



# **JOINT DEVELOPMENT CONTROL COMMITTEE: CAMBRIDGE FRINGES**

## **Membership**

**Cambridge Council:** Cllrs Blencowe (Vice-Chair), Dryden, Reid, Smart and Tucker, Alternates: Marchant-Daisley and Tunnacliffe

**Cambridgeshire County Council:** Cllrs Kenney, Orgee, Pegram and Shepherd, Alternates: Brooks-Gordon and Reynolds

**South Cambridgeshire District Council:** Cllrs Bard (Chair), Corney, Harford, Kindersley, Nightingale and Shelton, Alternates: Lockwood and Wotherspoon

**Date:** Wednesday, 11 July 2012  
**Time:** 10.30 am  
**Venue:** Committee Room 1 & 2 - Guildhall  
**Contact:** Martin Whelan **Direct Dial:** 01223 457013

## **AGENDA**

### **1 APOLOGIES**

To receive any apologies for absence.

### **2 DECLARATIONS OF INTEREST**

Members are asked to declare at this stage any interests that they may have in an item shown on this agenda. If any member of the Committee is unsure whether or not they should declare an interest on a particular matter, they should seek advice from the Head of Legal Services **before** the meeting.

### **3 MINUTES** (*Pages 1 - 6*)

- 4 BRIEFING - SUB-REGIONAL TRANSPORT MODEL AND APPLICATION TO NORTH WEST CAMBRIDGE DEVELOPMENT**
- 5 07/0003/OUT - LAND BETWEEN HUNTINGDON ROAD AND HISTON ROAD CAMBRIDGE CB3 0LE & S/0001/07/F - LAND WEST OF HISTON ROAD CAMBRIDGE** *(Pages 7 - 48)*

### **Voting Rights of Members and Quorum for This Item/Application:**

All members of the Joint Development Control Committee are entitled to vote on these items/applications. The quorum for the Committee comprises 3 members of Cambridge City Council, 3 members of South Cambridgeshire District Council and 2 members of Cambridgeshire County Council.

### **Speaking at the Committee by Other Members of the Councils**

A member of any of the councils who is not a member of the committee or a member of a parish council (in respect of applications relating to sites in their own parish) may speak at a meeting of the committee at the request or with the permission of that committee or of its Chair made or obtained before the meeting. Such request or permission shall specify the matters in respect of which the member shall be permitted to speak.

### **Information for the Public**

**Location** The meeting is in the Guildhall on the Market Square (CB2 3QJ).

Between 9 a.m. and 5 p.m. the building is accessible via Peas Hill, Guildhall Street and the Market Square entrances.

After 5 p.m. access is via the Peas Hill entrance.

All the meeting rooms (Committee Room 1, Committee 2 and the Council Chamber) are on the first floor, and are accessible via lifts or stairs.

**Public Participation** Some meetings may have parts, which will be closed to the public, but the reasons for excluding the press and public will be given.

Members of the public who want to speak about an application on the agenda for this meeting may do so, if they have submitted a written representation within the consultation period relating to the

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application and notified the Committee Manager that they wish to speak by **12.00 noon on the day before** the meeting.

Public speakers will not be allowed to circulate any additional written information to their speaking notes or any other drawings or other visual material in support of their case that has not been verified by officers and that is not already on public file.

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<http://www.cambridge.gov.uk/public/docs/Having%20your%20say%20at%20meetings.pdf>

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### **Representations on Planning Applications**

Public representations on a planning application should be made in writing (by e-mail or letter, in both cases stating your full postal address), within the deadline set for comments on that application. You are therefore strongly urged to submit your representations within this deadline.

The submission of late information after the officer's report has been published is to be avoided.

A written representation submitted to the Environment Department by a member of the public after publication of the officer's report will only be considered if it is from someone who has already made written representations in time for inclusion within the officer's report. Any public representation received by the Department after 12 noon two business days before the relevant Committee meeting (e.g by 12.00 noon on Monday before a Wednesday meeting; by 12.00 noon on Tuesday before a Thursday meeting) will not be considered.

The same deadline will also apply to the receipt by the Department of additional information submitted by an applicant or an agent in connection with the relevant item on the Committee agenda (including letters, e-mails, reports, drawings and all other visual material), unless specifically requested by planning officers to help decision-making.

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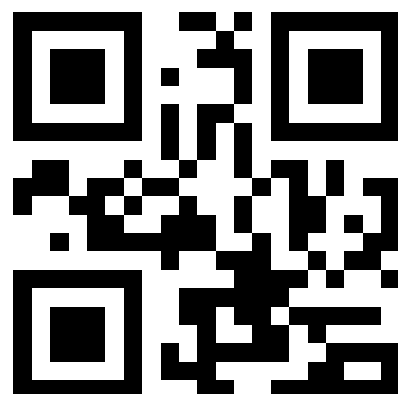
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**JOINT DEVELOPMENT CONTROL COMMITTEE: CAMBRIDGE FRINGES**

13 June 2012

10.30 - 11.00 am

**Present:** Councillors Blencowe, Dryden, Reid, Smart, Tucker, Shepherd, Corney, Harford, Kindersley, Nightingale, Shelton, Reynolds and Wotherspoon

**Officers Present:**

Ann Barnes (Principal Planning Officer – County)

Sharon Brown (New Neighbourhoods Development Manager – City)

Patsy Dell (Head of Planning Services – City)

Ian Dyer (Highways Officer - County)

Penny Jewkes (Legal Advisor – City)

Martin Whelan (Committee Manager– City)

**12/27/JDCC Election of Chair and Vice Chair, Plus Nomination of Spokes**

The Committee Manager opened the meeting and invited nominations for Chair.

The following nominations were received

- Councillor Reid proposed by Councillor Smart
- Councillor Bard proposed by Councillor Shelton

On a show of hands, Councillor Bard was elected by 7 votes to 6 votes.

Due to the absence of the Chair, the Committee Manager invited nominations for Vice Chair.

The following nominations were received

- Councillor Reid proposed by Councillor Smart
- Councillor Blencowe proposed by Councillor Dryden

On a show of hands, Councillor Blencowe was elected by 7 votes to 6 votes.

The committee noted the appointments of the three councils for the role of spokes.

- Cambridge City Council – Councillor Reid
- Cambridgeshire County Council – Councillor Kenney
- South Cambridgeshire District Council – Councillor Corney

**12/28/JDCC Apologies**

Apologies were received from

Cambridge City Council	None
Cambridgeshire County Council	Councillors Kenney, Orgee and Pegram
South Cambridgeshire District Council	Councillor Bard

**12/29/JDCC Declarations of Interest**

Councillor Kindersley	12/30/JDCC	Personal – County Councillor for the area including Trumpington Meadows.
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**12/30/JDCC Minutes**

The minutes of the meeting held on 16<sup>th</sup> May 2012 were approved.

**12/31/JDCC C/5001/12/CC Fawcett County Primary School, Alpha Terrace, Trumpington**

The committee received an application for the erection of 6 Bay Mobile Classroom and 1 Bay Toilet until end of August 2017, and erection and



permanent retention of 30 space cycle shelter at Fawcett County Primary School, Alpha Terrace, Trumpington.

The committee noted the amendment sheet, which made the following changes to the office recommendation.

The first sentence of Para 7.3 amend to read:

'Further discussion has clarified that the objection raised by Highways Development Control can be addressed if two child crossing signs were placed 10 metres in front of the entry gate to the CPD Centre, and two further signs placed approximately 10 metres inside the facility (to be viewed by traffic leaving the Centre).'

Para 7.4, amend to read:

'Highways Development Control has also requested an additional planning condition to be attached in the interests of Highway Safety, this relates to keeping the manoeuvring area free of obstruction.'

Lisa Skinner (agent for the applicant) addressed the committee in support of the application.

Members sought clarification on the following issues

- i. Would the route from the classrooms to the toilet block be covered? The representative of the County Council advised that it was likely to be an open un-covered ramp. Some Members expressed concern about the appropriateness of this arrangement although it was also noted that the distance between the two buildings was very short.
- ii. Pre-existing traffic problems in the immediate vicinity of the application were highlighted, and it was strongly suggested that this should be considered in the determination of the application. The County Council Highways Officer explained that it was projected that the proposals in the application would not have a significant negative effect on traffic issues in the area. The County case officer also explained that the additional classrooms would accommodate a maximum of 60 children.

The committee resolved (unanimously) to:

Approve subject to

- The conditions as per the committee report with the following amendments

The first sentence of Para 7.3 amend to read:

'Further discussion has clarified that the objection raised by Highways Development Control can be addressed if two child crossing signs were placed 10 metres in front of the entry gate to the CPD Centre, and two further signs placed approximately 10 metres inside the facility (to be viewed by traffic leaving the Centre).'

Para 7.4, amend to read:

'Highways Development Control has also requested an additional planning condition to be attached in the interests of Highway Safety, this relates to keeping the manoeuvring area free of obstruction.'

## **Reasons**

The proposed mobile classrooms and toilets are needed in the short term to accommodate the school children who will in due course attend the new Trumpington Meadows School; and in the medium term to cater for the forecast rise in pupil numbers pending the permanent extension of Fawcett School.

In summary, the proposal is in accordance with national planning guidance and the Development Plan, including local parking and cycle standards. The scale and nature of the mobile classrooms are not out of context with their setting, and visual impact will be minimal. No local objections have been raised by neighbours, and the safety concerns raised by the County Councils Highways Development Control service can be satisfied through a relevant scheme and planning condition. It is concluded that there are no outstanding land use planning reasons, which have not been satisfactorily addressed, and it is therefore recommended that this planning application be approved.

The meeting ended at 11.00 am

**CHAIR**

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## JOINT DEVELOPMENT CONTROL COMMITTEE

Report by: Head of Planning Services

<b>Application Number</b>	07/0003/OUT	<b>Agenda Item</b>	
<b>Date Received</b>	19 December 2006	<b>Officer</b>	M Ovenden
<b>Target Date</b>	20 March 2007		
<b>Parishes/Wards</b>	Arbury and Castle		
<b>Site</b>	Land Between Huntingdon Road And Histon Road Cambridge CB3 0LE		
<b>Proposal</b>	Mixed use development comprising up to 1593 dwellings, primary school, community facilities, retail units (use classes A1, A2, A3, A4 and A5) and associated infrastructure including vehicular, pedestrian and cycleway accesses, open space and drainage works.		
<b>Applicant</b>	David Wilson Homes and consortium of land owners comprising NIAB, Christ's College, Sidney Sussex College, St Catherine's College, Chivers family and Chivers Farms Ltd.		
<b>Recommendation Application Type</b>	Approval with S106 & conditions Major (Large scale)	<b>Departure: No</b>	

<b>Application Number</b>	S/0001/07/F	<b>Agenda Item</b>	
<b>Date Received</b>	3 January 2007	<b>Officer</b>	J Ayre
<b>Target Date</b>	20 March 2007		
<b>Parishes/Wards</b>	Impington		
<b>Site</b>	Land west of Histon Road Cambridge		
<b>Proposal</b>	Formation of vehicular, pedestrian and cycleway access from Histon Road to serve the urban extension of the city between Huntingdon and Histon Road, Cambridge, together with drainage and landscaping works.		
<b>Applicant</b>	David Wilson Homes and consortium of land owners comprising NIAB, Christ's College, Sidney Sussex College, St Catherine's College, Chivers family and Chivers Farms Ltd.		
<b>Recommendation Application Type</b>	Approval with S106 & conditions Major (Small scale)	<b>Departure: No</b>	

The above applications are reported to the Planning Committee for determination in accordance with the Scheme of Delegation for the Joint Development Control Committee for the Cambridge Fringes

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## APPENDICES

### Ref Title

- A Site Boundary plan
- B Copy of Agent's letter referring to NPPF
- C Proposed conditions 07/0003/OUT (amended)
- D Proposed conditions S/0001/07/F (amended) – to be attached to 'Amendment Sheet'

## 1. PURPOSE OF REPORT

- 1.1 This report provides an update on the NIAB1 outline application and the related full application for the access to Histon Road that have been to the Joint Development Control Committee (JDCC) on two previous occasions. It assesses the proposal in the light of recent policy changes and takes the opportunity to address other matters that have changed since the application was last considered by the JDCC.

## 2. BACKGROUND

- 2.1 The outline application for the mixed use development - *comprising up to 1593 dwellings, primary school, community facilities, retail units (use classes A1, A2, A3, A4 and A5) and associated infrastructure including vehicular, pedestrian and cycleway accesses, open space and drainage works* – was submitted to the City Council in December 2006.
- 2.2 The related full application for the access - *Formation of Vehicular, Pedestrian and Cycleway Access Road from Histon Road to serve the Urban Extension of the City between Huntingdon Road and Histon Road, Cambridge, together with Drainage and Landscaping Works* – was submitted to South Cambridgeshire District Council on 3 January 2007.

- 2.3 The applications were first reported to the JDCC in July 2010 and received a resolution for approval subject to conditions and completion of a S106 Agreement ([see committee report](#) and minutes of the meeting for full details).
- 2.4 In August 2011 the applications (decision still not issued due to on going S106 negotiations relating to the main part of the site) were reported back to the JDCC to reconsider the wording of a condition on the draft permission relating to a limit on the number of occupations allowed before works to A14, in the context of additional information ([see committee report](#) and minutes of the meeting for full details).
- 2.5 As a result of ongoing negotiations relating to the S106 agreement, the applications remain undetermined. Although there have not been any significant amendments to the applications or S106 provision, the applications are being reported back to committee for a number of updates as summarised below:
- 2.6 This report covers four key issues:
- To ensure that the decisions take into account changes in planning policy since the original JDCC resolution, in particular the National Planning Policy Framework (NPPF) published at the end of March 2012.
  - To take into account evolving standards of energy efficiency and their application to new buildings
  - To add an additional condition relating to provision of fire hydrants as a result of a request from the Fire Service.
  - To provide an update on the issues covered by the S106 agreement.
- 2.7 This report should be read in conjunction with the committee reports to the JDCC in July 2010 and August 2011. These papers are not reproduced here but can be found using the links in sections 2.3 and 2.4 above.

### **3. THE PROPOSALS**

- 3.1 The proposals remain unaltered from that previously considered by the committee and described in paragraph 2.1 and 2.2 above.

### **4. PUBLICITY**

- 4.1 South Cambridgeshire District Council officers have been involved in drafting this report. The main consultees and residents who have previously written to the City Council about the application, have been notified about this report.

### **5. POLICY CHANGES**

- 5.1 Since the committee last considered the application there have been changes in policy. These are listed below and considered in section 8 'Assessment'.

#### **Central Government Policy**

- 5.2 The key change in Government Policy has been the publication of the new National Planning Policy Framework (NPPF). This was published on 27

March 2012 and came into force the same day. The NPPF is intended to streamline national planning policy and provide a clearer, simpler, more coherent framework that is easier to understand and put into practice. It replaces all Planning Policy Planning Statements (PPSs) and Planning Policy Guidance Notes (PPGs) and related supplements, Mineral Policy Statements and Mineral Planning Guidance (MPSs and MPGs), Circular 05/2005: Planning Obligations, a Circular only relating to London and twelve letters to Chief Planning Officers (giving advice on planning matters).

- 5.3 The NPPF is a material consideration in this application, particularly because the recommendation and resolution explicitly took into account a number of now revoked PPGs and PPSs and Circular 05/2005: Planning Obligations. The list of national policy documents referred to in the committee report and now revoked is given in the table below.

PPS1	Delivering Sustainable Development (2005)
PPG2	Green Belts (1995)
PPS3	Housing (2006) [later revised]
PPS9	Biodiversity and geological conservation (2005)
PPS10	Planning for Sustainable Waste Management (2005)
PPS12	Local Spatial Planning (2008)
PPG13	Transport (2001)
PPG15	Planning and the Historic Environment (1994) †
PPG16	Archaeology (1990) †
PPG17	Planning for Open space, Sport and recreation (2002)
PPS22	Renewable Energy (2004)
PPS23	Planning and Pollution Control (2004)
PPG24	Planning and Noise (1994)
PPS25	Development and Flood Risk (2006) [later revised]
Circular 05/2005	Planning Obligations

† later replaced by PPS5 Planning for the Historic Environment (2010) – also revoked by NPPF.

- 5.4 The relevance of the NPPF is considered in section 8 ‘Assessment’ below.

### **Regional Planning**

- 5.5 Prior to the committee’s original consideration of the application the coalition Government indicated its intention to abolish Regional Strategies – including the East of England Plan. Since then the Localism Act (2011) has been enacted which gives the Secretary of State the power to repeal Regional Strategies. This is subject to the outcome of environmental assessments and will not be taken until the Secretary of State and Parliament have considered the findings of the assessments. This process has not been completed and at the time of drafting this report the Regional Strategy remains part of the Development Plan - but as previously reported it should be afforded limited weight. Therefore there is no change to this particular aspect of the application. If the situation changes prior to the committee meeting this will be reported.

### **Cambridge Local Plan 2006 (07/0003/OUT)**



5.6 The following local plan policies listed in the original committee report appendices have been revoked:

3/5 Mixed use development

4/16 Development and flooding

9/7 Land between Madingley Road and Huntingdon Road

5.7 Policies 3/5 and 4/16 were revoked because they duplicated national policy (now deleted as a result of the NPPF). The University Site Area Action Plan replaced policy 9/7. The revocation of these three policies does not materially affect the consideration of this application.

## **6. CONSULTATIONS**

### **Planning Policy (City Council)**

6.1 Overall, the Local Plan (2006) is compliant with the NPPF, with limited areas where the Plan is silent, or there is conflict. Where this does occur, it is on the basis that a new concept, initiative or change in policy direction at a national level has been introduced since adoption in 2006. Where this is the case, these issues are being addressed through the current review of the Local Plan. None of the few items where the Plan is silent, or there is conflict with the NPPF are material to this proposal.

### **Sustainability Officer (City Council)**

6.2 The development has been delayed and during this time other growth sites have come forward. Many developers are delivering all housing at Level 4 (or in some circumstances higher). Level 4 should be the requirement here too. This approach is also consistent with the Local Plan Issues and Options consultation, and our climate change evidence base.

### **South Cambridgeshire District Council**

6.3 SCDC has been informed about this report and any comments received will be reported.

## **7. REPRESENTATIONS**

### **Cambridgeshire Fire and Rescue Service**

7.1 Request application of condition requiring the provision of fire hydrants in the development.

7.2 None other representations have been received since last committee report. Any further comments received will be reported.

## **8. ASSESSMENT**

### **8.1 Changes of Planning Policy**

#### **National Planning Policy Framework (NPPF)**

8.2 The NPPF will be assessed in this section.

### **General comments**

8.3 The NPPF confirms that the central principle of the planning system remains unaltered – that planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise. It is a positive document, states that sustainable development should normally be permitted but sets out the Government's requirements only so far as it feels it necessary to do so. It recognises the interrelated roles of planning i.e. its economic, social and environmental roles and in particular points to the need to widen the choice of high quality homes. It encourages effective use of land, promotes housing delivery, good design, mixed use development and making the fullest possible use of public transport, walking and cycling.

8.4 It emphasises that local planning authorities should have an up to date plan in place. The Cambridge Local Plan was adopted in 2006 and in so far as is relevant to this application is considered to be up to date. In general terms the whole document is relevant to the proposal but particular aspects stand out. These include promoting sustainable transport, delivering a wide choice of high quality homes and requiring good design. A reoccurring theme is that planning authorities should be positive, proactive and encouraging and not act as an impediment to sustainable development.

8.5 The NPPF explains the Government's approach to sustainable development in thirteen sections. These are examined below although some are more relevant to the development than others.

### **1 Building a strong, competitive economy**

8.6 This section exhorts planning authorities to plan positively; encouraging sustainable economic growth, identifying strategic sites and avoid retaining employment allocations where there is no reasonable prospect of sites being developed for that purpose. The NIAB1 site has been allocated for a largely residential development in the local plan and policy 9/8 ('Land between Huntingdon Road and Histon Road') proactively encourages the site to be developed for a predominantly residential mixed use scheme. There are no redundant employment allocations on the site.

### **2 Ensuring the vitality of town centres**

8.7 The proposed retail element of the scheme would be there to provide top up shopping for residents of the site and closeby. The proposed retail floorspace is 1800 sqm (1 supermarket of 1200sqm + 6 retail units of 100sqm) i.e. below the default 2,500 sqm threshold that the NPPF considers requires a retail impact assessment. This situation has not been affected by the NPPF.

### **3 Supporting a prosperous rural economy**

8.8 This policy area has no direct relevance to the proposal.

### **4 Promoting Sustainable Transport**

- 8.9 The NPPF promotes the creation of mixed use developments to limit the need to travel and requires the provision of transport assessments. The proposed NIAB1 development is mixed use providing school, retail, community facilities (open space, playing fields, library and meeting rooms) and is supported by a traffic assessment. The development permits controlled use of private cars, utilising maximum car parking standards and seeks to encourage use of other forms of transport. It provides for the use of public transport and walking and cycling facilities. For example there is a bus route proposed to run through the site between the Huntingdon and Histon Roads. The parameter plans identify safe and secure cycling and walking routes that will be incorporated into the development.

### **5 Supporting high quality communications infrastructure**

- 8.10 This section relates to proposals to extend or enhance telecommunications systems including those normally allowed as permitted development. It has no direct relevance to the proposal.

### **6 Delivering a Wide Choice of High Quality Homes**

- 8.11 The NPPF requires local authorities to plan to meet realistically assessed local requirements and identify local sites that are deliverable. This site was allocated in the local plan adopted in 2006 and there is no reason why it should not be deliverable. Developments should deliver a wide choice of high quality homes, be mixed, inclusive and sustainable. This development is for up to 1593 dwellings of various types, both private and affordable (managed by a Register Provider). The details of layout and design do not form part of this outline application.

### **7 Requiring Good Design**

- 8.12 *“The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.”* It continues *“Local planning authorities should consider using design codes where they could help deliver high quality outcomes.”* Design Codes are used as a key tool for improving quality on the growth sites and NIAB1 is no exception. Negotiations on the evolving Design Code are on going and in due course it will come to the JDCC for consideration. The NPPF makes reference to design review panels and it is likely that some of the large residential reserved matters applications and key non residential buildings will go through this process. An example is the proposed primary school.

### **8 Promoting healthy communities**

- 8.13 The NPPF encourages the creation of inclusive neighbourhoods and shared community facilities including open space and sports facilities developed through community involvement. This development is a new mixed use neighbourhood with community facilities developed through community input during the local plan process, outline application, continuing through design

coding and reserved matters applications. This situation has not been affected by the NPPF.

## **9 Protecting Green Belt land**

- 8.14 The site was formerly part of the designated greenbelt but as part of its allocation for development in the 2006 Cambridge Local Plan it was removed the greenbelt. This situation has not been affected by the NPPF.

## **10 Meeting the challenge of climate change, flooding and coastal change**

- 8.15 The NPPF does not materially change the planning issues considered under this heading. It recognises the role that planning has to play in securing radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable and low carbon energy and associated infrastructure. Where local planning authorities look to set standards for the sustainability of new buildings, this should be in a way that is consistent with the Government's zero carbon buildings policy and adopt nationally described standards. This matter is addressed in the section 'Climate Change and Efficiency of buildings' (8.22 onwards).
- 8.16 The proposal has been subject to a flood risk assessment which looks both at its potential to suffer flooding itself but also of flooding elsewhere due to water displacement. The assessment has concluded that it is not as site that is subject to flooding and subject to use of SUDS (Sustainable Urban Drainage System) will not give rise to flooding elsewhere.

## **11 Conserving and enhancing the natural environment**

- 8.17 Much of the site has been used for intensive crop trials and therefore its potential as a habitat is limited. The parameter plans show much of the existing hedgerows to be retained partly for reasons of biodiversity. Various landscape works and the provision of sustainable drainage is likely to improve the site's ecological value. This situation has not been affected by the NPPF.

## **12 Conserving and enhancing the historic environment**

- 8.18 The site has no listed buildings and does not lie in or adjacent to a Conservation Area. There is one building of the site of local interest and that is the sports pavilion. This is being retained as part of the development. This situation has not been affected by the NPPF.

## **13 Facilitating the sustainable use of minerals**

- 8.19 This policy area has no direct relevance to the proposal.

## **Conclusion on NPPF**

- 8.20 The applicant has commented particularly with regard to the impact of the NPPF on the proposal. The agent's letter is provided as Appendix B. In

summary it is the applicants' belief that the proposal remains acceptable in the context of the NPPF.

- 8.21 The JDCC is asked to agree that the proposed development is in accordance with the NPPF and there are no material changes introduced by the NPPF that would alter the resolution to approve the applications.

### **Other planning issues**

#### **Climate Change and Efficiency of Buildings**

- 8.22 The City Council is reviewing its local plan - the Issues and Options Report is currently out on consultation (15 June to 27 July 2012). As part of the work towards the new local plan the Council is reviewing the environmental standards that will be required for new buildings. Potentially future policies will require greater levels of energy and water efficiency. The Council's climate change evidence base for the review of the Local Plan, in the form of the Decarbonising Cambridge Study, included an assessment of the viability of developing new planning policy requiring specific levels of the Code for Sustainable Homes to be delivered as part of all new major housing developments. This study recommends that Level 4 of the Code for Sustainable Homes be sought, and this option is being consulted on as part of the Issues and Options Report.
- 8.23 It is noted that under the Government's current plans new dwellings would be required by the Building Regulations (Part L) to comply with Zero Carbon Homes policy from 2016. The Government recently consulted on the future of the Building Regulations and anticipates standards being raised by October 2013, to get new development closer to the zero carbon target. Experience from the other growth sites is that developers are increasingly looking towards achieving Level 4 of the Code across all housing tenures, with some sites also delivering an element of Code Level 5. In some cases, an uplift in the Level of the Code for Sustainable Homes sought has been written into the condition, so that after a set number of market homes have been delivered at Level 3 of the Code, this level then rises to 4.
- 8.24 The timescale for delivering this development has slipped significantly. The application was submitted in December 2006. The Design and Access Statement (2009 revised) refers in section 5 'Implementation and phasing' to a "realistic and achievable" start on site during 2009 and an initial completion rate of 200 a year rising to a consistent 350 completions a year thereafter. It predicted the completion of the development within six years (i.e. 2013/14). The development of most of the NIAB1 frontage site (subject to a separate permission) is likely to be complete by the end of 2012 but the development of this main site has slipped to such an extent that the first tranche of completions is now unlikely before late 2013. Given the same rate of build that would mean that the development would not be complete until 2017/8.
- 8.25 Therefore to require only Level 3 of the Code for Sustainable Homes, would not be in keeping with planning's role in securing radical reductions in greenhouse gas emissions, or the step changes towards Zero Carbon Homes. The Affordable Housing element of the NIAB1 scheme will need to be delivered at a minimum of Level 4 of the Code. As such it is considered

that a minimum of Level 4 of the Code should be required across the site, with energy efficiency standards rising to meet Zero Carbon Homes policy when this comes into force through Building Regulations in 2016. It is therefore proposed that draft conditions 28 and 29 be revised to require code level four and meet prevailing local efficiency standards that are adopted following local plan review. See Appendix C (page 9 –10) for wording.

### **Provision of Fire hydrants**

- 8.26 Since the application was last considered by the JDCC, a request has been received from the Fire Service to require the provision of fire hydrants in Major developments. Officers consider that the matter can be dealt with by planning condition and there is a policy basis for doing so. The recommended condition is provided in Appendix C below.

### **Delay**

- 8.27 It is now almost two years since the applications first came to the JDCC. Protracted negotiations have had to deal with a number of complex issues affecting the NW quadrant. Considerable progress has been made over the last 6 weeks but if officers judge that there is stalling of the S106 process the application will be reported back to the JDCC for determination.

### **Provision of primary education**

- 8.28 NIAB1 is estimated to generate a requirement for a 2.4 form entry primary school. This is larger than the County Council's normal preferred size of primary school – 2 form entry. The development of NIAB2 will also generate a need for primary education provision.
- 8.29 At the time of the original JDCC report the committee was informed that it was proposed to provide two primary schools – one on NIAB1 and the other of NIAB2 – each of two form entry. However as NIAB2 had yet to be the subject of a planning application the possibility that it would never come forward could not be discounted. Therefore S106 negotiations contained an either/or provision – two 2 form entry primary schools or one three form entry school on NIAB1 if the NIAB2 did not come forward. A three form entry primary school would require more land and core facilities than a two form entry school. The additional land (0.7 hectare) that would increase the school site sufficiently to allow room for a three form entry would be safeguarded until such time as the provision of the primary school at NIAB2 was certain. If the additional land is not needed by the school it would become available for other development – most likely residential.
- 8.30 Since then the outline application for developing the University site has been submitted. That development also includes a primary school. This has resulted in a complex situation for the County Council to consider in relation to the appropriate size and timings of primary schools within each of the three north west quadrant sites. An additional complexity has been the changing development programme for NIAB1 and the University site. The NIAB2 programme remains uncertain.

8.31 Following a decision by County Council's senior officers its position is now of the view that there are no circumstances under which it would require a school larger than two form entry on NIAB1. It no longer wishes to have the either/or provision in the S106 but instead commit itself to the provision of two schools. The fall back position is that the County Council will provide a smaller (one form entry) school on land at NIAB2 should the housing at NIAB2 not come forward. The JDCC is asked to note this change in primary education strategy for the development.

### **Other S106 matters – Health Centre**

8.32 The heads of terms for the S106 agreement contained a requirement for provision of the health centre building or payment of monies for a health centre at 1000 occupations. The position has evolved so that it is now proposed to provide the building and do so at 500 occupations.

## **9. CONCLUSION**

9.1 The proposed development, subject to conditions and the S106 agreement, remains acceptable in planning terms despite changes in material considerations since the committee's last decision.

## **10. RECOMMENDATION**

### **1) JDCC is asked to agree:**

- i) that the development is in conformity with the NPPF subject to conditions listed in Appendix C attached to this report and the S106 Agreement
- ii) to put an additional condition on the outline permission requiring the provision of fire hydrants (condition 74)
- iii) the committee agrees to the changes in wording of the energy efficiency conditions (condition 28 and 29)

### **2) JDCC is asked to note:**

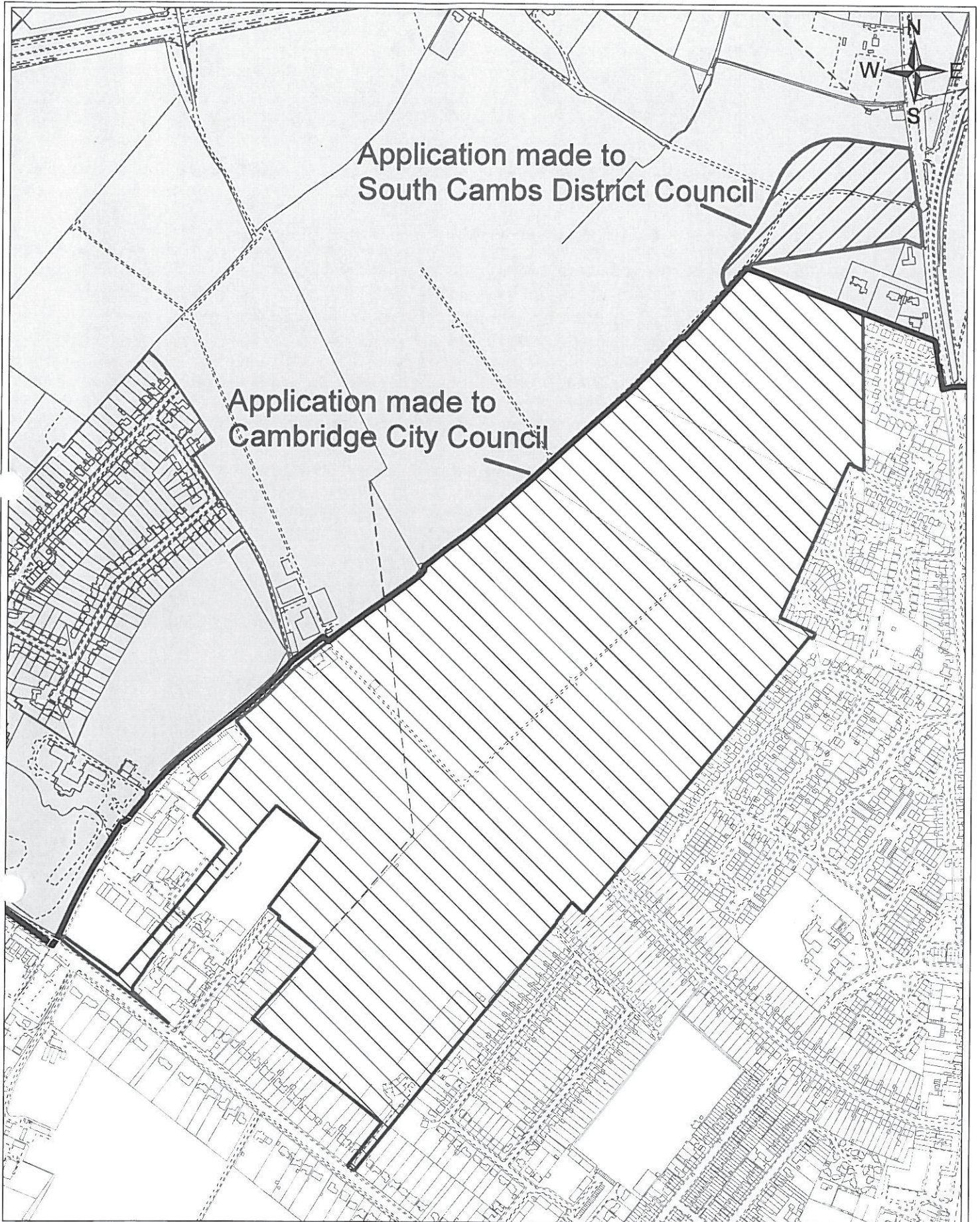
- i) the amended County Council strategy for primary school provision
- ii) the progress so far on the S106 agreement and that officers will report this back to the JDCC for determination if there is a future stalling of progress

### **Background papers**

- Application file 07/0003/OUT
- Application file S/0001/07/F
- Committee report (JDCC) July 2010
- Committee report (JDCC) August 2011

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**Map showing applications made to both Cambridge City Council & South Cambs District Council for the "NIAB" site.**

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Date:	09/01/07
Produced by:	James Wilson
Section/Department:	Policy & Projects, Environment & Planning
Scale:	1:6,500

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e: Marcia.whitehead@bidwells.co.uk  
Date: 24 May 2012



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Dear Sharon

**Mixed Use Development comprising up to 1593 dwellings, primary school, community facilities, retail units (Use Classes A1, A2, A3, A4 & A5) and associated infrastructure including vehicular, pedestrian and cycleway accesses, open space and drainage works. NIAB 1, Land between Huntingdon Road and Histon Road, Cambridge.**

Following our recent discussions I write to confirm, on behalf of my clients, Barratt Eastern Counties and the North West Cambridge Consortium of landowners, our position regarding the content of the planning application reference number C/07/0003/OUT which has been considered by your Council and awaiting completion of the required Section 106 planning obligation in the context of the publication on 27 March 2012 of the National Planning Policy Framework (NPPF).

In essence and in summary, having reviewed in full the content of the planning application and the advice contained within the NPPF, no issues arise which need your Council to reconsider in any way its Decision in relation to the application.

NPPF does not change the basic planning law premise that any application for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise. In this respect, the Cambridge City Local Plan was formally adopted in July 2006 and contains a variety of policies which the application is in full compliance with. In particular, Policy 9/8, Land between Huntingdon Road and Histon Road, details how the site, now known as NIAB 1, should be brought forward and the application as considered by your Authority complies with that policy in full.

Sustainable development lies at the heart of the adopted Cambridge Local Plan and identifies the policies and proposals for development through to 2016. The Local Plan therefore remains relevant and is not outdated in respect of either the specifics of the application site being developed or the wider housing and economic growth strategy which has been advocated and adopted for many years across the Cambridge and wider Cambridgeshire growth area. The Council have now embarked upon a review of the Local Plan which at this stage, continues to identify the NIAB 1 site as an area for development and proceeds to identify a range of growth options to enable the City to continue to grow and meet local, national and indeed world wide economic aims.

Paragraph 14 of the NPPF identifies the presumption in favour of sustainable development which lies at the heart of the NPPF which, in relation to decision taking is identified as being two-fold.

1. Approving development proposals that accord with the Development Plan without delay; and



2. Where the Development Plan is absent, silent or relevant policies are out of date granting planning permission unless adverse impacts outweigh identified benefits or specific policies in the NPPF indicate development should be restricted.

In relation to the 3 dimensions to sustainable development identified at paragraph 7 of the NPPF namely the economic, social and environmental roles, these are fully dealt with through the NIAB 1 application submission and are addressed below in the remainder of this letter.

The NPPF identifies some 13 areas in relation to ensuring the delivery of sustainable development and each is briefly assessed below.

- 1. Building a strong, competitive economy**

Securing continued economic growth within the immediate Cambridge area and the wider Cambridgeshire region has been the focus of planning policy for many years and the adopted Cambridge City Local Plan provides for both the delivery of housing and jobs to facilitate such economic growth. The NIAB 1 mixed use urban extension site therefore complies in full with this objective.

- 2. Ensuring the vitality of town centres**

A number of urban extension sites now benefit from planning permission both within Cambridge City and South Cambridgeshire District Councils. These urban extension sites provide for a range of facilities to meet the needs of the new populations and do not compete with or harm the uses and activities within Cambridge City itself or surrounding towns and villages.

- 3. Supporting a prosperous rural economy**

Cambridge City is essentially focused on the built elements of the City and therefore does not include any significant rural areas. However, in determining the growth levels and direction for the City, sites such as NIAB 1 have been designed to ensure that harm does not result to surrounding rural areas, and instead provide scope to support the rural economy.

- 4. Promoting sustainable transport**

At the heart of NIAB 1 negotiations was the overall transport strategy which relates to and sits with the wider transport strategies across the City and wider Cambridgeshire area. As a consequence the application includes a variety of sustainable transport measures including an extensive and innovative travel plan, car sharing/car club facilities and the promotion of walking and cycling as being at the heart of the development.

- 5. Supporting high quality communications infrastructure**

No conflict arises with paragraphs 42 to 46 inclusive of the NPPF.

- 6. Delivering a wide choice of quality homes}**

- 7. Requiring good design}**

Through the work being undertaken in relation to the Design Code which is required to underpin the future development of the NIAB 1 site and the subsequent reserve matters applications, a quality development in terms of design and choice is being driven forward. Accordingly this entire approach is consistent with paragraphs 47 to 55 inclusive of the NPPF.

#### **8. Promoting healthy communities**

The NIAB 1 development is fundamentally mixed use, providing a strong local centre, active street frontages and safe and accessible environments. This approach will foster community cohesion, delivering the social, recreational and cultural facilities and services which the new community and existing adjoining communities need.

#### **9. Protecting Green Belt land**

The NIAB 1 site has been formally removed from the Green Belt and no harm is therefore caused in this respect.

#### **10. Meeting the challenge of climate change, flooding and costal change**

The policies advocated by Cambridge City Council fully accord with those being advocated in relation to climate change and flooding with extensive work having been undertaken with the Environment Agency and Local Authority sustainability officers.

#### **11. Conserving and enhancing the natural environment**

The NPPF identifies when determining planning applications that Local Planning Authorities should aim to conserve and enhance bio diversity by applying some six principles. The scheme incorporates a range of opportunities to increase bio diversity both within the site and on adjoining land. Extensive work has been undertaken in relation to ecology and habitat assessment and protection and compliance with the NPPF is therefore achieved.

#### **12. Conserving and enhancing the historic environment**

The NIAB 1 site does not contain or adjoin any statutory listed buildings or conservation areas. However, the site does adjoin an established part of Cambridge City and the character of the NIAB headquarters and Howes Place cul-de-sac, both on Huntingdon Road, have been respected through the development of the site wide masterplan. The site does include the former playing fields of Christ's College and Sydney Sussex College and the traditional, characteristic pavilion which the colleges' shared is to be retained as part of the masterplan development.

#### **13. Facilitating the sustainable use of minerals**

In ensuring that the proposed development is deliverable, considerable analysis has been undertaken by the applicants to ensure that the materials required for the development are available and able to be transported to and from the site.

Should you or your members have any queries regarding the content of this letter then please do not hesitate to contact me.

Kind regards



**Marcia Whitehead BA (Hons) DMS MRTPI  
Partner**

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## **APPENDIX C PROPOSED CONDITIONS C/07/0003/OUT**

### **Time Limit**

1. No development on any individual phase shall commence until approval of the details of the appearance, landscaping, layout and scale (hereinafter called the reserved matters) within that phase has been obtained from the local planning authority in writing. The development shall be carried out as approved

**REASON** To ensure that all necessary details are acceptable (Cambridge Local Plan 2006 policies 3/2, 3/4, 3/7, 3/11, 3/12, 4/2, 4/3, 4/4, 9/3, 9/8).

2. The first application for approval of reserved matters shall be made to the local planning authority no later than three years from the date of this permission.

**REASON** In accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.

3. The development of each phase pursuant to this outline consent shall begin before the expiration of two years from the date of the last reserved matter of that phase to be approved.

**REASON** To prevent the accumulation of unimplemented planning permissions and in accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.

4. Application(s) for approval of all the reserved matters shall be made to the local planning authority before the expiration of eight years from the date of this permission.

**REASON** To prevent the accumulation of unimplemented planning permissions and in accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.

### **Phasing Plan**

5. Prior to or concurrently with the submission of the first of the reserved matters application(s) for residential development for the site, a Site Wide Phasing Plan which accords with the section 106 triggers shall be submitted to the local planning authority for approval. The Phasing Plan shall include the sequence of providing the following elements:

- (a) the reserved matters parcels
- (b) major distributor roads/routes within the site
- (c) the local centre
- (d) strategic foul surface water features and SUDS
- (e) open space and allotments
- (f) strategic electricity and telecommunications networks
- (g) environmental mitigation measures

No development shall commence apart from enabling works agreed in writing by the Local Planning Authority until such time as the phasing plan has been approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved timing contained within the phasing plan unless otherwise agreed in writing by the Local Planning

Authority.

**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 major infrastructure provision and environmental mitigation is provided in time to cater for the needs and impacts arising out of the development (Cambridge Local Plan 2006 policies 9/3, 9/8 and 10/1).

### **Environmental Statement**

6. The development shall be carried out in accordance with the mitigation measures as set out in the Environmental Statement unless otherwise agreed in writing by the Local Planning Authority.

**REASON:** To ensure that the development takes place in accordance with the principles and parameters contained within the Environmental Statement (Cambridge Local Plan policies 9/3, 9/8 and 10/1).

### **Design Codes**

7. Prior to or concurrently with the submission of the first of the reserved matters applications for the development, a Design Code, shall be submitted to the Local Planning Authority for approval. The Design Code shall be prepared in accordance with the principles and parameters established by this outline approval and shall include both strategic and detailed elements. The Design Code shall include:

- a) The overall vision of the development;
- b) The character, mix of uses and heights established through the approved parameter plans and include the block principles and the structure of public spaces, making reference to the phasing of land parcels
- c) The street hierarchy, including the principles and extent of the adoptable highway, along with traffic calming measures;
- d) Typical street cross-sections which will include details of tree planting, tree species, underground utility/service trenches, and on street parking;
- e) How the design of the streets and spaces takes into account mobility and visually impaired users;
- f) Block principles to establish use, density and building typologies. In addition, design principles including primary frontages, pedestrian access points, fronts and backs and threshold definition shall be provided;
- g) Key groupings and other key buildings including information about height, scale, form, level of enclosure, building materials and design features;
- h) Approach to incorporation of ancillary infrastructure/buildings such as substations, pumping stations, pipes, flues, vents, meter boxes, external letterboxes, fibres wires and cables required by statutory undertakers as part of building design;
- i) Details of the approach to vehicular parking across the entire site including the location and layout of car club spaces and parking for people with disabilities and for each building type, including details of a design approach for access points into and the ventilation of undercroft/underground parking;
- j) Details of the approach to cycle parking for all uses and for each building type, including the distribution (resident/visitor parking and location in the development), type of rack, spacing and any secure or non-secure structures associated with the storage of cycles.
- k) The approach to the character and treatment of the structural planting to the development areas including green corridors, the linear park, play spaces, central park and allotments;
- l) The approach to the treatment of any hedge or footpath corridors and



retained trees and woodlands;

m) The design and approach to the sustainable drainage management system including all sustainable drainage features to be used, and planting strategies to enhance biodiversity and improve water quality;

n) The conceptual design and approach to of the public realm to include public art (making reference to the Public Art Strategy), materials, signage, utilities and any other street furniture.

o) The conceptual design and approach to the lighting strategy and how this will be applied to different areas of the development with different lighting needs, so as to maximise energy efficiency, minimise light pollution and avoid street clutter;

p) Details of waste and recycling provision for all building types and underground recycling points.

q) Utility routes, type and specification

r) Measures to demonstrate how opportunities to maximise resource efficiency and climate change adaptation in the design of the development will be achieved through external, passive means, such as landscaping, orientation, massing, and external building features and how the renewable energy target could be met,

s) Details of measures to minimise opportunities for crime

t) Details of the Design review procedure and of circumstances where a review shall be implemented

The Design Code shall explain its purpose, structure and status and set out the mandatory and discretionary elements where the Design Code will apply, who should use the Design Code, and how to use the Design Code. No development apart from enabling works agreed in writing by the Local Planning Authority shall commence until the Design Code for the entire site has been approved in writing by the Local Planning Authority.

**REASON** To ensure high quality design and coordinated development (Cambridge Local Plan 2006 policies 3/4, 3/7, 3/11, 3/12, 4/15, 9/3 and 9/8).

8. Applications for reserved matters shall include a Design Code Statement that demonstrates how the application accords with the approved site wide Design Code.

**REASON** To ensure high quality design and coordinated development (Cambridge Local Plan 2006 policies 3/4, 3/7, 3/11, 3/12, 9/3 and 9/8).

### **Youth Facility and Children's Play Provision Strategy**

9. Prior to or concurrently with the submission of the first of the reserved matters application(s) for residential development, a Strategy for Youth Facilities and Children's Play provision, in accordance with the principles set out in the Design and Access Statement, shall be submitted to the Local Planning Authority for approval. Such Strategy shall have sufficient details to demonstrate the implementation of that strategy including specifications, location and phasing. Development shall take place in accordance with the approved strategy

**REASON** To ensure that appropriate facilities for youth facility and children's play provision are provided in relation to the development of the site (Cambridge Local Plan policies 3/7, 3/8, 5/13, 5/14, 9/3 and 9/8).

### **Youth Facility and Children's Play Provision Details**

10. Any reserved matters application for residential development or proposed recreational use pursuant to this outline approval shall include the detailed design and specification of youth facility and play provision within the reserved matters site for which approval is sought and include full details of all adventure play and play equipment areas, including surfacing materials. The details shall be accompanied by a Play Statement that demonstrates how the proposal accords with the approved Strategy for Youth Facilities and Children's Play provision and any emerging or approved details sought as part of a Design Code for the site. The youth facility and play provision shall be provided in accordance with the approved phasing programme, unless an alternative programme for provision is otherwise agreed in writing by the local planning authority. The youth facility and play provision shall be implemented in accordance with the approved details.

**REASON** To ensure that appropriate facilities for youth facility and children's play provision are provided in relation to the development of the site (Cambridge Local Plan policies 3/7, 3/8, 5/13, 5/14, 9/3, 9/8).]

### **Local Centre**

11. There shall be no amalgamation of the individual units that comprise the Local Centre, unless otherwise agreed in writing with the Local Planning Authority.

**REASON** To ensure that the local centre provides an appropriate range of facilities and services required by the development (Cambridge Local Plan policies 6/7, 9/3, 9/8).

12. All combined A2, A3, A4 and A5 floorspace permitted within the site shall not exceed an overall gross external floor area of 400 sqm, unless otherwise agreed in writing with the Local Planning Authority.

**REASON** For certainty and to ensure that the floorspace is appropriate and protects A1 provision to improve the vitality and viability of the local centre (Cambridge Local Plan policies 6/7, 9/3, 9/8).

13. No use within the local centre shall operate/start trading until such time as details of equipment for the purpose of extraction and/or filtration of fumes and/or odours have been submitted to and approved in writing by the local planning authority. The approved extraction/filtration scheme shall be fully installed before the use hereby permitted is commenced.

**REASON** To protect the amenity of nearby properties (Cambridge Local Plan 2006 policy 4/13).

### **Landscaping within the Built-Up Area**

14. Within any reserved matters application pursuant to this approval the landscaping details required by condition 1 shall include detailed landscape designs and specifications for the associated reserved matters site. The details shall be accompanied by a design statement that demonstrates how the landscaping scheme accords with any emerging or approved details sought as part of the design code for the site and shall include the following:

Soft Landscaping

a) Full details of planting plans and written specifications, including cultivation

proposals for maintenance and management associated with plant and grass establishment, details of the mix, size, distribution, density and levels of all trees/hedges/shrubs to be planted and the proposed time of planting. The planting plan shall use botanic names to avoid misinterpretation. The plans should include a full schedule of plants.

- b) 1:100 plans (or at a scale otherwise agreed) with cross-sections of mounding, ponds, ditches and swales and proposed treatment of the edges and perimeters of the site.
- c) The landscape treatment of roads (primary, secondary, tertiary and green) through the development.
- d) A specification for the establishment of trees within hard landscaped areas including details of space standards (distances from buildings etc.) and tree pit details.
- e) The planting and establishment of structural landscaping to be provided in advance of all or specified parts of the site as appropriate.
- f) Full details of any proposed alterations to existing watercourses/drainage channels.
- g) Details and specification of proposed earth modelling, mounding, re-grading and/or embankment areas or changes of level across the site to be carried out including soil quantities, topsoil storage to BS 3882 : 2007, haul routes, proposed levels and contours to be formed, sections through construction to show make-up, and timing of works.

Hard Landscaping

- h) Full details, including cross-sections, of all bridges and culverts.
  - i) The location and specification of minor artefacts and structures, including furniture, refuse or other storage units, signs and lighting columns/brackets.
  - j) 1:200 plans (or at a scale otherwise agreed) including cross sections, of roads, paths and cycleways.
  - k) Details of all hard surfacing materials (size, type and colour)
- The landscaping within the application site areas shall be implemented in accordance with the approved plans for implementation and replacement of landscaping.

**REASON:** In the interests of the amenity of residents and to ensure that a detailed approach to the development of the built-up area (or parcels thereof) is agreed, in order to safeguard the setting and special character of Cambridge, and to ensure a suitable relationship and integration of the built development with its surroundings (East of England Plan 2008 Policy ENV7 and Cambridge Local Plan 2006 policies 3/2, 3/4, 3/7, 3/8, 3/11, 3/12, 4/2, 4/3, 4/4, 9/3 and 9/8).

### **Broadband Infrastructure**

15. Prior to the commencement of development, a strategy for the provision or facilitation of broadband provision to future occupants of the site shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall seek to ensure that upon occupation of a dwelling, either a landline or ducting to facilitate the provision of a broadband service to that dwelling from a site-wide network, is in place and provided as part of the initial highway works and in the construction of frontage thresholds to dwellings that abut the highway. Unless evidence is put forward and agreed in writing by the Local Planning Authority that technological advances for the provision of a broadband service for the majority of potential customers will no longer necessitate below ground infrastructure, the development of the site shall be carried out in accordance with the approved strategy.

**REASON:** To ensure that the needs of future residents to connect to the internet does not necessarily entail engineering works to an otherwise finished and high quality living environment (Cambridge Local Plan 2006, policies 3/7, 3/11 and 3/12).

### **Permitted Development Restrictions**

16. Notwithstanding the provisions of Schedule 2, Part 1, Class F of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that order with or without modification) the hard surfacing of front gardens shall not be carried out without the granting of specific planning permission or reserved matters approval from the local planning authority.

**REASON** In the interests of visual amenity ensuring that front gardens are retained as attractive landscape elements and in the interests of sustainable travel ensuring that there is no uncontrolled proliferation of car parking within the site. (Cambridge Local Plan 2006 policy 3/4 and 3/12).

### **Tree and Hedges Protection**

17. Prior to or concurrently with each reserved matters application a land survey, tree and hedge survey and arboriculture implications assessment, applicable to the associated site, in accordance with the relevant British Standard(s), shall be submitted to and approved in writing by the local planning authority: The surveys shall include:

- a) The location of all trees, shrub masses and hedges.
- b) The location of streams, buildings and other structures, boundary features and services.
- c) Spot heights of ground level throughout the site.
- d) The location of trees on land adjacent to or which overhang the development site.

A categorization of trees or groups of trees for their quality and value in accordance with the British Standard(s).

**REASON** In the interests of accurately establishing the quality and value of trees and hedges on or adjacent to the site and the implications for development (Cambridge Local Plan 2006 policies 4/3 and 4/4).

18. Prior to or concurrently with each reserved matters application an arboricultural method statement, tree constraints plan and tree protection plan, applicable to the associated site, in accordance with the relevant British Standard(s), shall have been submitted to and approved in writing by the local planning authority. These shall include:

- a) Plans showing trees to be removed identified by number.
- b) Plans showing trees to be retained identified by number, with canopies accurately plotted.
- c) A tree constraints plan that identifies root protection areas of retained trees within, adjacent to, or which overhang the development site.
- d) The precise location and design details for the erection of protective tree barriers and any other physical protection measures.
- e) A method statement in relation to construction operations in accordance with paragraph 7.2 of the British Standard.

**REASON** In the interests of visual amenity and safeguarding trees that are

worthy of retention (Cambridge Local Plan 2006 policies 4/3 and 4/4).

19. No development within a site for which reserved matters approval has been granted shall take place until such time as fencing for the protection of any retained tree within, adjacent to, or which overhangs the development site, has been fully erected in accordance with the approved plans and particulars. The fencing shall be retained intact for the full duration of the development until all equipment, materials and surplus materials have been removed from the site. Nothing shall be stored or placed in any fenced area in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made without the written consent of the local planning authority.

**REASON** In the interests of visual amenity and safeguarding trees that are worthy of retention (Cambridge Local Plan 2006 policies 4/3 and 4/4).

20. No development within a site for which reserved matters approval has been granted shall take place until such time as full details of the position and proposed depth of excavation trenches for all services (including cables, pipes, surface water drains, foul water drains and public utilities) and their means of installation which pass underneath the canopy of any retained tree within, adjacent to, or which overhangs the relevant land for which permission is being sought, have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

**REASON** In the interests of visual amenity and safeguarding trees that are worthy of retention (East of England Plan 2008 Policy ENV7 and Cambridge Local Plan 2006 policies 4/3 and 4/4).

### **Replacement Landscaping**

21. Any trees or plants provided as any part of any landscaping scheme which, within a period of 5 years from the planting date, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species as those originally planted..

**REASON** In the interests of visual amenity and safeguarding trees that are worthy of retention (East of England Plan 2008 Policy ENV7 and Cambridge Local Plan 2006 policies 4/3 and 4/4).

### **Allotments**

22. Prior to or concurrently with the submission of the first reserved matters application an illustrative plan indicating the location and extent of the allocated allotment area which should total 1.59ha across the whole site shall be submitted to and approved by the LPA. Any reserved matters which incorporate allotment provision as defined by the agreed plan shall include an allotments strategy with the following details:

a) Management guidelines to show how they will be managed and how the provision of plots will potentially adapt following the occupation of the allotments and community gardens to meet the needs of future plot holders and local residents;

b) A plan of the allotments, principles of plot layout and design providing for a range of plot sizes designed to allow flexibility to meet the needs of future plot holders and access to areas for the communal storage of, for example, manure

and compost.

c) Shadow studies to the allotments, taking into account proposed landscaping and boundary treatment and buildings both within and adjacent to the site demonstrating that adequate levels of sunlight, rainfall and nutrition will be available to the allotments;

d) Provision of good quality soil to British Standard or equivalent, with structure and texture to allow free drainage and cropping;

e) Access and parking arrangements to allow easy and safe access to the allotments, including regular access by plot holders and for the occasional delivery of bulk goods. This should include vehicular access and a turning area, access for those with disabilities and cycle and vehicle parking on site and / or within the adjacent residential area;

f) Permeability of the sites to encourage access to communal areas, enjoyment of biodiversity and natural surveillance whilst maintaining security and integrity of food growing areas and standing crops;

g) Location and form of the communal buildings including secure storage for tools, seeds and crops serving allotments and community gardens, provision for administration with toilet provision, possibly including a composting toilet;

h) Boundary treatment, including security arrangements for the allotments;

i) Location of communal areas;

j) Water supply, including use of stored rainwater and SUDS for watering crops  
No development apart from enabling works agreed in writing by the local planning authority shall commence until such time as the Allotments Strategy has been approved in writing by the local planning authority. The provision of allotments shall be carried out in accordance with the approved details and accordance with the approved phasing programme.

**REASON** To ensure that appropriate allotments are provided in relation to the development of the site (Cambridge Local Plan policies 3/8, 9/3, 9/8).

### **Sports Pavilion**

23. Within the submission of the reserved matters that include the formal sports pitches and central open space, details relating to the location, design, specification, and phasing of a sports pavilion in close proximity to the formal pitch provision, shall be submitted to and approved by the local planning authority. Development shall then be carried out in accordance with the approved details.

**REASON** To ensure that adequate changing facilities provided for future residents of the site and to compensate for the loss of the existing sports provision on site (Cambridge Local Plan 2006 Policy 3/8 and 9/8)

### **Multi-Use Games Area**

24. Within the submission of the reserved matters that include the formal sports pitches and central open space details relating to the location, design, specification, and phasing of a Multi-use games area (MUGA) on site, shall be submitted to and approved by the local planning authority. Development shall then be carried out in accordance with the approved details.

**REASON** To ensure that adequate formal sports provision is provided for future residents of the site. (Cambridge Local Plan 2006 Policy 3/8 and 9/8)

### **Affordable Housing**

25. Any reserved matters application for residential development shall include a plan showing the distribution of market and affordable dwellings, including a schedule of dwelling size (by number of bedrooms) within the reserved matters site for which approval is sought. The clustering of affordable houses in terms of numbers abutting each other, and number of apartments blocks located together and accessed from a common stairwell should be consistent with the City Council's affordable housing SPD. No development shall commence within the reserved matters site for which approval is sought until such time as the affordable housing distribution and dwelling mix has been approved in writing by the Local Planning Authority. The affordable housing units shall be provided in accordance with the approved details.

**REASON** To ensure that the scheme provides an appropriate balance, groupings and mix of housing units (Cambridge Local Plan policies 3/7, 5/5, 9/3 and 9/8)

### **Accessible Dwellings**

26. A minimum of 15% of all market housing and 15% of all affordable housing shall be designed with external design, layout and access suitable for occupation by people with disabilities, and capable of adaptation to meet long term housing needs.

**REASON** To ensure that new dwellings cater for the needs of residents throughout their lifetime, including the possibility of impaired mobility (Cambridge Local Plan policy 5/9).

### **Renewable Energy**

27. Prior to, or concurrently with each reserved matters application a renewable energy statement for that site shall be submitted, which demonstrates that at least 10% of the development's total predicted carbon emissions will be reduced through the implementation of on-site renewable energy sources. The statement shall include the total predicted carbon emissions in the form of an Energy Statement of development and set out a schedule of proposed on-site renewable energy technologies, their respective carbon reduction contributions, size specification, location, design and maintenance programme. The statements shall include a section on compliance with the approved design code.

**REASON** In the interests of reducing carbon dioxide emissions (Cambridge Local Plan 2006 policy 8/16 and Supplementary Planning Document 'Sustainable Design & Construction 2007')

~~28. If any reserved matters application is submitted after three years from the date of outline planning permission and if a specific policy regarding renewable energy that stipulates a higher on-site renewable energy percentage requirement than 10% is formally adopted as part of the Local Development Framework prior to the making of any such reserved matters application, the specified higher on-site renewable energy percentage requirement specified by the new policy shall apply pursuant to condition 27, unless it is not demonstrated that to require full compliance would not be economically or technically viable. The Energy Statement, installation, operation and maintenance of the renewable energy technologies shall continue to apply pursuant to condition 27.~~

Delete

**REASON** ~~The period of consent for which outline planning permission is given is for a longer period than the standard 3-year permission. There is a likelihood, given that Government policy on sustainable development and renewable energy is moving rapidly, that new policies will be adopted within the Local Development Framework which will require a higher renewable energy percentage requirement that, without this condition, could not be accounted for. This is consistent with the aims and objectives of PPS1 Delivering Sustainable Development (2005) and PPS1 Planning and Climate Change (2007).~~

Revised

28. If any reserved matters application is submitted after the adoption of the new Local Plan in 2014, and where a specific policy stipulating a high level of carbon reduction/renewable energy provision is formally adopted, the requirements of this new policy shall apply, unless it can be demonstrated that to require full compliance would not be economically or technically viable. An Energy/Carbon Statement, installation, operation and maintenance programmes for any installed renewable energy technologies shall continue to apply pursuant to condition 27.

**REASON** The period of consent for which outline planning permission is given is for a longer period than the standard 3-year permission. During this time a new Local Plan is due to be adopted, which will include new policies related to climate change mitigation and the reduction of carbon emissions from new development. Without this condition, this uplift in policy could not be accounted for. This approach is consistent with the aims and objectives of the National Planning Policy Framework.

### **Code for Sustainable Homes**

29. No development of a residential building on any particular phase shall commence until an interim certificate following a design stage review, based on design drawings, specifications and commitments, has been issued by a Code for Sustainable Homes Licensed Assessor to the Local Planning Authority for that phase, indicating that the building is capable of achieving a minimum of level 3 4 of the Code for Sustainable Homes where that building is for market purposes and capable of achieving a minimum of level 4 of the Code for Sustainable Homes where that building is for affordable purposes. All residential buildings shall be constructed to meet the applicable Code for Sustainable Homes specified minimum level. Prior to the occupation of any residential building, a certificate following a post-construction review shall be issued by a Code for Sustainable Homes Licensed Assessor to the Local Planning Authority, indicating that the relevant code level has been met. In the event that such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.

**REASON** In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings (Cambridge Local Plan 2006 policy 8/16 and Supplementary Planning Document 'Sustainable Design & Construction' 2007).

### **BREEAM**

30. Prior to or concurrently with the submission of the reserved matters applications which include non residential uses a BREEAM Phasing Plan for



Provision of Non-Residential Buildings (excluding any primary school buildings) prepared by an accredited BREEAM Assessor shall be submitted to the Local Planning Authority for approval.

The Phasing Plan shall include details and plans that indicate the following:

a) The location and floorspace of 95% of the proposed non-residential buildings (which shall be equivalent to 95% of non-residential floorspace) to be constructed to at least BREEAM 'very good' rating.

b) The location and floorspace of at least 5% of the proposed non-residential buildings (which shall be equivalent to a minimum of 5% of non-residential floorspace) to be constructed to at least BREEAM 'excellent' rating.

No development shall commence within the site for which reserved matters approval is being sought until such time as the BREEAM Phasing Plan has been approved in writing by the Local Planning Authority. The BREEAM Phasing Plan shall be carried out in accordance with the approved details.

**REASON** In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings (Cambridge Local Plan 2006 policy 8/16 and Supplementary Planning Document 'Sustainable Design & Construction' 2007).

31. Notwithstanding condition 30, all reserved matters applications for non-residential buildings that are submitted after 31st March 2013, shall be designed and constructed to meet BREEAM 'excellent' rating.

**REASON** In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings (Cambridge Local Plan 2006 policy 8/16 and Supplementary Planning Document 'Sustainable Design & Construction' 2007).

32. The Primary School shall be constructed to at least BREEAM 'very good' rating.

**REASON** In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings (Cambridge Local Plan 2006 policy 8/16 and Supplementary Planning Document 'Sustainable Design & Construction' 2007).

33. All non-residential buildings shall be constructed to meet the applicable approved BREEAM rating as a minimum. Prior to the occupation of any non-residential building, a certificate following a post-construction review, shall be issued by an approved BREEAM Assessor to the Local Planning Authority, indicating that the relevant BREEAM rating has been met. In the event that such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development

**REASON** In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings (Cambridge Local Plan 2006 policy 8/16 and Supplementary Planning Document 'Sustainable Design & Construction' 2007).

#### **Drainage and Flood Risk**

34. Prior to the commencement of any development a detailed Surface Water Drainage Strategy based on that within the FRA and Drainage Strategy dated December 2008 and comments within the Environment Agency letter dated

24th February 2009, including a scheme for the provision, implementation and maintenance of surface water drainage shall be designed and shall be submitted and agreed in writing with the Local Authority. The works/scheme shall be constructed and completed in accordance with the approved plans/specification and such time(s) as may be specified in the approved scheme.

**REASON** To ensure a satisfactory method of surface water drainage. (East of England Plan 2008 WAT4, Cambridge Local Plan Policies 4/13,)

35. Any reserved matters application submitted pursuant to this outline approval shall include a detailed surface water strategy of the reserved matters site for which approval is sought. The strategy shall demonstrate how the management of water within the reserved matters application site for which approval is sought accords with the detail approved under condition 34 that submitted for the outline application and shall maximise the use of measure to control water at source as far as practicable to limit the rate and quantity of run-off and improve the quality of any run-off before it leaves the site or joins any water body.

The strategy shall include details of all flow control systems and the design, location and capacity of all such SUDS features and shall include ownership, long-term adoption, management and maintenance scheme(s) and monitoring arrangements/responsibilities, including detailed calculations to demonstrate the capacity of receiving on-site strategic water retention features without the risk of flooding to land or buildings. Reference shall also be made to how the proposal complies with the approved design code for the development site.

**REASON** To ensure that a satisfactory and sustainable means of surface water drainage is available 'upfront' to serve development individual phases, and to prevent the increased risk of flooding to third parties. (East of England Plan 2008 Policy WAT4)

36. No infiltration of surface water drainage into the ground is permitted other than with the written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters.

**REASON** To prevent the pollution of controlled waters. (Cambridge Local Plan Policies 4/13)

37. Piling or any other foundation designs using penetrative methods will not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater.

**REASON** To prevent the increased risk of pollution to the water environment (Cambridge Local Plan Policy 4/13).

38. Prior to the commencement of any development, a scheme for the provision and implementation of pollution control of the water environment, shall be submitted and agreed in writing with the Local Authority. The works/scheme shall be constructed and completed in accordance with the approved plans.

**REASON** To prevent the increased risk of pollution to the water environment.

Ecology and Biodiversity

39. Prior to or concurrently with the submission of the first of the reserved matters application for residential development for the site, a site wide Ecological Conservation Management Plan shall be submitted to the local planning authority for approval. The plan shall set out how the development will improve the net biodiversity of the site and shall accord with and give effect to the principles for such a Plan proposed in the Environmental Statement submitted with the application and include:

- a) Contractor responsibilities, procedures and requirements.
- b) Full details of appropriate habitat and species surveys (pre and post-construction), and reviews where necessary, to identify areas of importance to biodiversity.
- c) Full details of measures to ensure protection and suitable mitigation to all legally protected species and those habitats and species identified as being of importance to biodiversity both during construction and post-development, including consideration and avoidance of sensitive stages of species life cycles, such as the bird breeding season, protective fencing and phasing of works to ensure the provision of advanced habitat areas and minimise disturbance of existing features.
- d) Identification of habitats and species worthy of management and enhancement together with the setting of appropriate conservation objectives for the site. Prescriptions shall be provided to detail how habitat and species management and enhancement shall be provided alongside measures to provide habitat restoration and creation to deliver targets in the Cambridgeshire and UK Biodiversity Action Plans such as: the provision of bat and bird boxes on buildings and on trees around the site; the provision of other nesting features for bird species such as bird ledges; reptile hibernacula including small log and rubble piles; the creation of new aquatic habitats where possible within permanent areas of open water of minimum depth 0.5m; the provision of wetland margins and habitat islands; the management of grassland
- e) A summary work schedule table, confirming the relevant dates and/or periods that the prescriptions and protection measures shall be implemented or undertaken by within.
- f) Monitoring/Environmental Audits carried out four times annually during the construction phase.
- g) Confirmation of suitably qualified personnel responsible for over-seeing implementation of the EMP commitments, such as an Ecological Clerk of Works, including a specification of role.
- h) Long-term maintenance, management and monitoring responsibilities for a period of 12 years to ensure an effective implementation of the Ecological Conservation Management Plan ensuring periodic review of the objectives and prescriptions.

No development shall commence until such time as the Ecological Conservation Management Plan has been approved in writing by the Local Planning Authority. All species and habitat protection, enhancement, restoration and creation measures shall be carried out in accordance with the approved Ecological Conservation Management Plan,.

**REASON** To ensure that the development of the site conserves and enhances ecology (East of England Plan 2008 Policy ENV3, Cambridge Local Plan 2006 policies 4/3, 4/6, and 4/8).

40. Any reserved matters application shall include an Ecological Conservation

Management Plan Statement that demonstrates how it accords with the aims and objectives of the Ecological Conservation Management Plan. It shall detail which specific ecological measures are proposed and the timing for their delivery. No development shall commence within the site for which reserved matters approval is being sought until such time as the Ecological Conservation Management Plan Statement has been approved in writing by the Local Planning Authority. The ecological measures shall be carried out in accordance with the approved details and timing of delivery.

**REASON** To ensure that the development of the site conserves and enhances ecology (East of England Plan 2008 Policy ENV3, Cambridge Local Plan 2006 policies 4/3, 4/6, and 4/8).

### **Transport**

41. The junction to access the development from Huntingdon Road hereby approved shall be developed in accordance with approved drawing 93681-OS-047 Rev G and associated landscaping detailed on drawing S062800001/Sketch4 including the provision of a 2.4 metres acoustic fence (received by the local authority on 18 April 2008 in connection with planning approval C/07/0005/FUL), unless otherwise agreed in writing first by the local authority. The landscaping details on the southwestern side of Huntingdon Road shall commence within the first phase of junction development. The junction shall be completed in full prior to the occupation of the first dwelling.

**REASON** In the Interests of Highway Safety (Cambridge Local Plan Policy 8/2)

42. The junction detail for Huntingdon Road shall include the shielding of streetlights, and traffic signal heads to reduce any light spillage onto adjacent properties

**REASON** In the Interests of residential amenity (Cambridge Local Plan Policy 4/15)

43. The landscaping and tree planting associated with the access from Huntingdon Road shall be developed in accordance with drawing number (220) 2.01-1 Rev 1 which will include a continuous run of pleached limes across the Huntingdon Road frontage from Howes Place to the proposed access road unless otherwise agreed in writing by the local planning authority.

**REASON** In the interests of visual amenity and to ensure that the setting of a Building of local interest is not adversely affected. (Cambridge Local Plan 2006 policies 3/4, 3/11, 3/12, 4/4 and 4/12)

44. No dwelling shall be occupied until any road and/or footway linking that building to a public highway network is complete to base course level and main services installed and available for connection to said building.

**REASON** In the interests of the amenity of the occupants of the proposed dwellings and in the interests of highway safety. (Cambridge Local Plan Policies 9/2)

45. No development hereby permitted shall commence until an area wide travel plan as detailed in Colin Buchanan Technical Note 'Phasing and Wider Area Sustainable Travel Ref. F dated 1 October 2009 is implemented to the satisfaction of Cambridge City Council.

**REASON** To ensure that the surrounding transport network, in particular the

A14 is capable of accommodating traffic generated by the development.  
(Cambridge Local Plan 2006 policy 8/2)

46. No more than 350 dwellings approved by this permission (for clarity this figure excludes the 187 dwellings approved under C/07/1124/REM) shall be occupied until the improvements shown on Colin Buchanan Drawing Nos. 93681/OS/049/1, 2 and 3 Rev. K have been completed to the satisfaction of the Highways Agency, and interventions to improve the performance of the A14 have been completed to the satisfaction of the Highway Agency.

**REASON** To ensure that the surrounding transport network, in particular the A14 Trunk Road, is capable of accommodating traffic generated by the development. (Cambridge Local Plan 2006 policy 8/2)

47. No dwellings hereby approved shall be occupied until a vehicle actuated warning sign is erected on the A1307 Huntingdon Road at a point to be agreed in writing by the local planning authority, to ensure adequate stopping site distance to the end of the queue of stationary traffic on the city bound carriageway of Huntingdon Road in the am peak hour. The warning sign shall remain in situ unless otherwise agreed in writing with the local planning authority.

**REASON** In the interests of Highway Safety. (Cambridge Local Plan 2006 policy 4/13 and 8/2)

48. No development shall commence until such a time as details relating to the location, design, specification, management and maintenance and phasing of bus stops within and adjacent to the development have been submitted to and approved by the local planning authority. Development shall then be carried out in accordance with the approved details.

**REASON** To ensure that adequate public transport is provided for future residents of the site (Cambridge Local Plan 2006 Policy 8/2)

49. No development shall commence until such a time as details relating to the location, design, specification, management and maintenance and phasing of means by which the segregated public transport route within the development will control access to the private car have been submitted to and approved by the local planning authority. Any details shall include any associated CCTV provision. Development shall then be carried out in accordance with the approved details.

**REASON** To ensure that adequate public transport is provided for future residents of the site (Cambridge Local Plan 2006 Policy 8/2)

#### Car and Cycle Parking

50. Car parking for residential properties shall be provided in accordance with the standards set out in the local plan. The total number of off street residential parking spaces for the entire development will not exceed 2389 spaces. The development could also provide for visitor spaces as appropriate, which shall be on street and not be allocated to any individual residential property, and shall be marked as such. The development shall also provide for a minimum of 3 spaces within the local centre to be used exclusively used for car club(s), the number, and location of which shall be agreed in writing with the local planning authority.

In the event that the total number of residential units on the site is under 1593, a reduced maximum level of car parking provision shall be agreed in writing by the Local Planning Authority prior to the construction of car parking spaces associated with those reserved matters plots. The approved car parking spaces shall be laid out in accordance with the approved plans prior to occupation of the associated dwelling(s).

**REASON** To ensure an appropriate level of car parking provision, and to ensure that highway safety and amenity is not compromised by ad hoc parking. (Cambridge Local Plan policy 8/10).

51. Any reserved matters application for a residential unit, non-residential building or public open space shall include details of facilities for the covered, secure parking of bicycles for use in connection with the approved development and demonstrate that the provision is in accordance with the approach to cycle parking approved as part of the Design Code for site. The facilities shall be provided in accordance with the approved details before use of the development commences and shall thereafter be retained and shall not be used for any other purpose.

**REASON** To ensure appropriate provision for the secure storage of bicycles (Cambridge Local Plan 2006 policy 8/6).

#### Soil and Contamination

52. Notwithstanding the submitted contamination report as part of the Environmental Statement, prior to the commencement of development, a contaminated land assessment and associated remedial strategy, together with a timetable of works, shall be submitted to and approved in writing by the local planning authority. The contaminated land assessment and associated remedial strategy shall adhere to the following points:

- a) The contaminated land assessment shall include a desk study to be submitted to the Local Planning Authority for approval. The desk study shall detail the history of the site uses including any use of radioactive materials and propose a site investigation strategy based on the relevant information discovered by the desk study. No investigations shall occur on site prior to approval of the investigation strategy by the Local Planning Authority.
- b) The site investigation, including relevant soil, soil gas, radioactivity, surface and groundwater sampling, shall be carried out by a suitable qualified and accredited consultant/contractor in accordance with a quality assured sampling and analysis methodology.
- c) A site investigation report detailing all investigative works and sampling on site, together with the results of the analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the Local Planning Authority for approval. The approval of the Local Planning Authority to such remedial works as are required shall be obtained prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters.
- d) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance.
- e) If, during the works, contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the Local Planning Authority
- f) Upon completion of the works, a closure report shall be submitted to and

approved by the Local Planning Authority. The closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from site.

**REASON** In order to ensure that any contamination of the site is identified and remediation measures are appropriately undertaken to secure full mitigation in the interests of environmental and public safety. (Cambridge Local Plan 2006 policy 4/13).

#### Construction Environmental Management Plan

53. Prior to the commencement of development, a site wide Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the local planning authority. The CEMP shall accord with and give effect to the principles for such a Statement proposed in the Environmental Statement submitted with the application and shall include the consideration of the following aspects of construction:

- a) Site wide 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, along with location of parking for contractors and construction workers.
- c) Construction hours.
- d) Delivery times for construction purposes.
- e) Outline Waste Management Plan (OWMP), providing a statement of site specific reuse and recycling objectives with appropriate targets, compliance training for sub-contractors, construction code of conduct together with regular auditing and reporting on target achievements and quantities disposed, ensuring that such materials are only consigned to authorised treatment/recovery or disposal facilities, including consideration of participation in a Materials Re-use and Recycling Forum.
- f) Soil Management Strategy
- g) Noise method, monitoring and recording statements in accordance with the provisions of BS 5228 (1997).
- h) Maximum noise mitigation levels for construction equipment, plant and vehicles.
- i) Vibration method, monitoring and recording statements in accordance with the provisions of BS 5228 (1997).
- j) Maximum vibration levels.
- k) Dust management and wheel washing measures, including the deposition of all debris on the highway
- l) Site lighting.
- m) Drainage control measures including the use of settling tanks, oil interceptors and bunds.
- n) Screening and hoarding details.
- o) Access and protection arrangements around the site for pedestrians, cyclists and other road users.
- p) Procedures for interference with public highways, (including public rights of way), permanent and temporary realignment, diversions and road closures.
- q) External safety and information signing and notices.
- r) Liaison, consultation and publicity arrangements including dedicated points of contact.

- s) Consideration of sensitive receptors.
  - t) Prior notice and agreement procedures for works outside agreed limits.
  - u) Complaints procedures, including complaints response procedures.
- Membership of the Considerate Contractors Scheme.
- w) Confirmation on whether a concrete crusher will be used
  - x) Location of Contractors compound and method of moving materials, plant and equipment around the site
- The detail requested above shall include and expand on, where necessary, the Construction Management Plan dated 14 July 2009.

**REASON** To ensure the environmental impact of the construction of the development is adequately mitigated and in the interests of the amenity of nearby residents/occupiers (Cambridge Local Plan 2006 policy 4/13).

### **Construction Method Statement**

54. Prior to the commencement of development of any reserved matters approval, a Construction Method Statement (CMS) shall be submitted to and approved in writing by the local planning authority. The CMS shall demonstrate how the construction of the reserved matters approval accords with the details of construction criteria A-U (except criteria E) of the Construction Environmental Management Plan (CEMP). In addition to criteria A-V, the CMS shall also provide a specific construction programme and a plan identifying: the contractor site storage area/compound; screening and hoarding locations; site lighting; wheel washing and dust suppression measures; the need or otherwise for a concrete crushing machine on site; access arrangements for vehicles, plant and personnel; building material, plant and equipment storage areas; contractor parking arrangements for construction and personnel vehicles; and the location of contractor offices. Thereafter the development shall be undertaken in accordance with the agreed details.

**REASON** To ensure the environmental impact of the construction of the development is adequately mitigated and in the interests of the amenity of nearby residents/occupiers (Cambridge Local Plan 2006 policy 4/13).

### **Construction Phase**

55. Prior to the commencement of the development hereby approved (including any pre-construction, demolition or enabling works), or in accordance with an alternative timetable to be agreed, a comprehensive construction programme identifying each and every phase of the development and confirming construction activities to be undertaken in each phase and a timetable for their execution shall be submitted to and approved by the local planning authority in writing. Thereafter the development shall be undertaken in accordance with the agreed details.

**REASON** To ensure the impact of the construction of the development is adequately mitigated and in the interests of the amenity of nearby residents/occupiers (Cambridge Local Plan 2006 policy 4/13).

56. Prior to the commencement of the development hereby approved (including any pre-construction, demolition or enabling works), the applicant shall submit a report in writing, regarding the demolition / construction noise and vibration impact associated with this development, for approval by the local authority. The report shall be in accordance with the provisions of BS 5228 – Noise and Vibration Control On Construction and Open Sites, especially Part I: 1997 “Code Of



Practice (COP) for basic information and procedures for noise and vibration control”, Part 2: “Guide to noise and vibration control legislation for construction and demolition including road construction and maintenance” and Part 4: “COP for noise and vibration control applicable to piling operations”, (if the construction process is to involve piling operations). Development shall be carried out in accordance with the approved details.

**REASON** To protect the amenity of the adjoining properties. (Cambridge Local Plan 2006 policy 4/13)

57. In the event of the foundations for the proposed development requiring piling, prior to the development taking place the applicant shall provide the local authority with a report / method statement for approval detailing the type of piling and mitigation measures to be taken to protect local residents noise and or vibration. Potential noise and vibration levels at the nearest noise sensitive locations shall be predicted in accordance with the provisions of BS 5228 – Part 4: “COP for noise and vibration control applicable to piling operations”, development shall be carried out in accordance with the approved details.

Due to the proximity of this site to existing residential premises and other noise sensitive premises, impact pile driving is not recommended.

**REASON** To protect the amenity of the adjoining properties. (Cambridge Local Plan 2006 policy 4/13)

58. Except with the prior written agreement of the local planning authority in writing no construction work or demolition shall be carried out or plant operated other than between the following hours: 0800 hours to 1800 hours Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

**REASON** To protect the amenity of the adjoining properties. (Cambridge Local Plan 2006 policy 4/13)

59. There should be no collection or deliveries to the site during the demolition and construction stages outside the hours of 1000 hrs and 1400 hrs on Monday to Saturday and there should be no collections or deliveries on Sundays or Bank and public holidays unless otherwise agreed in writing by the local planning authority pursuant to criterion D of the Construction Environmental Management Plan.

**REASON** To protect the amenity of the adjoining properties and to ensure that the surrounding transport network is capable of accommodating the construction traffic. The A14 Trunk Road is unfit to accept the additional traffic that the works would generate until the A14 capacity has been improved. (Cambridge Local Plan 2006 policy 4/13 and 8/2)

#### **Noise for future residents**

60. Within any reserved matters application pursuant to this approval the reserved matters details required by condition 1 shall include an up to date noise assessment of the relevant part of the site where approval is being sought including forecast levels to a period of 15 years ahead. The findings of the report should then inform a scheme for sound insulation and noise control measures that shall be submitted to, and approved by the local planning authority. The scheme shall then be implemented in accordance with the

agreed plans to the satisfaction of the local planning authority to achieve where practicable external noise targets in gardens, and on balconies, not greater than 50dBA leq 1 hour between 0700 and 2300 and 55dBA leq 1 hour shall be regarded as the upper limit, unless otherwise agreed in writing by the local planning authority. Any measures that form part of the agreed noise attenuation scheme shall be completed prior to the occupation of any of the residential units or any other noise sensitive development (as currently defined in PPG 24).

**REASON** To safeguard the amenity and health of future occupants of these residential units. (Cambridge Local Plan 2006 policy 4/13)

61. No development of a commercial unit in the local centre shall commence until a scheme for the insulation of the building(s) and/or plant in order to minimise the level of noise emanating from the said building(s) and/or plant are submitted to and approved in writing by the local planning authority and the scheme as approved shall be fully implemented before the use hereby permitted is commenced.

**REASON** To protect the amenity of nearby properties (Cambridge Local Plan 2006 policy 4/13)

62. If any approved fume filtration / extraction system in pursuance of condition 13 (Fume filtration/extraction) is to be subsequently altered in the future, details of any alteration shall be submitted to and approved in writing by the local planning authority.

**REASON** To protect the amenity of any adjoining or nearby residential/sensitive properties.

63. Deliveries and collections to any retail, food or commercial units within the proposed local centre shall not be outside the hours of 0700 hrs and 2300 hrs on Monday – Saturday and not at all on Sundays, Bank and public holidays.

**REASON** To protect the amenity of any adjoining or nearby residential/sensitive properties.

### **Domestic and Trade Waste**

64. Within any reserved matters application pursuant to this approval the reserved matters details required by condition 1 shall include full details of the on-site storage facilities for waste including waste for recycling shall be submitted to and approved in writing by the local planning authority. Such details shall identify the specific positions of where facilities for trade waste, wheelie bins, recycling boxes or any other means of storage will be stationed and the arrangements for the disposal of waste. Details shall also be included on how this complies with the approved design code for domestic waste. The approved facilities shall be provided prior to the commencement of the use hereby permitted and shall be retained thereafter unless alternative arrangements are agreed in writing by the local planning authority.

**REASON** To protect the amenities of nearby residents/occupiers and in the interests of visual amenity. (East of England Plan 2008 Policy ENV7, Cambridge Local Plan 2006 policies 3/1, 3/12 )

### **Detailed Waste Management Plan**

65. Prior to the commencement of development of any reserved matters approval, a Detailed Waste Management Plan (DWMP) shall be submitted to and approved in writing by the local planning authority. The DWMP shall demonstrate how the construction of the reserved matters approval will accord with the details of the principles of the Outline Waste Management Plan. The DWMP shall include details of:

- a) the anticipated nature and volumes of waste.
  - b) Measures to ensure the maximisation of the reuse of waste.
  - c) measures to ensure effective segregation of waste at source including waste sorting, storage, recovery and recycling facilities to ensure the maximisation of waste materials both for use within and outside the site.
  - d) any other steps to ensure the minimisation of waste during construction
  - e) the location and timing of provision of facilities pursuant to criteria b/c/d.
  - f) proposed monitoring and timing of submission of monitoring reports.
  - g) the proposed timing of submission of a Waste Management Closure Report to demonstrate the effective implementation, management and monitoring of construction waste during the construction lifetime of the development.
- Thereafter the implementation, management and monitoring of construction waste shall be undertaken in accordance with the agreed details and no individual building subject to a Detailed Waste Management Plan shall be occupied until the Waste Management Closure Report has been submitted to and approved in writing by the Local Planning Authority.

**REASON** To ensure the sustainable management of construction waste (East of England Plan 2008 Policy ENV7, Cambridge Local Plan 2006 Policy 3/1).

### **Recycling and Waste**

66. No more than 50 dwellings cumulatively across the application site shall be occupied until temporary neighbourhood waste recycling facilities are provided on site in accordance with details that have been submitted to and approved in writing by the Local Planning Authority. The temporary facility shall remain in place until one of the permanent waste recycling facilities is provided and available for use. The land on which the temporary facility is sited shall be made good within a period of 3 months from the installation of the permanent waste recycling facility within the local centre.

**REASON** To ensure that future residents have adequate temporary means by which to recycle prior to permanent arrangements being made available (Cambridge Local Plan Policy 3/1)

### **Local Recycling Facilities**

67. Within the submission of reserved matters that includes the local centre, details relating to the location, design, specification, management and maintenance, and phasing of underground recycling facilities to be located in the local centre shall be submitted to and approved by the local planning authority. Development shall then be carried out in accordance with the approved details.

**REASON** To ensure that future residents have adequate means by which to recycle (Cambridge Local Plan 2006 Policy 3/1)

### **Lighting**

68. Within any reserved matters application pursuant to this approval the reserved matters details required by condition 1 shall include details of the height, type, position and angle of glare of any final site lighting / floodlights including isolux contours. The details and measures so approved shall be carried out and maintained in accordance with the approved lighting scheme/plan.

**REASON** To protect the amenity of the nearby residential properties. (Cambridge Local Plan 4/3, 4/15)

### **Archaeology**

69. No development shall take place until the applicant, their agent, or successors in title, has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority. Development within areas identified for archaeological investigation in the approved written scheme shall not commence until the archaeological fieldwork in those areas has been completed and the Local Planning Authority has confirmed in writing that the archaeological fieldwork has been completed satisfactorily. The 'archive report and publication shall be submitted to the Local Planning Authority within 6 months following completion of the archaeological investigations

**REASON** To ensure the implementation of an appropriate archaeological investigation, recording, reporting and publication. (Cambridge Local Plan 2006 policy 4/9)

### **Primary School land**

70. Notwithstanding the detail on the approved land use parameter plan (figure 3.1), the land reserved for a primary school use shall be extended to the south east to incorporate an additional 0.7ha of land (to total 3ha). If the land is not required for primary school use then the land shall revert to residential use.

**REASON:** The development will require more than 2 forms of entry of Primary School Children. In the event that any additional forms beyond 2 forms of entry cannot be accommodated elsewhere, then this land is safeguarded for education use. Cambridge Local Plan policy 5/13

### **Public Art**

71. Prior to or concurrently with the submission of the Design Code required by condition 7, a Public art strategy that expands on the strategy already submitted shall be submitted to and approved by the local planning authority. The Public Art Strategy shall include all the details described within Appendix 2, 3 and 4 of the Cambridge City Council Public Art SPD.

**REASON:** To ensure that the site provides for public art in a comprehensive and strategic way that accords with policy. Cambridge Local Plan policy 3/7 and Public Art SPD adopted January 2010.

72. With the submission of any reserved matters application a Public Art Delivery Plan shall be submitted. The Public Art Delivery Plan shall include the details as set out in Appendix 2 and 4 of the Cambridge City Council Public Art SPD.

**REASON:** To ensure that the site provides public art in a satisfactory way that relates to the agreed Public Art Strategy and that accords with policy. Cambridge Local Plan policy 3/7 and Public Art SPD adopted January 2010.

### **Interim Parking Management Arrangements for the Highway**

73. Prior to the occupation of any dwelling of any particular phase, details of Interim Parking Management Arrangements relating to that phase (prior to any formal adoption) for the Highway shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:

- a) how parking within the development is to be managed and controlled so that it occurs within designated vehicular parking bays.
  - b) how the proposed measures are to be publicised to potential purchasers.
  - c) how the subsequent enforcement of parking that occurs outside designated vehicular parking bays is to be managed.
  - d) what transitional arrangement will be put in place and secured with the Highway Authority to ensure that such arrangements or similar continue.
- Prior to the use of any highway for access to an occupied residential property, the submitted Interim Parking Management Arrangements shall be implemented in accordance with the approved details.

**REASON:** To avoid the proliferation of parking across the site that is uncontrolled and can limit the proper functioning of the site, to ensure that parking management of the site is consistent at an early stage in its development, in the interests of sustainable travel choice and to ensure that the site does not become a parking refuge for commuters (Cambridge Local Plan policies 3/1, 3/7, 8/2 and 8/11)

### **Fire hydrants**

74 Development shall not commence on any reserved matters application within the built-up area until a scheme for the provision and location of fire hydrants to serve that reserved matter application site, has been submitted to and approved by the Local Planning Authority. No development shall take place otherwise than in accordance with the approved scheme.

**REASON:** To ensure the provision of adequate water supply infrastructure to protect the safe living and working environment for all users and visitors in accordance with the Cambridge Local Plan 2006 saved policies 3/7, 3/12, 8/18 and 9/3.

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