

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.

New
condition