

Appendix B: Condition 28

“Prior to or concurrently with the submission of the first of the reserved matters applications for the site, a detailed engineering scheme/plan for the access onto Babraham Road, the vehicular access hereby permitted for this scheme, shall be submitted to and approved in writing by the local planning authority. No development shall commence until such time as the detailed engineering scheme/plan has been approved in writing by the local planning authority. No dwellings to be served from the Babraham Road access shall be occupied until that access has been fully laid out and implemented in accordance with the approved details. The scheme/plan shall include cross sections (existing/proposed), levels changes, accurate tree survey data in relation to tree loss, tree retention, tree protection, planting proposals, including large scale cross sections of the kerb and associated shared use pathway/cycleway foundation design and construction and all associated improvements and links to existing pathways/cycleways within the vicinity of the junction, including works to make improvements to the existing pathway that runs between the proposed toucan crossing to the south and the main access on the western side of Babraham road. The scheme shall be carried out in accordance with the approved details.

Reason: In order to safeguard highway safety and network capacity and to secure an appropriate means of access for users of the development (Cambridge Local Plan 2006 policies 3/7, 8/2 and 8/11).”