

**JOINT DEVELOPMENT CONTROL COMMITTEE (CAMBRIDGE FRINGE SITES) –
24th October 2018**

Addendum to Amendment/De-brief Sheet

CIRCULATION: Second

ITEM: 4

APPLICATION REF: C/5001/18/CC

Location: Trumpington Park And Ride Site, Hauxton Road, Cambridge, CB2 9FT

Target Date: 31 October, 2018

To Note:

Conditions:

References to the Construction Phases drawing within previously erroneously referred to Phase B instead of A. In addition, Condition 13 relating to Sustainable Drainage has been updated following dialogue between the applicant and City Sustainable Drainage Officer.

Amendments to Text:

The following paragraphs are amended as follows (new text in **bold**, deleted text ~~strikethrough~~):

- 2.4 The proposal would retain 544 cycle parking spaces - comprised of 242 Sheffield Stands (designed for 2 cycles each) and 60 cycle lockers. There is also a shared drop-off space for up to 10 ~~Ofe bikes~~ **(yellow bikes operated by a smartphone app that are charged on a half-hourly rate for use)**, although this is not included for in the overall cycle parking figures.

Pre-Committee Amendments to Recommendation: addition/ amendment of conditions 3, 7 and 13 and Informative 4 below:

RECOMMENDATION

APPROVE (C/5001/18/CC) subject to the following conditions:

Advisory Note

The Town & Country Planning (Development Management Procedure) (England) Order 2015 requires the Planning Authority to give reasons for the imposition of pre-commencement conditions. Conditions 6, 7, 8, 12 and 13 below all require further information to be submitted, or works to be carried out, to protect the environment and ensure sustainable methods of operation during the construction of the development and are therefore attached as pre-commencement conditions. The developer may not legally commence development on site until these conditions have been satisfied.

3. **Ecological Design Strategy**

No material operation shall take place (including any demolition, ground works, or site clearance) in phase **B A** (as detailed on plan 5020069/HW/CP/003 Rev. A) until the ecological design strategy (EDS) addressing both onsite mitigation and amphibian off site mitigation has been implemented in full, in consultation with the Biodiversity Officer at Cambridge City Council. The EDS shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

Reason: To ensure the protection of existing species and the ecological and biodiversity value of the area in accordance with policies 4/2, 4/3 and 4/8 of the Cambridge Local Plan (adopted July 2006), Policy NH/4 of the South Cambridgeshire Local Plan (adopted September 2018) and in line with National Planning Policy Framework (NPPF) paragraphs 174 and 175. The Ecology Design Strategy detail will need to be implemented ahead of any construction within phase B of the application site.

7. Lighting Assessment

No car parking spaces within phase **B A** (as detailed on plan 5020069/HW/CP/003 Rev. A) shall come into use until an artificial lighting scheme has been submitted to and approved in writing by the County Planning Authority. The scheme shall include an artificial lighting impact assessment which shall include horizontal and vertical isolux contour plans, light levels into windows and predicted source intensity / luminaire intensity at receptors to demonstrate levels of glare. Artificial lighting on and off site must meet the Obtrusive Light Limitations for Exterior Lighting Installations contained within the Institute of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Light - GN01:2011 (or as superseded).

The approved lighting scheme shall be installed, operated and thereafter retained in accordance with the approved details / measures.

Reason: In the interests of amenity in accordance with Policies 3/11 and 4/15 of the Cambridge Local Plan (adopted July 2006) and Policy SC/9: Lighting Proposals of South Cambridgeshire Local Plan (adopted September 2018).

13. Surface Water Drainage Maintenance and Management Scheme

No Material Operation shall be carried out **within phase A** (as detailed on plan 5020069/HW/CP/003 Rev. A) until details of the maintenance and management of the surface water drainage scheme have been submitted to and approved in writing by the County Planning Authority. The submitted details shall identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. The plan shall also clarify the access that is required to each surface water management component for maintenance purposes.

The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details and management and maintenance plan.

Reason: To prevent the increased risk of flooding, to protect water quality, improve habitat and amenity, and to ensure that the drainage and flood risk implications of developments are mitigated in accordance with policies 4/6 and 4/16 of the Cambridge Local Plan (adopted July 2006) and Policy CC/8 of the South Cambridgeshire Local Plan (adopted September 2018). Elements of the surface water drainage arrangements may need to be installed in an early part of the construction phase so the scheme must be in place before development starts.

Informatives

4. Surface Water Drainage

In addition, they ~~must~~ **should** not be constructed in ground affected by contamination and if the use of deep bore soakaways is proposed, the EA would wish to be re-consulted. The proposals will need to comply with EA Groundwater protection position statements G1 and G9 to G13.

