the year. Dry watercourses should not be overlooked as these watercourses may flow or even flood following heavy rainfall.		
4.	Surface Water Drainage Maintenance and Remediation	Prior to final handover of the development, the developer must ensure that appropriate remediation of all surface water drainage infrastructure has taken place, particularly where the permanent drainage infrastructure has been installed early in the construction phase. This may include but is not limited to jetting of all pipes, silt removal and reinstating bed levels. Developers should also ensure that watercourses have been appropriately maintained and remediated, with any obstructions to flows (such as debris, litter and fallen trees) removed, ensuring the condition of the watercourse is better than initially found. This is irrespective of the proposed method of surface water disposal, particularly if an ordinary watercourse is riparian owned.		

5.	Environmental Health Compliance References	To satisfy and discharge Environmental Health conditions relating to artificial lighting, contaminated land, noise / sound, air quality and odours / fumes, any assessment and mitigation shall be in accordance with the scope, methodologies and requirements of relevant sections of the Greater Cambridge Sustainable Design and Construction SPD, (Adopted January 2020) https://www.cambridge.gov.uk/greater-cambridge-sustainable-design-and-construction-spd and in particular section 3.6 - Pollution and the following associated appendices: 6: Requirements for Specific Lighting Schemes 7: The Development of Potentially Contaminated Sites in Cambridge and South Cambridgeshire: A Developers Guide 8: Further technical guidance related to noise pollution		
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6.	Cambridge Airport Operational Details and Notifications	Due to the site being within 6km of Cambridge Airport the crane operator is required to submit all crane details such as maximum height, operating radius, name, and phone number of site manager along with installation and dismantling dates to the Civil Aviation Authority (CAA) Airspace Coordination and Obstacle Management Service (ACOMS) system. For notification, please visit the CAA website. Once crane notification has been received from the CAA, Cambridge Airport will assess and issue the necessary crane permit. No cranes should operate on site until a crane permit has been issued. Specific CAA guidance for crane lighting/markings can be found on the CAA website.		
7.	Archaeology	In respect of Condition 40 Partial discharge of the condition can be applied for once the fieldwork at Part c) has been completed to enable the commencement of development. Part d) of the condition shall not be discharged until all elements have been fulfilled in accordance with the programme set out in the WSI.		

8.	Foul Water Advice	Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 6066087.		
9.	Foul Water Advice	Protection of existing assets - If a public sewer is shown on record plans within the land identified for the proposed development. 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.		

10.	Foul Water Advice	Building near to a public sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087.		
11.	Foul Water Advice	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.		