

Conditions suggested in the event the application is permitted (UDPATED VERSION 30.06.2025)

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shall be carried out in accordance with the approved documents, as listed below, save for where such details are superseded by further details being submitted to and approved in writing by the Local Planning Authority pursuant to the conditions attached to this permission.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)	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

		Design Code (Leonard Design Architects, dated November 2024).		
4.	Daylight/Sunlight/Overshadowing Report	Each reserved matters application must be accompanied by a daylight, sunlight and overshadowing (DSO) report which tests the DSO effects of each Building to which the reserved matters application relates in accordance with the relevant BRE Guidance: Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice (BR209 2022 Edition). Each such DSO report must set out the impacts on each identified window and room of all receptor properties and their gardens identified in the Illustrative Scheme results for VSC, NSL, APSH, Winter PSH and BRE 2-hour sunlight test (on 21 March), as set out in tables within appendices 2b, 3b, 4b and 5 to the DSO evidence prepared by eb7 and dated 27 May 2025 (the eb7 Appendices). It should include a full pack of neighbouring window referencing and NSL contour plots for room layout interpretation including neighbouring property reference locators.	Reason: To ensure the DSO effects of any reserved matters scheme are no greater than the modelled illustrative DSO effects.	

		The report must demonstrate, using the baseline and arrangement of neighbouring properties on which the results in the eb7 Appendices were derived, that the cumulative DSO effects of the development shall not amount to any greater Vertical Sky Component loss, No-Sky Line loss, Annual Probable Sunlight Hours loss, Winter Probable Sunlight Hours loss or BRE 2-hour sunlight test loss on 21 March to any of the identified windows and rooms of receptor properties, or their gardens, than those identified in the eb7 Appendices. The report must take into account the effects of any other Building(s) which have been granted reserved matters approval and, for any plots that have not, the illustrative footprint and position of the buildings shown for that Plot on the Illustrative Masterplan O-LDA-ZZ-XX-DR-A-08010 Rev P2.		
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. The Site Wide 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.	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
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	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

		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 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.	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	LHA & Cambridge City Environmental Health

		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 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.	Sustainable Design and Construction SPD 2020).	
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		e) Prior notice and agreement procedures for works outside agreed limits and hours. 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, dust monitoring and wheel washing measures in accordance with the provisions and recommendations of IAQM Guidance (as amended) for demolition and construction: j) Use of concrete crushers.		
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		k) Prohibition of the burning of waste on site during demolition/construction. l) Site artificial lighting during construction and demolition 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. s) Details of measures indicating how additional surface water runoff from that phase will be avoided during the construction works. t) Tree Protection Scheme. The development of each phase shall then be undertaken in accordance with the agreed relevant DCEMP.		
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9.	Biodiversity Net Gain	a) Prior to commencement of development (other than Enabling Works) on any phase, a site wide Biodiversity Gain Plan (BGP) shall be submitted to and approved in writing by the Local Planning Authority. The site wide BGP shall include the strategic approach to securing a minimum 20% net gain in biodiversity on-site, using the most up to date DEFRA metric. b) 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 demonstrating the following: i. A hierarchical approach to BNG focussing first on maximising on-site BNG; ii. Identification of the existing habitats and their	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
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		condition on-site and within receptor site(s); iii. 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; iv. 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. v. Monitoring data as appropriate to criterion d) shall be submitted to the local planning authority in accordance with DEFRA guidance and the approved monitoring period / intervals contained within the BGP. The details approved in each phase shall be implemented in full.		
10.	Biodiverse Roofs	Where a permanent building includes a biodiverse roof(s), details of the design and maintenance of that biodiverse	Reason: To ensure the development provides the maximum possible	Cambridge City Ecology

		(green, blue or brown) roof(s) shall be submitted to and approved in writing by the Local Planning Authority before development of that building above ground level. 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.	provision towards water management and the creation of habitats and valuable areas for biodiversity. (Cambridge Local Plan 2018 policy 31).	
11.	Contamination and Remediation Strategy	No development (except Enabling Works) of any phase shall commence until the 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)	Reason: To ensure that any contamination of the site is identified and appropriate remediation measures agreed in the interest of environmental and public safety (Cambridge Local Plan 2018 policy 33).	Cambridge City - Environmental Health

		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. The development of each phase shall then be undertaken in accordance with the agreed relevant strategies.		
12.	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 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.	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

13.	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
14.	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. All works will be undertaken in accordance with the approved MMP.	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
FLOODING & SURFACE WATER MANAGEMENT				
15.	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 including a timetable for implementation and full details of the maintenance/adoption has been submitted to and approved in writing by the Local Planning Authority. The surface water details for each phase shall be carried out in accordance with the approved details for that phase. Those elements of the surface water drainage	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 development, noting that initial preparatory and/or construction works may	Cambridge County Council – Lead Local Flood Authority

		system within that phase not adopted by a statutory undertaker shall thereafter be maintained and 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. An independent survey and/or report from an appropriately qualified person(s)/professional shall be submitted to the Local Planning Authority on completion of each phase (and before its adoption) confirming that the surface water drainage system has been installed in accordance with the approved details. Should any subsequent repairs or corrective works be required, these will be reported and completed to the satisfaction of the Local Planning Authority.	compromise the ability to mitigate harmful impacts. (Cambridge Local Plan 2018 policies 31 and 32).	
SUSTAINABLE DESIGN & CONSTRUCTION				
16.	Sustainability Statement, Energy Statement and BREEAM (including Water Efficiency)	a) All reserved matters applications for buildings shall be accompanied by a Sustainability Statement and an Energy Statement setting out	Reason: In the interests of reducing carbon dioxide emissions and addressing the serious water stress facing the area which	GCSP – Sustainable Design and Construction

		how they meet the targets and commitments set out within the approved site-wide documents following: • Sustainability Strategy, Revision 01 – 16 August 2024, Hoare Lea • Energy Strategy, Revision 01 – 16 August 2024, Hoare Lea. b) The Sustainability Statement submitted for each reserved matters application for buildings shall be accompanied by a BREEAM pre-assessment for approval by the Local Planning Authority. The pre-assessment shall demonstrate that all buildings to which the reserved matters application relates are capable of achieving a minimum of BREEAM excellent with at least 5 credits for Wat01, save that: (i) the pre-assessment shall show that any office floorspace within the reserved matters area shall be capable of achieving BREEAM outstanding with at least 5 credits achieved for Wat01; and	ensures 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).	
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		(ii) the BREEAM requirement shall not relate the multi-storey car park element of Building 10. The development shall be carried out in accordance with the approved details. c) Within six months following first occupation of each building, or as soon as reasonably practicable after occupation of each building, a post construction statement shall be submitted to the local planning authority confirming that the water efficiency provisions relating to that building as set out in relevant Sustainability Statement have been fully implemented in relation to that building shall be submitted to the Local Planning Authority. Such evidence shall demonstrate the achievement of no less than 5 Wat01 credits for the relevant building(s), as above.		
17.	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	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	GCSP – Sustainable Design and Construction

		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.	2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).	
OPERATIONAL DEVELOPMENT DESIGN				
18.	Noise Impact Assessment (Operational Stage)	Any reserved matters application for a phase including buildings and/or associated plant/equipment shall include a noise assessment and a scheme for the insulation/mitigation of the building(s) and/or associated plant/equipment in accordance with British Standard 4142: 2014 + A1: 2019. Plant noise shall be assessed at the nearest noise-sensitive residences. The approved scheme of noise insulation/mitigation shall be implemented in connection with a building before the relevant building is occupied and shall be 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
19.	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 include details of any artificial lighting of the relevant phase and an artificial lighting impact assessment with predicted	Reason: To minimise the effects of light pollution on the surrounding area (Cambridge Local Plan 2018 Policies 34, 57, 59, 70)	Cambridge City – Environmental Health

		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. Each approved lighting scheme shall be fully installed, maintained and operated in accordance with the approved details.		
20.	Commercial Extraction and Filtration (Operational Stage)	Prior to the use of any commercial floorspace, details of a scheme for the extraction and filtration of fumes and odours relating to that floorspace shall be submitted to and approved in writing by the Local Planning Authority. Each approved extraction / filtration scheme shall be fully installed, maintained and operated in accordance with the approved details.	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

21.	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
22.	Electric Vehicle Car Parking	Prior to the setting out 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 including details of the phase or phases in	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 Council's	Cambridge City – Environmental Health

		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 well as the provision of space for	adopted Air Quality Action Plan (2018) and Sustainable Design & Construction SPD (2020)	
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		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.		
23.	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, maintained and operated in accordance with the approved details.	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
CAMBRIDGE AIRPORT (OPERATIONAL SAFETY)				

24.	Submission of a Navigational Aids Impact Assessment (Buildings/Cranes)	Before any 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
25.	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 Planning Authority. The submitted plan shall include details of: - management of any flat/shallow pitched/green roofs on buildings within	Reason: It is necessary to manage any flat/shallow pitched roofs in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of Cambridge Airport. (Cambridge Local Plan 2018 Policy 37).	Cambridge City Airport

		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.		
26.	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				
27.	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	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	Cambridge County Council – Archaeology

		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 any resulting material and digital archives.	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.	
EAST WEST RAILWAY				
28.	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	Reason: To safeguard the delivery of East West Rail.	East West Railway Company Limited

		safeguarding area shall be included to be assessed in consultation with the East West Railway Company.		
DESIGN OF HARD AND SOFT LANDSCAPING				
29.	Hard and Soft Landscaping and Landscape Management and Maintenance	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 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 indicating the	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, 59, 70 and 71).	GCSP – Landscape Design

		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. g) details of any water features and ecological enhancements/mitigations; h) specifications and locations for all site furniture; i) Wayfinding (where relevant);		
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		j) Play equipment and their specifications (where relevant); and k) Landscape and ecological 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.		
30.	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.	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

		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 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).		
VEHICLE ACCESS AND PARKING DESIGN				
31.	Car and Cycle Parking Management Plan	All reserved matters applications for a phase which includes buildings shall be accompanied by a Phase Parking Management Plan relating to that phase. Each 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. Each approved Phase Parking Management Plan shall be implemented in accordance with its approved details.	Reason: In the interests of supporting enhanced travel facilities. (Cambridge Local Plan 2018 Policies 31, 80 and 82).	GCSP – Development Management Planning

32.	Commercial Waste Collection and Recycling (Operational)	No development (except for Enabling Works) shall commence on a phase until 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.	Reason: To ensure that the need for refuse and recycling is successfully integrated into the development. (Cambridge Local Plan 2018 Policy 57)	GCSP – Development Management Planning
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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.		