

Conditions

1. Plans Compliance

The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of The Town and Country Planning Act 1990.

2. Materials

No development shall take place above ground level, except for demolition, until details of all the materials for the external surfaces of buildings to be used in the construction of the development have been submitted to and approved in writing by the local planning authority. The details shall include external features such as window, reconstituted stone cills and horizontal banding, doors and entrance canopies, roof cladding external metal work, rainwater goods, edge junction and coping details. Development shall be carried out in accordance with the approved details.

Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

3. Sample Panel

No brickwork above ground level shall be laid until a sample panel minimum 1.5mx1.5m has been prepared on site detailing the choice of brick, bond, coursing, special brick patterning [recessed brick, soldier coursing, stepped brick, vertical projecting brick, hit and miss], mortar mix, design and pointing technique. The details shall be submitted to and approved in writing by the Local Planning Authority. The approved sample panel is to be retained on site for the duration of the works for comparative purposes, and works will take place only in accordance with approved details.

Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

4. Cycle Parking

The development, hereby permitted, shall not be occupied or the use commenced, until details of facilities for the covered, secure parking of cycles for use in connection with the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include the means of enclosure.,
Reason: To ensure appropriate provision for the secure storage of bicycles in accordance with Policy TI/3 of the South Cambridgeshire Local Plan 2018.

5. Landscaping Implementation and replacement

All planting, seeding or turfing comprised in the approved landscaping scheme for the development shall be fully carried out in accordance with a landscaping phasing plan that is submitted to and approved in writing by the Local Planning Authority. Any trees or plants which within a period of 5 years 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. The landscaping shall be fully completed in accordance with the approved scheme and/or phasing plan within the respective development plot.

Reason: In the interests of visual amenity and to ensure that hard and soft landscape is provided as part of the development (South Cambridgeshire Local Plan 2018; policy HQ/1).

6. Landscape Management Plan

Prior to first occupation of the residential properties hereby approved, a landscape maintenance and management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas shall be submitted and approved in writing by the Local Planning Authority. The landscape plan shall be carried out as approved. Any trees or plants that, within a period of five years after planting, are removed, die or become in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced as soon as it is reasonably practicable with others of species, size and number as originally approved.

Reason: In the interests of visual amenity and to ensure that hard and soft landscape is provided as part of the development (South Cambridgeshire Local Plan 2018; policy HQ/1).

7. Roof Top Plant

The roof-mounted plant/equipment shown on drawing no(s) JTP_BP_S3_03, JTP_BP_S3_04, JTP_BP_Q1_03, JTP_BP_Q1_04 shall not be installed until details of the plant/equipment have been submitted to and approved in writing by the local planning authority. The details shall include the type, dimensions, materials, location, and means of fixing. The development shall be carried out in accordance with the approved details.

Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

8. Fire and Rescue

Prior to the occupation of the development hereby approved, full details to demonstrate aerial (high reach) appliance access of any buildings on the development over 11 metres in height (excluding blocks of flats) not fitted with fire mains will need to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure emergency fire safety provision is available to all buildings

9. Electric Vehicle Charging

Full details of cabling/ductwork to enable the future provision of 100% passive vehicle charging for the apartments in Phase 2 shall be made available prior to the first occupation of the apartments. No review of this requirement on the basis of grid capacity issues can take place unless written evidence from the District Network Operator confirming the detail of grid capacity and its implications has been submitted to, and accepted in writing by, the local planning authority. Any subsequent amendment to the level of renewable/low carbon technologies provided on the site shall be in accordance with a revised scheme submitted to and approved in writing by, the local planning authority.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainability Cambridge East Area Action Plan, policies CE/22, CE/24 and CE/28.)

10. Crime Prevention Strategy

Prior to the first occupation of the development hereby approved full details of the security measures to be employed for building access and cycle storage provision within the apartment blocks shall be submitted to and approved in writing by the Local Planning Authority. The security measures shall be implemented and retained on site in accordance with the approved details.

Reason: To ensure adequate security measures are in place for residents

11. Bin Stores

Prior to the commencement of above ground works of the development hereby approved full details of the layout of bin stores and arrangements for their provision, on-site storage, delivery, installation and collection of waste containers shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the details of the development are acceptable and ensure the provision of waste collection infrastructure on site (Cambridge East Area Action Plan 2008; policy CE/33).

12. Waste Management

Prior to the occupation of the development hereby approved a waste management plan setting out full details of how the refuse collection process is managed on the site, in perpetuity, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the details of the development are acceptable and ensure the provision of waste collection infrastructure on site (Cambridge East Area Action Plan 2008; policy CE/33).

13. Public Art

Prior to first occupation, full details of a scheme of public art for Phase 2 shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme for public art shall be carried out in accordance with the approved details not

later than 6 months after first occupation, or within a timeframe set out and agreed within the submitted scheme. The scheme shall demonstrate how the strategy integrates with the outline site wide public art strategy.

Reason: In the interest of creating successful, high quality, attractive environments (South Cambridgeshire District Plan 2018; policy HQ/2).

14. LAP Delivery Strategy

Prior to the first occupation of the development hereby approved, full details of a LAP delivery strategy shall be submitted to and approved in writing by the Local Planning Authority. The LAP Delivery Strategy shall set out details in relation to stakeholder consultation, detailed design and phasing of the LAP provision. The LAPs relating to Phase 2 shall be delivered in accordance with the approved LAP delivery Strategy.

Reason: To ensure that appropriate facilities for youth and children's play provision are provided in relation to the development of the site (South Cambridgeshire Local Plan 2018; policy HQ/1).

15. Construction Cranes

Prior to the use of any cranes and/or temporary tall structures required during the construction of the development, a strategy shall be submitted setting out the details of the cranes and other tall construction equipment, including the details of obstacle lighting. The development shall be carried out in accordance with the approved strategy.

Reason: To ensure that construction work and construction equipment on the site and adjoining land does not obstruct air traffic movements or otherwise impede the effective operation of air traffic navigation transmitter/receiver systems, South Cambridgeshire Local Plan 2018 Policy TI/6.

16. Bee Friendly Lawn Mixes

Prior to the first occupation of the development hereby approved, details of bee friendly lawn mixes shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with approved details.

Reason: In the interests of improving biodiversity (South Cambridgeshire Local Plan 2018; policy NE/4).

17. External Lighting

Notwithstanding details provided within the application submission, full details of any external lighting, such as street lighting and residential lighting (as set out in outline condition 18), shall be submitted to and approved by the Local Planning Authority.

The development shall be carried out in accordance with the approved details.

Reason: To ensure that there is no conflict with the final lighting positions agreed as part of the S278 Agreement, and in the interests of amenity (South Cambridgeshire Local Plan 2018; policy HQ/1).

18. Biodiversity Report – Compliance

The development shall be carried out strictly in accordance with the Biodiversity Report (MD Ecology, May 2021). This includes provision of construction phase mitigation and avoidance strategies for protected species likely to be found on or near the site.

Reason: To ensure the impacts of the development on biodiversity is mitigated (South Cambridgeshire Local Plan 2018; policy NE/4 and paragraph 170 of the National Planning Policy Framework).

19. Wildlife Hazard Management Compliance

The development shall be carried out strictly in accordance with the Wildlife Hazard Management Plan, Project Wing, Aviaire, May 2021. This includes provision of adequate bird control measures and the regime of monitoring in the construction period and post completion phases.

Reason: To minimise the attractiveness of the development to birds, to ensure the safe movement of aircraft and the operation of Cambridge Airport (South Cambridgeshire Local Plan 2018; policy CE/32).

20. Energy Statement – Compliance

Notwithstanding the requirements of Condition 7 (Electric Vehicle Charging), prior to the occupation of each of the dwellings hereby approved, the measures set out in the approved Energy Assessment Report (Stroma, 20/05/2021)) shall be fully implemented and thereafter retained.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainability Cambridge East Area Action Plan, policies CE/22, CE/24 and CE/28.)

21. Noise Mitigation Measures - Compliance

The development, hereby approved, shall be carried out in accordance with the mitigation measures as set out in the Phase 2 Marleigh Development, Land Off Newmarket Road, Cambridge, Assessment of Environmental Noise v.4 (Ref: M4491-Ph2 and dated 25th August 2021) prepared by Ian Sharland Ltd and its supplementary appendices.

Reason: To avoid noise from giving rise to significant adverse impacts on health and quality of life and to mitigate and reduce to a minimum potential adverse impact on proposed noise sensitive uses resulting from noise and secure acceptable living conditions (policies CE/19 and CE/26 of the Cambridge East Area Action Plan 2008; policies SS/3, HQ/1 and SC/10 of the South Cambridgeshire Local Plan 2018 and the NPPF).

22. Overheating Mitigation Measures – Compliance

The development, hereby approved, shall be carried out in accordance with the mitigation measures as set out in the Overheating Assessment TM59, Marleigh Phase 2 prepared by Stroma Built Environment (dated August 2021)

Reason: To avoid the potential for overheating impacts on health and quality of life and to mitigate and secure acceptable living conditions (policies CE/19 and CE/26 of the Cambridge East Area Action Plan 2008; policies SS/3, HQ/1 and SC/10 of the South Cambridgeshire Local Plan 2018 and the NPPF).

23. Sustainable Drainage – Compliance

The development, hereby approved, shall be carried out in accordance with the Proposed Surface Water Strategy, WSP, Ref: MAR-WSP-02-XX-SK-D-4000 Rev P04, dated: 19 May 2021 and the Technical Note, WSP, Ref: MAR-WSP-02-XX-FN-4000-P01, dated: 10 May 2021.

Reason: To mitigate the potential for increased flooding and secure accessible amenity areas in accordance with the requirements of Policy CC/8 Sustainable

INFORMATIVES

1. Urban Design

The details required to discharge the submission of materials condition above should consist of a materials schedule, large-scale drawings and/or samples as appropriate to the scale and nature of the development in question.

2. Section 38 Applications

The Applicant is advised that this decision notice does not give permission for the detailed road layout (such as drains, lighting and supporting structures), nor does it imply that the Cambridgeshire County Council as Highway Authority will adopt the new roads that are proposed as part of this development. A separate application will need to be made to the County Council under Section 38 of the Highways Act 1980 (as amended).

3. Contaminated Land

Contaminated land should be considered and assessed in accordance with government / industry best practice and technical guidance and the 'Greater Cambridge Sustainable Design and Construction Supplementary Planning Document, Adopted January 2020'

<https://www.scambs.gov.uk/planning/local-plan-and-neighbourhood-planning/sustainable-design-and-construction-consultation-spd/> Scientific Officers

within the SCDC Health & Environmental Services Contaminated

Land section can provide comments on contaminated land pertinent to this site if required. Telephone No: 01954 713444 or email contamland@scambs.gov.uk

4. Pollution Control

Surface water and groundwater bodies are highly vulnerable to pollution and the impact of construction activities. It is essential that the risk of pollution (particularly during the construction phase) is considered and mitigated appropriately. It is important to remember that flow within the watercourse is likely to vary by season and it could be dry at certain times throughout the year. Dry watercourses should not be overlooked as these watercourses may flow or even flood following heavy rainfall.