

## **JOINT DEVELOPMENT CONTROL COMMITTEE**

**Report by: DIRECTOR OF JOINT PLANNING (CAMBRIDGE FRINGE SITES)**

**Date: 2 November 2010**

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<b>Application Number</b>	S/1113/10 (South Cambridgeshire District Council) 10/0695/REM (Cambridge City Council)	<b>Agenda Item</b>	
<b>Date Registered</b>	05/08/10	<b>Officer</b>	Julie Ayre
<b>Target Date</b>	2/11/10		
<b>Parishes/Wards</b>	Trumpington, Haslingfield		
<b>Site</b>	Land at former Monsanto Site, Hauxton Road, Trumpington, Cambridge.		
<b>Proposal</b>	Formation of a Country Park		
<b>Applicant</b>	Trumpington Meadows Land Company (TMLC)		
<b>Recommendation</b>	Approval		
<b>Application Type</b>	Reserved matters	<b>Departure: No</b>	

The above application(s) have been reported to Committee for determination by Members in accordance with the Scheme of Delegation for the Joint Development Control Committee for the Cambridge Fringes

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## **COUNTRY PARK COMMITTEE REPORT**

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#### **1.0 SITE DESCRIPTION/AREA CONTEXT**

- 1.1 The site is located south west of the village of Trumpington on the outskirts of Cambridge. It forms part of the larger Trumpington Meadows development (former Monsanto Site). The site was granted outline planning permission in 2009 and will result in approximately 1200 new homes and associated infrastructure being built in the coming years. As part of the approved outline planning permission for a 60ha Riverside Country Park is to be established on farmland adjacent to the River Cam between Grantchester and Hauxton Mill. The landscape between Hauxton

Road and the River Cam is largely open agricultural land with few hedges, blocks of plantation corses and large willow trees.

- 1.2 This specific reserved matters application site is approximately 60 hectares in size and includes an area of land from Grantchester Road, across the M11 and is bounded by the River Cam to the south and west. To the east is the main development site of Trumpington Meadows with agricultural land running beyond this land, which is bounded by the A10. The agricultural land does not form part of this application but is important in facilitating the proposed Country Park.
- 1.3 The application site falls within both the City and South Cambridgeshire administrative boundaries and therefore planning applications have been submitted to both local authorities.

## **2.0 THE PROPOSAL**

- 2.1 This application is for reserved matters following the grant of outline planning permissions 08/0048/OUT and S/0054/08/O for 1200 dwellings, new primary school and local centre, Country Park and open spaces. The reserved matters submission is for the Country Park with associated new woodland areas, balancing ponds, hedgerows, riverside meadow, green corridors, habitat enhancement/creation, informal and formal play spaces and foot and cycle paths. The application for the green infrastructure has come forward prior to the first residential reserved matters in order that the key planting/infrastructure can begin in advance of the housing to ensure that adequate usable public open space is available at the earliest opportunity.
- 2.2 The outline planning application was consented subject to a number of conditions. Because of the large number that related to the Country Park, these are listed in table form in appendix (A)
- 2.3 The application is accompanied by the following documents:  
  
Country Park Reserved Matters Submission (Planning and Design Statement) July 2010 and Supplementary (Planning and Design Statement) Sept 10, Soil Management Specifications, Soft Specifications Country Park, Seed Mix for Grasses, and Screening Bund Earthworks Specifications.  
  
Detailed drawings listed in appendix E, including landscape, earth works, drainage, and woodland details.
- 2.4 Since receipt of the application, and following consultation responses, there have been significant amendments made by the applicants to the proposals (23 September 2010) and a Public Art Statement (17 September 2010). These amendments have been subject to further 2-week consultation. The amended documents/plans mainly provide points of clarification and detail, which have been discussed with relevant council

officers to address initial concerns. Where relevant these have been addressed in the assessment section of the report.

### 3.0 **RELEVANT SITE HISTORY**

<b>Reference</b>	<b>Description</b>	<b>A/C, REF, W/D W/D</b>
S/1310/06/O	Demolition of existing buildings and structures and redevelopment for approximately 600 dwellings, land for primary school, recreation and leisure uses including change of use from agriculture to public open space, community and other local facilities with associated parking, infrastructure and earthworks.	<b>W/D</b>
06/0706/OUT	Demolition of existing buildings and structures, redevelopment for approximately 600 dwellings, two new accesses onto Hauxton Road, recreation/leisure uses including change of use from agriculture to public open space, with associated parking, infrastructure and earthworks.	<b>W/D</b>
S/0054/08/O	Demolition of existing buildings and structures and redevelopment for approximately 600 dwellings, land for primary school, recreation and leisure uses including change of use from agriculture to public open space, community and other local facilities with associated parking, infrastructure and earthworks.	<b>A/C</b>
08/0048/OUT	Demolition of existing buildings and structures, redevelopment for approximately 600 dwellings, two new accesses onto Hauxton Road, recreation/leisure uses including change of use from agriculture to public open space, with associated parking, infrastructure and earthworks.	<b>A/C</b>
S/0865/RM	Phase 1 infrastructure provision	<b>A/C</b>
10/0501/RM	Phase 1 infrastructure provision.	<b>A/C</b>

The following strategic conditions on the outline planning permissions have been discharged by the Joint Development Control Committee (JDCC):

Condition 11 - Youth & Play Strategy, discharged 20 July, 2010

Condition 12 - Phasing discharged 7 April 2010.

Condition 16 – Surface Water Strategy, JDCC, 19 May 2010 – discharged subject to Environment Agency Approval. - 19 September 2010

Condition 22 – Strategic Landscaping Strategy (Country Park) discharged 5 April 2010.

Condition 27 – Ecological Management Plan, 27 May 2010 - discharged

Public Art Strategy is subject to a S106 requirement and was agreed by the JDCC 8 Sept 2010.

#### **4.0 PUBLICITY**

4.1	Advertisement:	Yes
	Adjoining Owners:	Yes
	Site Notices Displayed:	Yes

#### **5.0 POLICY**

- 5.1 **Government and Regional Guidance and Advice, Structure Plan, Local Plan and Policies, Supplementary Planning Documents and Material Considerations**  
See Appendix A

#### **6.0 EXTERNAL AND INTERNAL CONSULTATIONS**

##### **6.1 Cambridgeshire County Council**

Have submitted a large number of consultation responses which are subdivided into sections below.

##### Rights of Way Comments

The main cycle/pedestrian route to be adopted should be designed to a standard required as a public bridleway in accordance with the requirements of the Cambridgeshire County Council Policy set by the statutory Rights of Way (ROWIP) Improvement Plan.

Provision of an off-road equestrian route from Grantchester (with a bridleway link to Barton) towards Hauxton – Haslingfield bridleway be re-considered in line with the current ROWIP.

Byron's Pool, to the (East) of the site recorded as 'Cambridge 102/Haslingfield 11, should be given to dedicating an appropriate pathway through the Country Park to meet the main bridleway as a public right of way again in accordance with ROWIP.

The importance of not excluding the possibility of future connections across the river into the wider countryside access, networks and communities is also welcomed, as the County Council has previously suggested a path leading to the westernmost corner at the confluence of the rivers could be included. This would provide a cycling route in the long term, via a bridge crossing, towards Haslingfield.

The provision of an appropriate signage hierarchy is welcomed in order to enable users to enjoy both the Country Park and the wider access networks, the indicative sign drawings included within the application (drawing 1730601M/LA/A(92) 106) showing public bridleway destination signing and would request that appropriate signage be explicitly included as part of the scheme design guide.

The County Council consider that segregation of the paths for pedestrians and cyclists is inappropriate. Given that the path is 3m, these routes could be shared.

The County Council has a holding objection on the issue of motorbike gates/bollards at Trumpington Meadows. Consequently, if motorbike gates and bollards are to be installed as illustrated, examples of such gates and bollards shall first be agreed with the County Council before a final decision is made on their appropriateness.

#### Landscaping Comments

In principal the County Council is content with the location and height of the proposed bunding adjacent to the M11 boundary, however, concern is raised in order to ensure that the material used for the bunding is created from the proposed balancing ponds (or other areas where material is to be removed) within the Country Park. If there is a deficit between the amount of material removed from the balancing ponds and the amount needed for the creation of the M11 bund, further details are required regarding the source of the excess materials. No material from the Trumpington Meadows residential development should be used to create the bund, especially given that this is unlikely to be a suitable solid for the landscaping proposed.

#### Biodiversity Comments

In principal it is considered that the application accords with the requirements of condition no. 23 of the outline permission 08/0048/OUT and S/0054/08/O.

#### Green Infrastructure

The County Council welcome the strategic landscaping proposals for the Country Park and the improved agricultural field edges, as these make a significant contribution to the Green Infrastructure within the Trumpington area. These proposals improve a key corridor (River Cam) in the 2006 Green Infrastructure Strategy.

#### Archaeology

The application area has been subject to archaeological assessment significant remains are known within the present application area, including the nationally important site of Romano-British settlement (Scheduled Monument 74).

The area of the balancing ponds has been subject to archaeological evaluation, which has demonstrated that no significant remains will be impacted by the construction of such a feature. Other programmed landscaping works are unlikely to have a significant impact on the sub-surface archaeological remains. The County Council is, however, concerned that the proposed scheme includes pathways and a pedestrian bridge within the Scheduled Monument. Any such works within the boundary of the scheduled area require Scheduled Monuments Consent in order to comply with the Ancient Monuments and Archaeological Areas

Act 1979, and the applicant is advised to seek the views of English Heritage on this matter.

- 6.2 **Waste Management Manager (South Cambridgeshire District Council)**  
Waste arising from the site would be classified as trade waste therefore appropriate storage and vehicular access to the containers would need to be agreed with the appropriate Waste Management Authority.

A waste receptors facility (litter and dog bins) shall be managed by the landowner and will not form part of the Council's services.

- 6.3 **Environmental Health Officer (South Cambridgeshire District Council)**  
Award Drains  
As the award drains are to be considered by the Environment Agency the Environmental Health Officer has no further comments.

#### M11 Bunding

The M11 bund is part of the landscaping strategy for the development site and controlled by condition no. 50 of the approved outline application detailed above. The mound/bunding is not designed to provide noise mitigation so the noise attenuation that may be provided has not been predicted by a detailed noise modelling/assessment.

As the mound varies in height along its length and mitigation depends on the relative topography, the potential benefits of an earth bund may vary widely. However, due to the distance away from the existing and proposed residential areas (200 – 300m) the mitigation effects are likely to be zero or no perceptible difference, as ground attenuation becomes the most significant factor in the propagation of noise from the M11.

The use of shrubs or trees as a noise barrier is only effective if the foliage is at least 10-20metres in depth, dense and uniform for the full height of the vegetation.

Noise reflection from any earth bund would be non-existent or at worst negligible as they are usually constructed of absorbent material/medium and at a distance of 200 to 300 metres there would be a considerable noise reduction by mere distance.

- 6.4 **Landscape Officers (South Cambridgeshire District Council and Cambridge City Council) and Sustainable Drainage Engineer (City Council).**

The landscaping, sustainable drainage and biodiversity consultation response to this application from both South Cambridgeshire District Council and Cambridge City Council Officers have been co-ordinated in order to provide a comprehensive landscaping/water assessment of the application and the combined comments are as follows: -.

Construction Comments  
Earthworks, Bunding and Soil Management  
WSP Screening Bund Earthworks Document and  
Terrence O'Rourke Dwgs 1736173601M/LA/L(91)104 &  
1736173601M/LA/L(91)105

Notwithstanding the submitted details further details are required regarding bunding and the management and placement of soil. However, these can be sought by a condition (13).

Balancing Pond Earthworks

The mounding to the south east of the balancing pond has been reduced in order to provide a more natural looking succession between the agricultural land, the pond area, the wetland meadow and the riverside.

The agricultural land to the east is defined by a hedgerow that will be allowed to grow tall. Following detailed discussion it was considered that the landform was such that extensive views out from this area was not such that should warrant the breaking of the adjacent hedge. Overall it was considered that in time the tree and hedgerow belt could provide a useful habitat linkage, with planting additionally used to disguise any incongruous changes in level.

Drainage Inlets/ Outlets and Balancing Ponds

Construction details and materials of the proposed inlet/outlet structures are required in order to ensure that the headwall materials used are acceptable in terms of scale and potential landscape impact. A typical headwall design has been provided which utilises a minimum amount of concrete bagwork. However, the design of all headwalls and outfalls are considered important in terms of landscape impact. Therefore each structure has now been individually numbered on Dwg To'R 173601M/LA/P/005. The design of the numbered headwalls and outfalls will be handled through a planning condition so as to ensure high quality design appropriate to the setting. Further discussions are needed to consider alternative materials including stones block work and timber cladding.

The decked viewing area was originally very extensive, and was considered to be too large. Through a process of design refinement and discussion with the applicant the current proposal (dwg To'R 173601M/LA/P/001) retains the ability to accommodate a large number of people and extends out over the water but its impact is softened through the use of marginal planting on both sides. The design also incorporates a seating area. The decked area will be suitable for pushchairs and wheel chairs.

Swales and Ditches

Through the process of design evolution there have been alternative locations considered for the ditch and swale locations. The current arrangement has taken account of drainage gradients and volumes, and the locality of the

Scheduled Monument. Drawings are provided to detail the typical form of ditches and swales. From the top of bank the swales are typically 8m wide and the ditches 5.6m. However, the use of careful grading will ensure that these features do not appear too large for their setting.

There is a significant length of swale located to the immediate west of the housing area. This swale replaces a length of former piped system. The inclusion of this swale provides a significant landscape feature (up to 13m wide at this point) and an opportunity for biodiversity to move in close proximity to the dwellings. A further length of piped system has been replaced by a swale to the south of the pump house. This is the preferred approach with respect to landscape and biodiversity.

Where the swale leads from the balancing pond to the River Cam the design has been altered to remove the need for a hard engineered erosion control system. This was achieved through adjustment of the design to better accommodate the likely flow and by using a lowered bed level protected by a cobble and gravel mix. This feature need provides a backwater and reduces the need for a constructed outfall.

The applicant has provided full details of the planting and seed mixes for the ditches and swales and they are considered to be entirely appropriate

#### 'Moat' Features

The moat south of the M11, preventing access to the M11 underpass will link to the River Cam and so double up as a backwater habitat. It should be formed through the opening up of a stream that appears to have been previously culverted. The stream can be located by observing clean flowing water beneath a drain cover which then discharges to the River Cam. If this 'lost' stream was opened up it would provide an excellent habitat feature with clean water moving into the moat. As the path of the stream has already been disturbed the risk to any archaeological feature is considered to be minimal.

Following discussion with the applicant it was agreed that this approach was desirable and that the route appeared to be largely the same. The final implementation of the opening up of the "lost stream" would need the input of the Environment Agency.

The ditch/moat to the northern side of the M11 should exploit a natural gap within the riverside trees, so as to minimise damage to the riverside willows. It is likely that this can be achieved through on site discussions prior to implementation. However, if this is not achievable, the creation of additional wet woodland is considered to compensate for the loss of individual trees.

#### Pathways and Access

Following discussion with the applicant the pathway junctions have been reviewed to try and avoid the creation of sharp angles, narrow wedges of land and trodden desire lines across landscaped areas. (such as at pathways to the west of the balancing lake 173601M/LA/P/002). However,

without implementing an over engineered path layout it is hard to predict how people will use the pathways, and it is likely that precise details will need to be amended on site, and as the pathway network develops over time.

The track within the community Woodland area has been extended and should encourage greater public access.

### Landscaping/Planting

#### Planting Generally

Further information is required regarding the planting specification for trees, shrubs, and plants and grassed areas. This should include details of proposed planting methods, planting rates and spacing, proposed soil ameliorants (composts, fertilisers, water retention granules, mulches etc) and other sundries such as tree stakes, any underground guys, tree guards, mulch mats etc.

Sound planting methods will be particularly important in areas of made up ground – around the balancing ponds and on the motorway bunding.

#### Parkland Tree Guards and Pits

The design of the tree guards and pits are satisfactory with a minimum distance of 500mm from the tree stem in all directions. The trees should be double staked and clarification on this point will be sought from the applicant.

#### Kickabout area

The lime trees around the kickabout area should be reduced to a single line.

#### Balancing Pond Area Planting

It is recommended that pond sedges identified on dwg To'R 173601M/LA/012 are used sparingly and that Common Reed (*Phragmites australis*) is omitted. However the applicant is fully aware of the need to control excessive plant growth within the balancing lake and plant growth is accepted as an annual maintenance operational need. The inclusion of further floating plants such as fringed water lily and oxygenating plants such as hornwort was requested and has been provided thus improving the pond environment for wildlife. Planting is also desired on the steeper slopes to the west of the ponds (rather on their tops) to better integrate the meadow areas and disguise any sudden changes in level.

The areas adjacent to the cycleway identified on To'R 173601M/LA/P/006 and To'R 174601M/LA/P/007 will become popular areas. Following discussion the applicant has agreed to open up areas of scrub from around the coprolite ponds so as to enhance views along them. It has never been the intention to open up large sections of the dense vegetation cover around these ponds. The applicant would prefer to carefully manage discrete areas properly rather than manage a large extent of potentially hazardous bank. The dense cover also provides an important local resource for hedgerow birds.

The treatment of the disused railway line viewing area, particularly the choice of railway sleepers and hoggin to the form the steps (reflecting the former railway use), is welcomed. The applicant has amended previous designs to provide a stepped access with a number of level rest points, and planting to intergrate the feature into the landscape. The top of the viewing area is to have a hardwearing, level surface and appropriate railings will be provided. However, the final dimensions and form of the area are to be finalised subject to the Arts Strategy and the positioning of public art within the space.

#### Woodland Areas

The provision of areas of wet woodland and south of the railway line viewing area (To'R 173601M/LA/005 and 173601M/LA/P002) have been extended to visually join the planting descending from the M11 bunding, but also retain access routes for maintenance to the proposed wet moat/ditch.

To the north of the railway line an area of wet meadow currently exists. This space should remain open and requires no further tree or shrub planting. The area will be managed to prevent natural colonisation by trees and shrubs. This open meadow habitat will also allow attractive views towards Trumpington Church to be retained.

#### Parkland Tree Planting

The tree planting along the east side of the southern most ditch (dwg To'R 173601/M/LA/P/007) is proposed as a sparse row of irregularly spaced Willow and Alder, and is considered to deliver appropriate landscape enhancement to this open area.

Generally tree planting within the Country Park consists of large parkland trees (Oak, Ash, Poplar, Lime, Walnut, Willow and Sycamore) planted as single specimens, or in pairs or threes, and smaller trees (Rowan, Birch, Cherry etc) planted as small groups.

After discussion with the applicants the planting schedule has been amended to reflect the desired character of the parkland – that it should remain open in aspect, with groups and stands of smaller trees restricted to the areas closer to the M11 or to areas where they can assist in screening - and that any planting imparting a more formal character should be restricted to the area north of the M11.

#### Work to Existing Trees

The issue of potential bat roosts needs to be considered prior to any extensive works being carried out. This point is particularly relevant to the riverside willows.

There are three areas considered a priority for tree management, thinning and opening up tree cover to allow longer views into the surrounding landscape:

- a) At the end of the disused railway line looking north.

- b) At the end of the disused railway looking south.
- c) From the southern part of the country park where there is high ground adjacent to the river allowing good views across to Haslingfield.

Later submissions of plans provide some detail but further details with respect to tree management will be sought through a suitable condition.

### Natural Habitats

#### Existing Pond

The re-grading of the kickabout area identified on plan (To'R 173601/M/LA/P/004) now retains an area of natural landform in the vicinity of the pond. A buffer strip of 10m has been confirmed to assist the pond collecting some natural drainage.

A condition seeking the pond's restoration will require a plan to show how the existing pond will be protected during development and then further enhanced (such as 60% shrub clearance and 30% sensitive desilting). Measures were outlined in the site's Ecological Management Plan (required by condition no. 23) but further details are now sought on how this will be implemented on the site.

The Wildlife Trust hopes to engage the local community in the restoration of the pond. This is encouraging as new communities can be brought together by such tasks.

#### Existing works to the River Cam

The applicant has accurately labelled the drawings to detail where work took place in 2009 by SCDC to deliver the River Cam Habitat and Access Enhancement Project. Key areas are the 8 shoals, the 2 backwaters and the reed bed. The delivery of the Country Park is felt to be entirely compatible with these works. For example, the applicant has included an additional short length (-20m) of hawthorn hedge so as to link a current hedge to the point where the large backwater and sluice have been provided. This length of hedge will prevent people from traversing the ditch in the future or accessing the sluice. Upon request the applicant has reduced the amount of riverside tree planting so as to maintain an open character. These points illustrate how the applicant has taken on board comments provided by officers during the design evolution process. Many other examples could be sited.

## **6.5 Cycling and Walking Officer (City Council)**

The proposed cycling racks as proposed are too close together, it is recommended that they be positioned at least 1m apart in order to comply with the Cambridge City Council Parking Guide.

Coxwell gravel is not considered to be of an appropriate colour for the site. It is recommended that something more sympathetic be considered such as that used on the Haling Way towpath along the River Cam.

## 6.6 **Community Reserves Officer (City Council)**

Wishes to see an enhancement of the existing pond identified on plan 173601/M/LA/P/10 close to the kickabout area. A commitment to this is now given and will be secured through condition. Concern is raised regarding the following issues:- a) plant mixing type D (planting mixes have been agreed with the applicant but the desire to see wych elm rather than rowan adjacent the LNR will be passed on to the applicant), b) there is no detail of the shared cycle/pedestrian route North of the site onto Grantchester Road, c) there seems to be no signage at the mid and southern entrance to Byron's Pool LNR d) continuation of cycle/pedestrian route and re-positing of cycle rack at the southern entrance would allow people who visit Byron's Pool to continue along a hard surface path e) would prefer a parkland fencing design for the kissing gate and fencing detailed on plan 173601/LA/A/(92)105.

## 6.6 **Public Art Officer (City Council)**

Has no objections but recommends that the timetable of the Public Art Strategy be enforced to ensure delivery on time.

## 6.7 **Joint Urban Design Team**

The 'Joint Urban Design Team' has been involved in the discussions and evolution of the Trumpington Meadows scheme and considers that the interface between the Country Park and the 'built form' is key to the successful development of the whole site. This is underpinned by the need to ensure that access to the open countryside is afforded for existing and further residents of surrounding villages and Trumpington Meadows.

### Connectivity

Concern is raised regarding the connections from within the development to the Country Park particularly along the south-western part of the site. It is felt that these connections are inadequate and under provided, consequently it is recommend that the provision of two more footpath connections to the site be created to facilitate permeability across the whole development.

### Landscaping

The Country Park landscape detail is tied in with the approved Landscaping Strategy. It would be helpful if the application could show an indicative built edge at least along the Country Park boundary, to better understand the relation between the built form and the open space and advise of planting.

The finger posts as proposed are softwood; these should be treated with preservative and stained in order to tone down the starkness of the white wood.

Drawing no. 17360M/LA/A/112 shows a basic bridge design, the Joint Urban Design Teams recommend that this be improved to create better visual interest.

**6.8 Natural England**

No comments

**6.9 Highway Agency**

No objection to the development proposals outlined in the application and does not intend to issue a direction in this matter.

The Highway Agency have no comments on the amendments subject to a 'Construction Management Plan' indicating haulage routes, hours of operation and vehicular routes. Such a plan is required by Condition no. 30 of the outline application for the site.

**6.10 Environment Agency**

No objection in principle subject to the applicant obtaining the necessary consents from the Environment Agency for culverting or works affecting the flow of water under the terms of the Land Drainage Act 1991/Water Resource Act 1991.

**6.11 East of England Development Agency**

No comments.

**6.12 Trumpington Residents Association**

Welcome the concept of the Country Park and are impressed by the plans, which should result in an excellent green space on the edges of Trumpington as they will be beneficial to the existing and new residents of the area. The Residents Association also welcome the management of the site by the Wildlife Trust in close collaboration with the City Council's reserve at Byron's Pool. They consider the partnership between the development and the wildlife expertise is very encouraging, as this will provide an opportunity for youth and community input into the delivery of the plans.

However, concern is raised regarding the noise from the motorway on the park, the housing development and the existing village. In particular the disturbance to visitors of Byron's Pool especially as Para.4.10 of the Planning and Design Statement (document W) refers to the design of the mound along the M11, which it was considered would go some way towards deflecting motorway noise from the northern part of the Country Park. The Residents Association also hoped to consider imaginative plans of how to reduce the noise being reflected towards Trumpington by the metal fence on the south west side of the motorway. However, no details have been submitted as part of this application.

The Trumpington Residents Association has no comments on the amended drawings.

**6.13 Sustrans**

Object to the use of Hoggin and have concerns regarding the use of Coxwell Stone on the primary cycle surfaces, as it is not sufficiently durable to withstand the level of use expected on these routes. Therefore, it is recommended that Breedon Gravel be used, or tarmacadam.

**6.14 Wildlife Trust**

The Wildlife Trust have been included in the assessment and design of the Country Park throughout its development, and have ensured that the finished design provides a Country Park site is compatible with their requirements for taking over maintenance in 2013. Therefore, they support the application as submitted, the amendments and are content to take on the long-term management of the site.

**6.15 Cambridge Fire and Rescue Service**

Have no objection subject to the provision of fire hydrants. The location of the fire hydrants is to be agreed upon with the Cambridge Water Authority.

**6.16 Cambridge Past, Present and Future**

Welcomes the application for the Country Park but raises concern regarding the agricultural land adjacent to the M11 as it appears to be parcelled up for future development.

Concern is also raised regarding the area being allocated for allotments as it is believed to be inadequate, in light of the number of properties to be constructed and it is recommended that this be increased.

In addition the lack of on-site provision for sport fields is also of concern due to the density of the housing proposed.

**6.17 Sports England**

Do not wish to comment on this application.

**6.18 Architectural Liaison Officer (Cambridgeshire Police)**

Has no objection to the application.

**6.19 CABE**

Do not wish to comment on this application.

**7.0 NEIGHBOUR REPRESENTATIONS**

No neighbour representations have been received.

**8.0 ASSESSMENT**

From the consultation responses, representations received and from inspection of the site and the surroundings, the assessment has been structured under the following headings:

Principle of Development

Relevant outline planning permission conditions

Drainage Principles and compliance with the 'Surface Water Strategy'

Landscape Principles and compliance with 'Strategic Landscaping Strategy'

Public Art Statement

Other issues

Conclusion  
Recommendation

## 8.1 Principle of Development

The principle of development for this site has been established through the granting of the outline planning permissions references 08/0048/OUT (Cambridge City) and S/0054/08/O (South Cambridgeshire District Council). The approved parameter plans for the outline permissions include the provision of a Country Park to the west of the main development site in the location proposed within this reserved matters application and conditions no.1, 4,11,16,17,18,19, 22, 23, 25,27,29,30,31 and 50 support its general development.

## 8.2 Relevant Outline Planning Conditions

The relevant conditions on the outline planning permission are as listed in section 2.2 of the report. These conditions require any reserved matter application for the Country Park to be in accordance with the approved Youth and Play Strategy, Public Art Strategy, Phasing Plan, Surface Water Strategy and Strategic Landscape Strategy.

### Youth and Play Strategy – Condition no. 11

As part of the Youth and Play Strategy the Country Park provides early provision for facilities to be established prior to the development of Phase 1 of the residential development. The Country Park provides informal play space within 3 phases of the site.

### Phasing Plan – Condition no. 12

Condition no. 12 provides a detailed schedule for the delivery of the Trumpington Meadows site, it provides a structured plan for the delivery of the key milestones in the development of the site. The Country Park is divided into 4 sections to be delivered in phases 1 - (A6) the allotments (available from Autumn 2014), which are not part of this application. 2 – (A3) land south of the M11 (available summer 2014), 3 – (A4) land north of the M11 and finally 4 – A2 the kick about area to the north of the site (both available summer 2013).

### Surface Water Strategy – Condition no. 16

The proposed drainage for the Country Park has been designed in accordance with the surface water strategy for the site, for which details have been submitted under the requirements of Condition 16 of the outline planning permissions. This condition was discharged 19 September 2010.

The site wide drainage strategy demonstrates that the proposed development can adequately manage water within the site without increasing flood risk through a variety of available techniques. The Country Park is key in delivering this strategy.

### Country Park Drainage Details – Condition no. 17

Condition no. 17 provides the specific detail of those appropriate techniques and they include: -

- Gravity fed piped/swale drainage system from the core development through to the Country Park balancing ponds.
- Collection of surface water through a series of swales that will discharge to sewers for a 1:30 year flood event.

The site wide drainage strategy provides a framework for the detailed Country Park and the vision is to provide a comprehensive site drainage system which can accommodate all of its surface water within the site boundaries.

The information submitted within this application provides sufficient detail to assess and evaluate the detailed drainage requirements and the analysis of the Country Park in detail is contained within Section 8.3 of this report.

### Strategic Landscape Strategy – Condition no. 22

Condition no. 22 provides support for the development of Trumpington Meadows, through the 'Strategic Landscaping Strategy'. The purpose of the Country Park is set out in the Design and Access statement attached to condition no. 22 and is supported by the outline planning permissions for the site. This condition ensures that the Country Park is carried using a sequential approach in order to ensure the development is co-ordinated and the site safeguards the setting and special character of Cambridge, retained Green Belt and the Country Park.

### Country Park (details) - Condition no. 23

Condition 23 requires details of the proposed planting, maintenance and management associated with the Country Park, those details have been submitted with this application for consideration in line with the 'Strategic Landscape Strategy' mentioned above.

The information submitted within this application provides sufficient detail to assess and evaluate the landscaping requirements and the analysis of the Country Park in detail is contained within Section 8.4 of this report.

### Earth Bund – Condition 50

Earth Bund is located adjacent to the M11 and is intended to provide two key functions. To a screen a significant part of the development from the M11 as part of the landscaping scheme, and to provide an on-site facility for the storage of spoil removed from the Country Park and the main development site in order to avoid transferring spoil off the site. The details submitted with this application are in accordance with those required by condition no. 50. A detailed analysis of the earth bund is contained in Section 8.3 of this report.

### **8.3 Country Park Drainage Principles and compliance with Surface Water Strategy**

The submitted drawings indicate how the Country Park will accommodate comprehensively the surface water run-off from the main development site. The built areas discharge water through a series of swales and piped systems, which are gravity feed into a balancing pond located within the Country Park (indicated a on the attached plan). Some parts of the swale/piped system cross the open agricultural land and details of these proposed channels, whilst not part of this application, will be controlled by the provision of a Grampian condition no 5.

Following consultation the Sustainable Drainage Officer raised several concerns identified above in section 6.4. Consequently the applicant has been provided with a detailed assessment of the submitted application. Amended plans were requested and subsequently received on the 23 September 2010. The applicant has agreed to address all of the issues raised within the detailed assessment of the water drainage system within the Country Park. The amended plans have been subject to 2 weeks further consultation. It is considered that the proposed surface water details are acceptable subject to the amended plans and that they meet the requirement in respect of Condition no 17 of the outline.

### **8.4 Landscape Principles and compliance with Strategic Landscaping Strategy**

The detailed design principles for the Country Park are set out in the 'Landscape Strategy' detailed in Condition no. 22 outlined above in Section 8.2, and provide a framework for this detailed reserved matters application.

One of the key functions of the Country Park is to manage surface water from the whole site area. Landscape officers are keen to ensure that as much as possible of the site surface water is dealt with above ground in swales and ditches and therefore, avoids, as much as possible, a piped system. Through discussions with the applicant amended plans have been submitted and the inclusion of more swales and open ditches has been achieved. The revised drawings indicate an additional open watercourse along the western development edge, which replaces a previously piped. An open watercourse will deliver amenity, visual and biodiversity benefits to the site.

The proposed site area and layout of the Country Park is in accordance with that identified within the outline application (s) and condition no. 23 requires the full details of the soft and hard landscaping within the Country Park to be submitted. These details have been received and form part of this application. Following consultation a number of issues were identified by the consultees, which were of significant concern. The key issues have been listed above in Section 6 and most of the concerns have been addressed as detailed below within the amended plans submitted on the 23 September 2010. Those not resolved are identified within this section.

## Habitat Creation and Biodiversity

It is also important that protection and enhancement is achieved for the existing habitats of the site. Detailed discussions regarding maintenance of the existing pond (identified on plan 173601M/LA/004) have been held with the applicants and they have agreed to renovate the pond as part of a 'Community Project' to be undertaken early in the development (by occupation of the 500<sup>th</sup> dwelling) to encourage community cohesion with the existing residents of Trumpington and the new residents of Trumpington Meadows. This project will ultimately enhance the biodiversity of the area and ensure the retention of an existing aquatic habitat.

Major discrepancies were found within the application drawings that have now been amended. Detailed re-contouring (reduction of 1.5m in height) has been carried out around the east side of the balancing ponds to create a more natural landform.

The planting proposals throughout the site have been amended in line with the comments made by the Landscape Officers and the City Sustainable Drainage Engineer. The plans now accommodate most of the concerns highlighted above regarding tree locations, species, and planting size, and are considered acceptable.

The only recommendation made by the Landscape Officers not resolved within the amendment appears to be the issue relating to planting around the kickabout area to the north of the Country Park. Concern has been raised by the Landscape Officers, that two lines of lime trees around the kickabout area is too formal and a more relaxed approach should be taken. However, the planting around the kickabout area provides a natural barrier between the formal play space and the informal landscape of the remaining Country Park and does not harm the permeability of the overall site design. To reduce this double line of trees to one would weaken an important design element, which provides a modicum of protection for people enjoying the informal space, from those enjoying the kick around space. Consequently it is considered that a double line of lime trees is acceptable.

## Public Access, Linkages for pedestrians/cyclists

Currently, there is very little access to the Country Park area and it is anticipated that access will always be limited in certain areas of the Country Park such as fish spawning areas, kingfisher nest sites and the otter holt.

The detailed schedule for the opening of the Country Park is included within condition no. 12 (Phasing). It is considered important that the Country Park is available at the earliest opportunity. However, detailed discussions have been held with the applicants and the Wildlife Trust in order to explore what areas of the park could be open earlier if possible.

Whilst all parties considered public access important the issue of timing remained unchanged. If public access was to be agreed earlier the applicants had concerns regarding the establishment of the planting (both trees and meadows) and environmental improvements required by this application, as they could be innocently damaged by people visiting the area and therefore the long-term management could be harmed. In addition the Wildlife Trust had concerns regarding the safety and day-to-day management of the site as they anticipated that they would not be able to give the site an on-site presence until 2014. They advised that to open the Country Park without a site presence, or with a lengthy period before on-site presence was achieved, could lead to issues of anti-social behaviour being established which would not be in the interest of the site and make management very difficult. Consequently, the public access schedule as identified above (Section 8.2) remains unchanged.

The footpaths and cycleways details have been provided in accordance with the 'Landscape Strategy' (condition no. 22 of the outline ) for the Country Park. Whilst officers had an initial concerns regarding the footpath and cycleway materials the applicant has amended the application in accordingly and the construction materials of the footpaths and cycleways is now considered appropriate (condition no. 1).

Concern was raised regarding the creation of desire lines to the west of the balancing lake the line of the proposed footpaths has been considered within the details submitted to discharge condition no. 22 and as such it is appropriate to revisit this issue as part of this application.

#### M11 Earth Works - Re-contouring of Land and Waste Management

Landscaping around the M11 has been amended and further details submitted in order to address the concerns raised by the Landscape Officers. Therefore, the detailed landscaping around the M11 earth works are now considered acceptable. However, whilst condition no. 50 requires details of the material, tipping, landscaping and dust measures details of the proposed haulage routes are considered under condition no. 30 (Construction Management Plan). This condition of the outline will be discharged separately.

The Cambridgeshire County Council has recommended that no soil from the residential development be used in the creation of the M11 bund. However, details of the disposal of spoil material from the site has been submitted within the 'Waste Audit Report' (condition 29 of the outline):

It is clear from the details submitted within the 'Waste Audit Report' that material to be used in the formation of the bund are not restricted to those generated by the works within the Country Park alone. Condition no. 29 has been discharged (22 September 2010) with the agreement of Cambridgeshire County Council, therefore it is not appropriate to consider restricting the use of materials from the residential areas within the earth bund. However, in order to ensure that the use of spoil from within the site

and the Southern Fringe area is maximised site a condition is considered appropriate (condition no.9).

### Long Term Maintenance

The Trumpington Meadows Land Company will manage the Country Park for 1 year and then management will be transferred to the Wildlife Trust under the terms of a 125 year lease. The Wildlife Trust is in the process of negotiating/developing a 'Management Plan' for the site. This will subsequently come to the Local Planning Authority's for approval under the requirements of the Section 106 legal agreement.

## **8.5 Public Art Strategy.**

The Public Art Strategy for the site is supported within this application by a 'Public Art Statement' and whilst this is not a full detailed 'Public Arts Delivery Plan' as required by the Cambridge City Council and South Cambridgeshire District Council SPD, it does provide a mechanism for delivery of art projects within the Country Park, which can be agreed prior to the submission of a full plan. The applicants are unable to provide a full detailed 'Delivery Plan' this stage as arts specialists have yet to be appointed and public consultation carried out on each of the planned projects identified within the 'Public Art Strategy'. It would therefore, be premature to insist on a 'Delivery Plan' that could not provide accurate and specific project details. To wait for the 'Delivery Plan' to be agreed could risk the delivery of the whole Country Park as much of the planting is carried out within planting seasons and to miss appropriate seasons could ultimately delay the opening of the Country Park. Whilst it would normally be considered essential for a 'Public Art Delivery Plan' to be provided, in this instance it is considered that there are exception circumstances.

The statement does identify that the Public Art Project's proposed within the site would be to the value of £105,000, which will provide at least three intervention projects, managed in accordance with the strategy agreed at the JCCC on the 8 September 2010. Provision of public art within the Country Park will take the form of 'Environment Projects and Outdoor Space' and 'Character Markers'. The site formerly known as 'Shepherds Cottage' is one of the art projects (Community Orchard) identified in the strategy (condition no. 3).

## **8.5 Agricultural Land**

The agricultural land adjacent to the application site facilitates the connection with the strategic footpath and cycle route, the site of the 'Community Orchard' (formerly Shepherd's Cottage) identified in the Public Art Strategy and the final linkages with the site wide drainage scheme. Whilst this land is outside the development site and therefore no details of the above submitted within this application, it is reasonable to impose Grampian conditions requiring the information to be submitted in order to ensure the comprehensive delivery of the Country Park.

## 8.6 Other issues

### Allotments

Whilst the allotments are located within the Country Park, they are not included within this application and will be subject to a further reserved matters application. The trigger for provision of the allotments as set out in the Section 106 agreement, which requires provision by occupation of the 300<sup>th</sup> dwelling.

### Construction Traffic

The earth bund adjacent to the M11 will accommodate all the spoil created by the formation of the balancing ponds and re-contouring of the Country Park and some spoil created by the core development site. In addition the need for construction traffic to enter the Country Park will be minimal as no buildings are to be constructed, consequently, no details are required in association with movements on the road network.

Details of the specific locations of all haulage roads located within the Country Park will be dealt with as part of the submissions in respect of Conditions no. 50 or 30 of the outline planning permission.

## 8.7 Fire Hydrants

Cambridge Fire and Rescue have requested the provision of fire hydrants within the Country Park. As there is very limited vehicular access to the Country Park and due to the nature of its use it is not reasonable to request further fire hydrants. The provision of fire hydrants has been secured within the built up area by condition 45.

## 9.0 CONCLUSION

- 9.1 The principle of a Country Park was established through the granting of outline planning for the redevelopment of the site. The proposed details in this submission meet the requirements of planning policy and support the 'Surface Water Strategy', 'Strategic Landscape Strategy' and 'Public Art Strategy' by achieving of a high quality, sustainable, safe and accessible community facility for the occupants of the site and the nearby area to enjoy.

The Country Park provides the strategic green open space to support the residential developments. Its opening will be undertaken at the earliest opportunity to ensure that public access is enjoyed by both existing and the new community of Trumpington Meadows. The application provides a comprehensive scheme for design and delivery of the Country Park that has the support of officers and the community.

## 10.0 RECOMMENDATION

- 1. APPROVE RESERVED matters submissions S/1113/10 (South Cambridgeshire District Council) and 10/0695/REM (Cambridge City Council) subject to the following conditions and informatives:**

1. Notwithstanding the submitted plans full details of the proposed footpath/cycleway, as illustrated on plan reference 173601M/LA/P/003 rev A, which is located within the agricultural land to the east of the Country Park and to the north of the M11, and serves to connect the site to Grantchester Road, shall be submitted to and approved in writing by the Local Planning Authority prior to any development commencing on site. The said footpath/cycleway shall be constructed to the agreed specifications and available for use prior to the opening of phase 1 of the Country Park, the footpath/cycleway, shall be retained and maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the comprehensive and timely delivery of the Strategic Foot and Cycle network within the site and linking with the wider area in accordance with Policies CSF/5, CSF/11, CSF/18 and TR/4 of the adopted Local Development Framework 2008.

2. Notwithstanding the submitted plans full details of the proposed landscaping to be undertaken within the agricultural land to the east of the Country Park, as identified on plan 173601M/LA/P/003 rev A shall be submitted to and approved in writing by the Local Planning Authority prior to development commencing on site. The said landscaping shall be completed to the agreed specifications prior to the opening of phase 1 of the Country Park, such landscaping shall be retained and maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the comprehensive and timely delivery of the Strategic Landscaping Scheme for the site in accordance with Policies CSF/2 CSF/3 CSF/5, CSF/6, CSF/18 and TR/4 of the adopted Local Development Framework 2008.

3. Notwithstanding the submitted 'Public Art Statement' and plans, full details of the public art project identified within attached plan 173601M/LA/P/003 rev A, and referred to in the 'Public Art Strategy' as 'Shepherd Cottage' shall be submitted to the Local Planning Authority within 6 months of the grant of this permission for approval. Following approval, the said public art project shall be completed within 3 years of the opening of the Country Park, such a project shall be retained and maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the comprehensive delivery of the Public Art Strategy and the Shepherd's Cottage Community Project in a timely manner in accordance with Policies SF/6 of the adopted Local Development Framework 2007.

4. Within 12 months of commencement of development, a 'Public Art Delivery Plan' (PADP) shall be submitted to the Local Planning Authority for approval. The 'Public Art Delivery Plan' shall be in accordance with the Public Art Statement submitted on the 17<sup>th</sup> September 2010 and S106 agreement associated with this application and shall accord with the Cambridge City and South Cambridgeshire District Council's Public Art

Supplementary Planning Document (adopted January 2010 and January 2009 respectively).

Reason: To ensure that the Public Art Delivery Plan accords with the Cambridge City and South Cambridgeshire District Council's adopted Supplementary Planning Document's 2010, 2009, to ensure a simplified but high quality public art scheme is delivered on site that positively impacts on existing and future residents of Trumpington Meadows.

5. Notwithstanding the submitted drawings full details of the drainage system to be installed within the agricultural land to the east of the Country Park, identified on the attached plan 173601M/LA/P/003 rev A, shall be submitted to and approved in writing by the Local Planning Authority. The details shall include a delivery plan, a timetable for the implementation and shall co-ordinate with the site wide strategic water infrastructure plan agreed with the Environment Agency. All works to the water infrastructure identified above will be carried out prior to the opening of the Country Park.

(Reason - To ensure that the water management proposal adjacent to the site co-ordinate with the water management on the main development site and the Country Park in order to ensure the delivery of a comprehensive water management scheme for Trumpington Meadows which is in accordance the site wide strategic water, carried out in a co-ordinated manner and which safeguards any wildlife habitats and is in accordance with Policy DP/4 of the adopted Local Development Framework 2007.

6. Prior to the opening of phase 1 of the Country Park full details including a schedule of numbers, location and delivery of ancillary structures such as signage, seating and bins shall be submitted to and approved in writing by the Local Planning Authority. Such structures will be installed in accordance with the agreed scheme prior to the opening of the Country Park unless otherwise agreed in writing with the Local Planning Authority. Such ancillary structures shall be retained and maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the Country Park ancillary structures are of an appropriate design, installed in appropriate locations and are provided in a timely manner in accordance with Policy DP/1, DP/2 and DP/3 of the adopted Local Development Framework 2007.

7. Prior to the opening of the Country Park a 'Tree Management Plan' for trees located at the edge of the River Cam shall be submitted to and approved in writing by the Local Planning Authority. Such a management plan will be implemented within 12 months of the date of such approval, unless otherwise agree in writing by the Local Planning Authority.

Reason: To ensure the comprehensive protection/management of existing trees on the site in accordance with Policy NE/6 of the adopted Local Development Framework 2007.

8. Prior to the earlier of (1) occupation of the 500<sup>th</sup> residential dwelling or (2) the expiry of 48 months from the date of this decision a full restoration plan of the existing pond identified on plan (173601M/LA/P/004) shall be submitted to the Local Planning Authority for approval. Works pursuant to

the approved details will be completed within 6 months of approval, unless otherwise agreed in writing with the Local Planning Authority. Details to be submitted for approval will include measures and a timetable for on-going maintenance for ecological improvements as well as interaction with the community of Trumpington and Trumpington Meadows.

Reason: To ensure the protection of existing habitats and to positively encourage community involvement in within the Country Park in accordance with Policy NE/6, CSF/12 and of the adopted Local Development Framework 2008.

9. The use of spoil material firstly from within the site itself and secondly from within the Southern Fringe development areas shall be maximised. The developer shall coordinate on a regular basis with the Local Planning Authority to achieve this.
10. Reason: To ensure that the development considers all spoil from the site before importing any to the Country Park in accordance with DP/6 of the adopted Local Development Framework 2007.
11. Prior to the installation of any headwalls full details including dimensions, form and materials of each of the proposed headwalls to be constructed around all the water outlets/inlets shall be submitted and approved in writing by the Local Planning Authority. Such headwalls shall be retained and maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the protection of the Country Park from the impact of necessary engineering works and to ensure such works are located in appropriate locations in accordance with Policies CSF/22 and CSF/15

12. Notwithstanding the submitted drawings 173601M/LA/A/(92)108 rev A and 173601M/LA/A(92)110 rev A, full details of the viewing platform area at the western end of the disused railway line shall be submitted to the Local Planning Authority for approval within 6 months of the granting of this permission. The works shall be carried out in accordance with the details thus approved prior to the opening of the country park and the platform shall be retained and maintained thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the protection of sensitive areas of the Country Park and to provide an accurate details the environment improvements proposed in accordance with Policy TR/1, CSF/12, CSF/15 of the adopted Local Development Framework 2008.

13. Notwithstanding the submitted 'Soil Specification Document'
  - i. No 'Restricted Fill' will be used within the potential rooting zone of any plant, tree or shrub, or where seepage from 'Restricted Fill' could adversely affect any watercourse or groundwater.
  - ii. Existing trees to be retained adjacent to earthworks or bunding will be suitably protected, including any roots which may run under earthworks or banded areas.
  - iii. The areas designated for storage of topsoil will be of sufficient area.

- iv. No topsoil will be spread in areas proposed as permanent water or wetlands.
- v. Bunded areas will be covered with sufficient topsoil to allow the growth of trees and shrubs.
- vi. Bunded areas will be constructed in such a way as to allow trees (including large forest trees) planted on them to flourish and to establish a stable root system.

Reason: To ensure the protection of the Country Park from the impact of necessary engineering works and to ensure such works are located in appropriate locations in accordance with Policies CSF/22 and CSF/15.

### **Informatives**

1. This reserved matters permission should be read in conjunction with outline planning permissions 08/0048/OUT (Cambridge City Council) and S/0054/08/O (South Cambridgeshire District) and associated planning conditions and Section 106 Agreement.
2. New development can sometimes cause inconvenience, disturbance and disruption to local residents, businesses and passers by. As a result the City Council runs a Considerate Contractor Scheme aimed at promoting high standards of care during construction. The City Council encourages the developer of the site, through its building contractor, to join the scheme and agree to comply with the model Code of Good Practice, in the interests of good neighbourliness. Information about the scheme can be obtained from The Considerate Contractor project Officer in the Planning Department (Tel: 01223 457121).

**2. DISCHARGE planning conditions 17 (Surface Water Strategy (Detail)) 23 (Country Park (Details)) and 50 (Earth Bund) of outline planning permissions 08/0048/OUT (Cambridge City Council) and S/0054/08/O (South Cambridgeshire District).**

### **Reasons for Approval**

1. This development has been approved subject to conditions because subject to those requirements it is considered to generally conform to the Development Plan, particularly the following policies:

Cambridgeshire and Peterborough Structure Plan 2003: P1/3

Cambridge Local Plan 2006: 3/1, 3/2, 3/4, 3/6, 3/7, 3/11, 4/11, 4/13, 4/15, 8/2, 8/3, 8/4, 8/5, 8/11, 8/18, 9/1, 9/2, 9/3, 9/5, 10/1.

South Cambridgeshire District Council Local Development Framework: Development Control Policies: DP/1, DP/2, DP/3, DP/4, DP/6, NE/9, TR/1, GB/3 SF/6, SF/10, NE/6, NE/8, NE/9, NE/10, NE/12, TR/4.

South Cambridgeshire District Council Southern Fringe Area Action Plan: CSF/9 CSF/11, CSF/12 CSF/9, CSF11, CSF/12, CSF/14, CSF/15, CSF/16, CSF/17 CSF/18, CSF/19, CSF/22.

2. The decision has been made having had regard to all other material planning considerations, none of which was considered to have been of such significance as to justify doing other than grant planning permission.

These reasons for approval can be a summary of the reasons for grant of planning permission only. For further detail on the decision please see the officer report by visiting the Council Planning Department.

**APPENDIX A : The Conditions that are relevant to this Reserved Matters**

Condition	Subject	Discharged
1	Development to be in accordance with the approved plans submitted with the outline application	
4	Reserved matters to be submitted in respect of access, appearance, landscaping, layout and scale.	To be determined as part of this application
11	Youth Facilities and Play Strategy	
12	Phasing	
16	Strategic 'Water Cycle Strategy	
17	Reserved matters application to include details of the surface water drainage strategy	To be determined as part of this application
18	Scheme for the control of pollution of the water environment	
19	Details of the main and foul water drainage	
22	Strategic Landscape Strategy	
23	Reserved matters to include details of the detailed design and specifications for landscaping	
25	Replanting of trees within the Country Park and requires replacement of any tree that may die post-	

	planting for a period of 10 years.	
27	Ecological Management Plan	
29	Waste Audit	
30	Construction Management Plan	
31	Restricts the importation of waste material to the site.	
34	Restricts the hours of operation	
38	Details of the cycleways and footpaths	
42	Archaeology	
50	The earth bund adjacent to the M11 (This condition only applies to the South Cambridgeshire District permission).	To be determined as part of this application

**Appendix B: GOVERNMENT ADVICE, PLANNING POLICIES, SUPPLEMENTARY PLANNING DOCUMENTS AND MATERIAL CONSIDERATIONS**

**GOVERNMENT AND REGIONAL GUIDANCE AND ADVICE**

PPS1: Delivering Sustainable Development (2005)  
 PPS9: Biodiversity and Geological Conservation (2005)  
 PPG13 Transport (2001)  
 PPG15 Planning and the Historic Environment (1994)  
 PPG16: Archaeology and Planning (1990)  
 PPS23: Planning and Pollution Control (2004)  
 PPG24: Planning and Noise (1994)  
 PPS25: Development and Flood Risk (2006)

**Government Circulars**

Circular 11/95 – The Use of Conditions in Planning Permissions

**STRUCTURE PLAN, CAMBRIDGE LOCAL PLAN AND SOUTH CAMBS PLAN POLICIES**

**Cambridgeshire and Peterborough Structure Plan 2003**

P1/3 Sustainable development in built development

**Cambridge Local Plan 2006**

3/1 Sustainable Development  
 3/2 Setting of the City  
 3/4 Responding to Context  
 3/6 Ensuring Co-ordinated Development

- 3/7 Creating Successful Places
- 3/11 The Design of External Spaces
- 4/13 Pollution and Amenity
- 8/3 Mitigating measures
- 8/4 Walking and Cycling Accessibility
- 8/5 Pedestrian and Cycle Network
- 8/18 Water, Sewerage and Drainage Infrastructure
- 9/1 Further Policy/Guidance for the Development of Areas of Major Change
- 9/2 Phasing of Areas of Major Change
- 9/3 Development in the Urban Extensions
- 9/5 Southern Fringe

### **South Cambridgeshire Development Control Policies 2007**

- DP/1 Sustainable Development
- DP/2 Design of New Development
- DP/3 Development Criteria
- DP/4 Infrastructure and New Development
- DP/6 Construction Methods
- GB/3 Mitigating the Impact of Development in the Green Belt
- SF/6 Public Art and New Development
- SF/10 Outdoor Playspace, Informal Open Space, and New Developments
- NE/6 Biodiversity
- NE/9 Water and Drainage Infrastructure
- NE/10 Foul Drainage – Alternative Drainage Systems
- NE/12 Water Conservation
- TR/4 Non-motorised Modes

### **Cambridgeshire Southern Fringe Area Action Plan 2008**

- CSF/1 Vision for the Cambridge Southern Fringe
- CSF/3 The Site For Trumpington West
- CSF/4 The Revised Cambridge Green Belt
- CSF/5 Countryside Enhancement Strategy
- CSF/6 The Design of the Edges of Trumpington West
- CSF/9 Community Services, Facilities, Leisure, Arts and Culture
- CSF/11 Alternative Modes
- CSF/12 Landscape Principles
- CSF /14 Linking Trumpington West to its surroundings
- CSF/15 Enhancing Biodiversity
- CSF/16 Archaeology at Trumpington West
- CSF/17 Public Open Space and Sports Provision
- CSF/18 Access to the Countryside
- CSF/19 Land Drainage, Water Conservation, Foul Drainage and Sewage Disposal
- CSF/22 Construction Strategy

## **SUPPLEMENTARY PLANNING DOCUMENTS AND MATERIAL CONSIDERATIONS**

### **Supplementary Planning Documents**

Cambridge City Council (May 2007) – Sustainable Design and Construction

South Cambridgeshire District Council, Local Development Framework. District Design Guide: High Quality and Sustainable Development in South Cambridgeshire (March 2010)

### **Material Considerations**

#### Cambridge City Council

Cambridge Southern Fringe Area Development Framework (Jan 2006)

Landscape and Open Space Strategy for the Cambridge Sub Region (June 2006)

#### Cambridgeshire County Council

Cambridge County Council Rights of Way Improvement Plan (Date)

Biodiversity Checklist for Land Use Planners in Cambridgeshire and Peterborough (March 2001)

### **APPENDIX C: LIST OF CONSULTATIONS SENT**

The following were notified of the application on 4 August 2010 and of the amendment on the 23 September 2010.

#### **Parish Councils**

Grantchester Parish Council

Great Shelford Parish Council

Haslingfield Parish Council

Hauxton Parish Council

#### **Resident Associations**

Trumpington Environmental Action Group

Trumpington Residents' Association

#### **Statutory Consultees**

Cambridgeshire County Council

Environment Agency

Highways Agency

Natural England

Sports England

#### **Other**

Anglian Water

Cambridgeshire Constabulary

Cambridgeshire Fire and Rescue

Cambridge Cycling Campaign

Cambridge Past, Present and Future

Cambridge Ramblers' Association

Cambridge University Hospitals NHS Foundation Trust

Cam Valley Forum

Cambridge Water

Commission for Architecture and the Built Environment (CABE)

East of England Development Agency (EEDA)

East of England Regional Assembly

English Heritage  
National Grid  
South Cambridgeshire Primary Care Trust (PCT)  
Sustrans  
The Wildlife Trust  
The Woodland Trust  
Trumpington Allotments Society  
Trumpington Fish Scheme

**Internal consultations**

Access Officer  
Cycling and Walking Officer  
Environmental Services  
Landscaping and Arboriculture  
Urban Design

**APPENDIX D: RELEVANT OUTLINE PLANNING CONDITIONS (Planning permissions 08/0048/OUT & S/0054/08/O)**

1.	<p><b>Development in accordance with plans</b></p> <p>The development shall not be carried out otherwise than in complete accordance with the plans as originally submitted or in accordance with any minor modifications there of that may be approved in writing by the Local Planning Authority. The approved plans are as listed below and received by the Local Planning Authority on the date indicated:  Application boundary plan 173/SC/101  Combined Master Plan 173601/SC/103  Tree Plan 173601/SC/102  Tree Plan (Extract) 173601/SC/102-A  Detailed Parameter Master Plan 173601/SC/104  Village Quarter Character Area 173601/SC/105  Gateway Quarter Character Area 173601/SC/106  Riverside Quarter Character Area 173601/SC/107  Urban Quarter Character Area 173601/SC/108  Off Site Highway Works 30012/020/AC and 30013/021/AC</p> <p><b>Reason:</b> To ensure that development is carried out in accordance with the approved plans and in accordance with Policies DP/1, DP/2, and CSF/2 of the adopted Local Development Framework 2008.</p>
4	<p><b>Reserved Matters</b></p> <p>Approval of the details of access, appearance, landscaping, country park, layout and scale (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before the development to which the submitted details relate is commenced and shall be carried out in accordance with those details.</p> <p><b>Reason:</b> The application is for outline permission only and gives insufficient details of the proposed development Policies DP/1, DP/2, DP/3, DP/4, AAP Policies CSF/3, CSF/4, CSF/6, CSF/9, CSF/10</p>

	CSF/12, CSF/13, CSF/14, CSF/15, CSF/17, CSF/19, CSF/20, CSF/21, CSF/22, CSF/23 of the adopted Local Development Framework 2008.
12	<p><b>Phasing</b></p> <p>Prior to the submission of the first reserved matters application (s) for residential development for the site, a site wide phasing plan shall be submitted and approved in writing by the Local Planning Authority. The phasing plan shall include details of the proposed sequence of development across the entire site, the extent of the development phases/plots, including reference to the type and extent of development envisaged and include timing information – by reference to any date, the commencement or completion of development of any phase or provision of any other element or to any other applicable trigger point – and access arrangements for the provision of the following features within the site:-</p> <ul style="list-style-type: none"> <li>(a) major infrastructure including all accesses, roads, footpaths, and cycleways</li> <li>(b) equipped children’s play areas</li> <li>(c) Informal open space.</li> <li>(d) Allotments</li> <li>(e) Primary school and community centre.</li> <li>(f) Retail units within the local centre.</li> <li>(g) Permanent and temporary recycling facilities.</li> <li>(h) Strategic foul water drainage features, including ponds, pipework, controls and outfalls.</li> <li>(i) Strategic portable water mains provisions.</li> <li>(j) Structural landscaping/planning provisions.</li> <li>(k) Electricity and telecommunications networks.</li> <li>(l) Access points, maintenance tracks, footpaths and cycleways.</li> <li>(m) Informal open space.</li> <li>(n) Strategic SUDX and surface water drainage features, such as balancing ponds.</li> <li>(o) Strategic mounding.</li> </ul> <p>No development shall commence until such time as the phasing plan has been approved in writing by the Local Planning Authority. The provision of the features 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.</p> <p><b>Reason:</b> 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 and in accordance with Policy CSF/25 of the adopted Local Development Framework 2008.</p>
16	<p><b>Drainage</b></p> <p>Prior to the commencement of any development, a strategic site wide surface water strategy shall be submitted to and approved in writing by</p>

	<p>the Local Planning Authority. The strategy shall be based upon a SUDS hierarchy, as espoused by DTI publications 'Sustainable Drainage Systems CIRIA C609'. The strategy shall maximise the use of measures to control water at source as far as practicable to limit the rate and quality of run-off and improve the quality of any run-off before it leaves the site or joins any water body.</p> <p>The strategy shall include details of all flow control systems and the design, location and capacity of all strategic SUDS features and shall include ownership, long-term adoption, management and maintenance scheme(s) and monitoring arrangements/responsibilities, including details calculations to demonstrate the capacity of the measures to adequately manage surface water within the site without the risk of flooding to land or buildings. Details of phasing during drainage operations and construction shall also be included. The approved drainage works shall be carried out in their entirety, fully in accordance with the approved details, prior to the occupation of any building or alternatively in accordance with phased drainage operations agreed in writing by the Local Planning Authority.</p> <p><b>Reason:</b> To ensure a satisfactory and sustainable means of surface water drainage and to prevent the increased risk of flooding to third parties and in accordance with CSF/19 of the adopted Local Development Framework 2007.</p>
17	<p><b>Surface Water</b></p> <p>Any reserved matters application shall include a detailed surface water strategy pursuant to 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 approved details of the strategic site wide surface water strategy. The strategy shall maximise the use of measures to control water at source as far as practicable, to limit the rate and quality of run-off and improve the quality of any run-off before it leaves the site or joins any water body.</p> <p>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.</p> <p><b>Reason:</b> To ensure that a satisfactory and sustainable means of surface water drainage is available 'upfront' to serve development individual phases, and to prevent the increase risk of flooding to third part and in accordance with Policy CSF/19 of the adopted Local Development Framework 2008.</p>
18	<p><b>Pollution Control</b></p>

	<p>Prior to the commencement of development, a scheme for the provision and implementation of pollution control of the water environment, which shall include foul water drainage, shall be submitted to and agreed in writing by the Local Planning Authority. The works required by such scheme shall be constructed and completed in accordance with the approved plans.</p> <p><b>Reason:</b> To ensure a satisfactory method of foul water drainage and to prevent the increased risk of pollution of the water environment and in accordance with Policy CSF/19 of the adopted Local Development Framework 2008.</p>
19	<p><b>Foul Water Drainage</b></p> <p>Prior to the commencement of development, details of the main and foul water drainage for the site shall be submitted to and approved in writing by the Local Planning Authority. The drainage works shall be constructed in accordance with the approved details prior to the first occupation of any part of the development hereby approved.</p> <p><b>Reason:</b> To ensure that there is no increase risk of pollution to the water environment and in accordance with Policy CSF/19 of the adopted Local Development Framework 2008.</p>
22	<p><b>Country Park (Strategic)</b></p> <p>Prior to the submission of the first reserved matters application(s) a strategic landscape proposal for the Country Park, (including footpaths and cyclepaths) shall be submitted in writing to the Local Planning Authority for approval. The Country Park is defined on the Combined Masterplan drawing no. 17601/SC/03. The strategic landscape proposals shall include the following;</p> <ul style="list-style-type: none"> <li>(a) General arrangements of strategic Sustainable Urban Drainage Systems (SUDS) features such as balancing ponds.</li> <li>(b) Strategic earth modelling and mounding.</li> <li>(c) Vehicular and pedestrian access points, maintenance tracks, footpaths and cycleway routes.</li> <li>(d) Strategic planting detail including any strategic planting.</li> </ul> <p>No development shall commence until the strategic landscape proposal for the Country Park has been approved in writing by the Local Planning Authority.</p> <p>Reason; - In the interest of amenity of the future residents of Trumpington Meadows and other likely users of the Country Park and to ensure a strategic approach to the development of the Country Park is agreed to safeguard the setting and special character of Cambridge, the retained Green belt and surrounding countryside and in accordance</p>

	with Policies CSF/2, CSF/4, CSF/12, CSF/14 of the adopted Local Development Framework 2008.
23	<p><b>Country Park (Details)</b></p> <p>Any reserved matters application for the Country Park shall include a details landscaping scheme (including detailed designs and specifications). The details shall be accompanied by a detailed design statement that demonstrates how the proposal accords with the approved strategic landscape proposals. The details designs and specifications shall include:-Soft landscaping</p> <ul style="list-style-type: none"> <li>(a) Full details of planting plans and written specifications, including cultivation proposals for maintenance and management associated with plant and grass establishments, details of the mix, size and distribution, density and levels of trees/hedges shrubs (including tree pit details) 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.</li> <li>(b) 1:500 plans (or at scale otherwise agreed) with cross-sections of mounding, ponds and ditches.</li> <li>(c) Full details of any proposed alteration to existing watercourses/ drainage channels.</li> <li>(d) Details and specification of all earth modelling, mounding, regarding and/ or embankment areas or changes of levels across the site.</li> </ul> <p>Hard Landscaping</p> <ul style="list-style-type: none"> <li>(a) Full details of all proposed methods of boundary treatment including all gates, fences, walls and other means of enclosure both within and around the edge of the Country Park.</li> <li>(b) Full details including cross-section of culverts.</li> <li>(c) The location and specification of minor artefacts and structures, including furniture, refuse or other storage units and signs.</li> <li>(d) 1:200 plans (or at a scale otherwise agreed) including cross-sections of paths, cycleways and access tracks.</li> <li>(e) Details of all hard surfacing materials (Size, type and colour).</li> </ul> <p>The landscaping within the Country Park shall be implemented in accordance with the approved phasing plan, unless an alternative plan for its provision is otherwise submitted and agreed in writing by the Local Planning Authority. No development within the Country Park shall commence until a detailed landscaping scheme has been submitted and approved in writing by the Local Planning Authority. The</p>

	<p>scheme shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.</p> <p><b>Reason</b> – In the interests of amenity of the future residents of Trumpington Meadows and other likely users of the Country Park and to ensure a detailed approach to the development of the Country Park is agreed to safeguard the setting and special character of Cambridge, the retained Green belt and surrounding countryside and in accordance with Policies CSF/2, CSF/4, CSF/12, CSF/13, CSF/14 of the adopted Local Development Framework 2008.</p>
25	<p><b>Landscaping</b></p> <p>The implementation of approved landscaping schemes shall be in accordance with the following provisions: -</p> <ul style="list-style-type: none"> <li>(a) Relating to the Country Park, all planting, seeding, turfing, and landscaping comprised in the approved details shall be carried out in accordance with the approved phasing plan.</li> <li>(b) Relating to the reserved matters application (s) that come forward within the built-up area: all planting, seeding, turfing and landscaping comprised in the approved details shall be carried out in the first planting and seeding seasons following occupation of half the buildings on the site to which the relevant landscape scheme relates, unless an alternative phasing plan is submitted to and approved in writing by the Local Planning Authority.</li> </ul> <p>Any trees or plants which within a period of 10 years in the case of the Country Park and 5 years in the case of the planning within the built-up area from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species as those originally planted, unless the Local Planning Authority gives written consent to any variation.</p> <p><b>Reason:</b> To ensure landscaping proposal within the Country Park and reserved matters application within the built-up area come forward at an appropriate time and in the interests of the amenity of future residents of Trumpington Meadows and other likely users of the Country Park and open landscaped spaces to safeguard the setting and special character of Cambridge, the retained Green belt and surrounding countryside and to ensure a suitable relationship and integration of the site with its boundaries in terms of links, visual mitigation and transition between urban and rural edges and in accordance with CSF/2, CSF/4, CSF/12, CSF/13, CSF/14 of the adopted Local Development Framework 2008.</p>
27	<p><b>Ecology</b></p> <p>No development shall take place until an Ecological Management Plan (EMP) has been submitted to and approved in writing by the Local Planning Authority. The EMP shall include the following:</p> <ul style="list-style-type: none"> <li>(a) Full details of appropriate habitat and species surveys and reviews where necessary to identify areas of importance to</li> </ul>

	<p>biodiversity.</p> <ul style="list-style-type: none"> <li>(b) An appropriate scale plan showing areas of importance for biodiversity and the extent of the EMP covers them.</li> <li>(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.</li> <li>(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 Biodiversity Action Plan (2000) and UK Biodiversity Action Plans (updated 2007).</li> <li>(e) A summary work schedules table, confirming the relevant dates and/or period that the prescriptions and protection measures shall be implemented or undertaken by within.</li> <li>(f) A ten-year strategy for monitoring the effective implementation of the EMP and the means for a periodic review of the objectives and prescriptions.</li> <li>(g) Confirmation of suitably qualified personnel responsible for overseeing implementation of the EMP commitments, such as an Ecological Clerk of Works (including an outline of role).</li> <li>(h) All species and habitat protection, enhancement, restoration and creation measures shall be carried out in accordance with the approved EMP, unless otherwise approved in writing by the Local Planning Authority.</li> </ul> <p><b>Reason:</b> To protect, restore and enhance habitats and species of biodiversity importance and to conserve and enhance biodiversity with adequate mitigation and compensation and in accordance with Policies NE/6 and CSF/15 of the adopted Local Development Framework 2008.</p>
29	<p><b>Waste and Construction</b></p> <p>The development hereby permitted shall not commence until a detailed Waste Audit addressing the demolition, construction and subsequent occupation of the development has been submitted to the approved in writing by the Local Planning Authority. The detailed 'Waste Audit' shall be in accordance with the approved Waste Audit 20 December 2007. The details Waste Audit shall include details of:</p> <ul style="list-style-type: none"> <li>(a) The anticipated nature and volumes of waste that the development will generate.</li> <li>(b) Measures to maximise the re-use of on-site of waste arising from demolition/construction/engineering/landscaping.</li> <li>(c) Steps to be taken to ensure effective segregation of wastes at source during demolition and subsequent construction of the development.</li> <li>(d) The provision of waste sorting, storage and recovery and recycling facilities.</li> <li>(e) Provision for monitoring the implementation of steps a) – d)</li> </ul>

	<p>(f) A timetable for implementing a) – e).</p> <p>Unless otherwise agreed in writing with the Local Planning Authority the approved scheme shall be implemented in accordance with the approved waste audit.</p> <p><b>Reason:</b> To ensure that waste is managed sustainably during the development and in accordance with Policy DP/6 of the adopted Local Development Framework 2007, Policies WM1, WM6 or the Regional Spatial Strategy for the East of England 2008 and the Recycling in Cambridgeshire and Peterborough (RECAP) Waste Design Guide 2007.</p>
30	<p><b>Construction Management Plan</b></p> <p>Prior to the commencement of development (including any pre-construction, demolition or enabling works) a Construction Method Plan (CMP) shall be submitted to and approved by the Local Planning Authority. The Construction Management Plan shall include:</p> <ul style="list-style-type: none"> <li>(a) Contractors' access arrangement for vehicles, plant and personnel including the location of construction traffic routes to and from the site, details of their signing, monitoring and enforcement measures.</li> <li>(b) Details of haul routes within the site.</li> <li>(c) A plan specifying the area and siting of land to be provided for parking, turning loading, and unloading of all vehicles visiting the site and siting of the contractors compound during the construction period to be agreed on a phased basis.</li> <li>(d) Delivery times for construction purposes.</li> <li>(e) Dust management and wheel cleaning measures</li> <li>(f) Noise method, monitoring and recording statements in accordance with the provisions of BS 5228 (2009): Code of practice for noise and vibration control on construction and open sites – Part 1 and 2.</li> <li>(g) Concrete crusher if required or alternative procedure.</li> <li>(h) Details of odour control systems including maintenance and manufacture specifications along with.</li> <li>(i) Maximum noise mitigation levels for construction equipment, plant and vehicles</li> <li>(j) Site lighting.</li> <li>(k) Screening and hoarding details.</li> <li>(l) Access and protection arrangements around the site for pedestrians, cyclists and other road users.</li> <li>(m) Procedures for interference with public highways.</li> <li>(n) External safety and information signing notices,</li> <li>(o) Liaison, consultation and publicity arrangements, including dedicated points of contact.</li> <li>(p) Complaints procedures, including complaints response procedure.</li> <li>(q) Membership of the considerate contractors scheme.</li> </ul> <p>All development shall take place in accordance with the approved Construction Management Plan unless formally agreed in writing with</p>

	<p>the Local Planning Authority.</p> <p>Reason: To ensure environmental impact of the construction of the development is adequately mitigated and in the interests of the amenity of nearby residents/occupiers, to prevent construction traffic entering the site during peak hours to avoid exacerbating the existing congestion on Hauxton Road and in accordance with Policy DP/6 and CSF/22 of the adopted Local Development Framework 2008.</p>
31	<p><b>Waste Materials</b></p> <p>Unless otherwise agreed in writing by the Local Planning Authority, no waste materials shall be imported from outside the site to the area.</p> <p>Reason: The site is not allocated for waste disposal and the impacts to the highway network and the local amenity associated with additional heavy commercial vehicles importing waste materials as not been assessed with the context of this proposal and in accordance with Policies WLP4, WLP9, WLP28, WLP 29 of the adopted Cambridgeshire and Peterborough Waste Local Plan 2003.</p>
34	<p><b>Hours of Operation</b></p> <p>No development or construction activity shall take place before 7:30am on weekdays and 8:00 am on Saturdays nor 6:00pm on weekdays and 1:00pm on Saturdays nor at any other time on Sundays or bank holidays unless otherwise agreed in writing by the Local Planning Authority pursuant to criteria D of the Construction Management Plan.</p> <p><b>Reason:</b> To safeguard the amenities of the adjoining occupiers to the application site and future occupiers within the application site and in accordance with Policy DP/3 and DP/6 of the adopted Local Development Framework 2007.</p>
38	<p><b>Cycleways and Footpaths</b></p> <p>Prior to the commencement of development for any reserved matters approval a plan showing how the provision of footpaths and cycleways link to the routes shown in Figure 1.4 of the Design and Access Statement (December 2007) – parameter masterplan: access and movement shall be submitted to and approved by the Local Planning Authority. The approved scheme shall be constructed and open for use to an agreed timetable, submitted to and approved in writing by the Local Planning Authority.</p> <p><b>Reason:</b> To ensure that a satisfactory provision of cycleways and footpaths are provided in a timely manner and in accordance with Policy CSF/11 of the adopted Local Development Framework 2008.</p>
42	<p><b>Archaeology</b></p> <p>Development shall not commence on any reserved matters approval until a programme of archaeological investigations and recording has been implemented in accordance with a written scheme of investigation which has been submitted to and approved by the Local Planning</p>

	<p>Authority. The developer shall afford access at all reasonable times to any archaeologist nominated by the Local Planning Authority, and shall allow him to observe the excavations and record items of interest and finds.</p> <p><b>Reason:</b> To enable a site of high archaeological potential to be adequately investigated and recorded and in accordance with Policy CH/2 of the adopted Local Development Framework 2007.</p>
50	<p><b>Earth Bund</b></p> <p>The development hereby permitted shall not commence until a detailed scheme for the construction of the earth bund adjacent to the M11 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include full details of the bunds which shall include:</p> <ul style="list-style-type: none"> <li>(a) Location and extent of tipping</li> <li>(b) Proposed finished contours</li> <li>(c) Phasing and progressive restoration</li> <li>(d) Landscaping scheme</li> <li>(e) The materials to be used in its construction.</li> <li>(f) Dust suppression measures</li> <li>(g) Unless otherwise agreed in writing by the Local Planning Authority the approved scheme shall be implemented in full and maintained thereafter.</li> </ul> <p><b>Reason:</b> To ensure that waste is managed sustainably during the development and protect visual amenity and biodiversity of the area and in accordance with Policy DP/6 of the adopted Local Development Framework 2007.</p>

## **APPENDIX E: LIST OF PLANS/DOCUMENTS SUBMITTED**

### **Plans:**

173601/LA/P/101, 173601M/LA/P/001SC, 173601M/LA/P/001CC  
173601M/LA/P/001 rev A, 173601M/LA/P/002 rev A, 173601M/LA/P/003 rev A,  
173601M/LA/P/004 rev A, 173601M/LA/P/005 rev A, 173601M/LA/P/006 rev A,  
173601M/LA/P/007 rev A, 173601M/LA/P/009 rev A, 173601M/LA/P/010 rev A,  
173601M/LA/P/011 rev A, 173601M/LA/P/012 rev A, 173601M/LA/P/013,  
173601M/LA/P/014, 173601M/LA/L(91)104, 173601M/LA/L(91)105, 17601M/LA/A(  
92)101, 17601M/LA/A(92)102 rev A, 17601M/LA/A(92)103 rev A,  
17601M/LA/A(92)104, 17601M/LA/A(92)105, 17601M/LA/A(92)106,  
17601M/LA/A(92)107 rev A, 17601M/LA/A(92)108 rev A, 17601M/LA/A(92)109,  
17601M/LA/A(92)110 rev A, 17601M/LA/A(92)111 rev A, 17601M/LA/A(92)112  
rev A, 17601M/LA/A(92)113, 17601M/LA/A(92)114, 17601M/LA/A(93)201, 1234  
500/16 rev C, 1234-D-015 rev I, 1234-D-016 rev J, 1234-D29-SK 18- rev B,  
1234-D29-SK 26- rev B.

### **Documents:**

Country Park Reserved Matters Submission & Supplementary Planning and Design Statement, Soil Management Specification, Tim O'Hare Associates, Soft Specification Country Park, Terence O'Rourke, Seed mix for Grasses, Terence O'Rourke, Screening Bund Earthworks Specification, WSP.

**APPENDIX F: RED LINE SITE BOUNDARY**

Copy Attached

**APPENDIX G: PUBLIC ART STATEMENT (17 September 2010)**

Copy Attached