

## 21/04036/REM – Eddington S1/S2

### Conditions

#### Approved Drawings

1. 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.

#### Materials (houses)

2. No development of the houses shall take place above ground level until details of all the materials for the external surfaces of the houses to be constructed have been submitted to and approved in writing by the local planning authority.

Details to be submitted shall include bricks, cladding, roof tiles, and features such as windows, doors, balconies, soffits, porches/entrances, coping, roof verges, and any visible rainwater goods. 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 and North West Cambridge Area Action Plan Policy NW2

#### Materials (apartments)

3. No development of the apartment buildings shall take place above ground level until details of all the materials for the external surfaces of the buildings to be constructed have been submitted to and approved in writing by the local planning authority.

Details to be submitted shall include bricks, cladding, roof tiles, and features such as windows, doors, balconies, soffits, porches/entrances, coping, roof verges, and any visible rainwater goods. 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 and North West Cambridge Area Action Plan Policy NW2

### **Amenity buildings**

4. No development of the following structures, as specified in the Design & Access Statement dated January 2022, shall take place until details of their design and proposed operation are submitted to and approved in writing by the Local Planning Authority:
  - The Bicycle Workshop within S1
  - Pavilion within S2
  - Sunken games court within S2

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

Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area and in the interest of residential amenity in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018 and North West Cambridge Area Action Plan Policy NW2.

### **Landscape features (houses)**

5. Prior to occupation of any houses details of landscape features, other than in relation to the apartment podium and entrance courts, including flank wall treatments (as shown in the Design & Access Statement January 2022), external cycle stores, and street furniture such as benches and sculptures shall be submitted to and approved in writing by the local planning authority.

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

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 and North West Cambridge Area Action Plan Policy NW2

### **Landscape features (apartments)**

6. Prior to occupation of any part of the apartment buildings details of any street furniture within the podium and entrance courts such as benches and sculptures shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details and maintained thereafter.

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 and North West Cambridge Area Action Plan Policy NW2

### **Ecological and Landscape Management Plan**

7. No development shall commence until a Landscape and Ecological Management Plan (LEMP) has been submitted to, and approved in writing by, the local planning authority The LEMP shall include the following.
  - a) Description and evaluation of features to be managed.
  - b) Ecological trends and constraints on site that might influence management.
  - c) Aims and objectives of management.
  - d) Appropriate management options for achieving aims and objectives.
  - e) Prescriptions for management actions.
  - f) Prescription of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
  - g) Details of the body or organisation responsible for implementation of the plan.

h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results form monitoring show that conservation aims and objectives of the LEMP are not being met) contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

The approved plan will be implemented in accordance with the approved details.

Reason: To ensure that before any development commences an appropriate landscape and ecological management plan has been agreed in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

### **EV Charging**

8. Prior to the provision of Electric Vehicle Charging Points for all on plot parking spaces as set out in section 6.15 of the submitted Design and Access Statement, Site Wide Strategies, Car Parking dated 19 July 2021, an implementation plan shall be first submitted to and approved in writing by the Local Planning Authority. The details to be provided within the implantation plan shall include the location of charging unit, capacity, charge rate, details of model, location of cabling, electric infrastructure drawings and a programme for delivery. (Note: The slow charge points shall provide a power transfer of between 2.4kW and 7.3kW. The chargers shall be either Mode 2 (3.6kW) or Mode 3 (7.2kW) with a Type 1 socket.)

The development shall be carried out in accordance with the approved measures and retained as such.

Reason: In the interests of reducing impacts of developments on local air quality and encouraging sustainable forms of transport in accordance with Policies SC/12 and TV/2 of the South Cambridgeshire Local Plan 2018 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

### **Landscape Implementation**

9. All hard and soft landscape works shall be carried out and maintained in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority.

If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place as soon as is reasonably practicable.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

### **Roof planting irrigation system**

10. Prior to occupation of the development, details of the irrigation system for roof gardens and green roofs should be submitted and approved in writing by the local planning authority.

Details should include water delivery system to planting beds, water source, automatic control system, times and amounts of water to planting beds, system maintenance details (to be included within the Management Plan).

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development in accordance with South Cambridgeshire Local Plan 2018 Policies NH/2 and HQ/1.

### **Tree Protection**

11. The tree protection measures shall be installed in accordance with the approved Arboricultural Method Statement, Arboricultural Impact Plan and Tree Protection Works dated January 2022 before any works commence on site. The tree protection measures shall remain in place throughout the construction period and may only be removed following completion of all construction works.

Reason: To ensure the retention of existing trees in accordance with Policies HQ/1, & NH/4 of the South Cambridgeshire Local Plan 2018.

### **Underground bins**

12. The underground waste and recycling bins serving this development shall be provided as shown on the approved plans and brought into use prior to occupation of the dwellings they serve.

Reason: To ensure the provision of waste collection infrastructure on site and to protect the amenities of nearby residents, and in the interests of visual amenity in accordance with South Cambridgeshire Local Plan 2018 Policy HQ/1 and North West Cambridge Area Action Plan Policy NW2.

### **Parking Management Scheme**

13. Prior to occupation of the development, details shall be submitted and approved in writing by the local planning authority of parking management for the scheme. This will include how parking spaces will be allocated, details of parking controls for resident and visitor parking spaces within the site and details of any car club spaces. The development shall be carried out in accordance with the approved details.

To prevent inappropriate parking, protect visual and residential amenity and to promote sustainable travel in accordance with South Cambridgeshire Local Plan 2018 Policies HQ/1 & TI/3, and North West Cambridge Area Action Plan Policies NW2 & NW11

# Informatives

## **Pollution Control**

1. 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.

## **Surface Water Drainage:**

2. All surface water from roofs shall be piped direct to an approved surface water system using sealed downpipes. Open gullies should not be used.

Where infiltration drainage schemes, including soakaways, are proposed for the disposal of uncontaminated surface water, percolation tests should be undertaken, and soakaways designed and constructed in accordance with BRE Digest 365 (or CIRIA Report 156), and to the satisfaction of the Local Authority. The maximum acceptable depth for soakaways is 2 metres below existing ground level. Soakaways will not be permitted to be located in contaminated areas. If, after tests, it is found that soakaways do not work satisfactorily, alternative proposals must be submitted.

Only clean, uncontaminated surface water should be discharged to any soakaway, watercourse or surface water sewer.

Surface water from roads and impermeable vehicle parking areas shall be discharged via trapped gullies.

Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from lorry parks and/or parking areas for fifty car park spaces or more and hardstandings should be passed through an oil interceptor designed compatible with the site being drained.

Roof water shall not pass through the interceptor.

Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or underground waters.

**Foul Water Drainage:**

3. Foul water drainage (and trade effluent where appropriate) from the proposed development should be discharged to the public foul sewer, with the prior approval of AWS, unless it can be satisfactorily demonstrated that a connection is not reasonably available.

Anglian Water Services Ltd. should be consulted by the Local Planning Authority and be requested to demonstrate that the sewerage and sewage disposal systems serving the development have sufficient capacity to accommodate the additional flows, generated as a result of the development, without causing pollution or flooding. If there is not capacity in either of the sewers, the Agency must be reconsulted with alternative methods of disposal.

**Contaminated Land:**

4. If during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

**General Informatives:**

5. Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or any order revoking or re-enacting that Order), any oil storage tank shall be sited on an impervious base and surrounded by oil tight bunded walls with a capacity of 110% of the storage tank, to enclose all filling, drawing and overflow pipes. The installation must comply with Control of Pollution Regulations 2001, and Control of Pollution (Oil Storage) Regulations 2001.



Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or underground waters.

### **Cranes**

6. Given the nature of the proposed development it is possible that a crane may be required during its construction. We would, therefore, draw the applicant's attention to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4, 'Cranes and Other Construction Issues' (available at <http://www.aoa.org.uk/wpcontent/uploads/2016/09/Advice-Note-4-Cranes-2016.pdf>)

### **Soil management plan**

7. The soil management plan/ strategy within the Construction Management Plan to be submitted under condition 53 of the outline planning permission shall specify that any excavated soil shall not be stored close to existing residences.

### **Discharge of outline planning conditions**

8. For the avoidance of doubt, details required under conditions 1, 8, 11, 12, 20, 27, 35, 43, 50, 51, 55, 64, & 65 of outline planning permission 13/1402/S73 are considered to have been approved as part of this consent.

Details will need to be submitted for approval in relation to conditions 23 (final certificate), 32, & 53 for Lot 4 as set out in the decision notice for the outline planning permission.

## Approved Drawings and Documents

### Drawings:

0632-JCA-ST-RF-DR-A-04100 – P03 - Existing Site Location Plan  
0632-JCA-ST-G0-DR-A-04101 - P03 - Proposed Site Plan - Ground Floor  
0632-JCA-ST-RF-DR-A-04102 - P03 - Proposed Site Plan – Roof  
0632-JCA-S1-G0-DR-A-00110 - P04 - S1 General Arrangement Ground Floor Part 1  
0632-JCA-S1-G0-DR-A-00111 - P04 -S1 General Arrangement Ground Floor Part 2  
0632-JCA-S1-RF-DR-A-00116 - P04 - S1 General Arrangement Roof Part 1  
0632-JCA-S1-RF-DR-A-00117 - P04 - S1 General Arrangement Roof Part 2  
0632-JCA-S1-XX-DR-A-00210- S1 General Arrangement Elevations 1/2  
0632-JCA-S1-XX-DR-A-00211- S1 General Arrangement Elevations 2/2  
0632-JCA-TA-ZZ-DR-A-70310 - P01 - House Type A  
0632-JCA-TB-ZZ-DR-A-70311 - P01 - House Type B  
0632-JCA-TC-ZZ-DR-A-70312 - P01 - House Type C

0632-JCA-S2-G0-DR-A-00120 - P05 - S2 General Arrangement Ground Floor  
0632-JCA-S2-01-DR-A-00121 - P04 - S2 General Arrangement Level 01  
0632-JCA-S2-02-DR-A-00122 - P04 - S2 General Arrangement Level 02  
0632-JCA-S2-03-DR-A-00123 - P04 - S2 General Arrangement Level 03  
0632-JCA-S2-04-DR-A-00124 - P04 - S2 General Arrangement Level 04  
0632-JCA-S2-RF-DR-A-00125 - P04 - S2 General Arrangement Roof  
0632-JCA-S2-XX-DR-A-00220 - P05 - S2 The Avenue General Arrangement Elevations  
0632-JCA-S2-XX-DR-A-00221 - P05 - S2 The Ridgeway General Arrangement Elevation  
0632-JCA-S2-XX-DR-A-00222 - P05 - S2 Courtyard General Arrangement Elevations  
0632-JCA-S2-XX-DR-A-00300 - P03 - General Arrangement Sections  
0632-JCA-S2-XX-DR-A-00301 - P03 - General Arrangement Sections  
0632-JCA-S2-ZZ-DR-A-70120 - P01 - S2 Apartment Layouts Type A, D and G  
0632-JCA-S2-ZZ-DR-A-70121 - P01 - S2 Apartment Layouts Type B, E and H  
0632-JCA-S2-ZZ-DR-A-70122 - P01 - S2 Apartment Layouts Non-Standard

Landscape Plans:

566-CTF-S1-GF-DR-L-1001-P05 – S1 Landscape Plan 1 of 3  
566-CTF-S1-GF-DR-L-1002-P05 – S1 Landscape Plan 2 of 3  
566-CTF-S1-GF-DR-L-1003-P03 – S1 Landscape Plan 3 of 3  
566-CTF-S1-GF-DR-L-2000-P03 - S1 Site Sections  
566-CTF-S1-GF-DR-L-2001-P03 - S1 Site Section C  
566-CTF-S1-GF-DR-L-2009-P03 - S1 Site Sections Street Typologies  
566-CTF-S1-GF-DR-L-2011-P01 – S1 Site Sections driveways)  
566-CTF-S1-GF-DR-L-5000-P02 – S1 Tree & Climber Planting Plan 1/3  
566-CTF-S1-GF-DR-L-5001-P03 – S1 Tree & Climber Planting Plan 2/3  
566-CTF-S1-GF-DR-L-5002-P03 – S1 Tree & Climber Planting Plan 3/3  
566-CTF-S1-GF-DR-L-5003--P04 – S1 Planting Plan 1/3  
566-CTF-S1-GF-DR-L-5004-P04 – S1 Planting Plan 2/3  
566-CTF-S1-GF-DR-L-5008-P03 – S1 Planting Plan 3/3  
566-CTF-S1-GF-DR-L-5100-P03 – S1 Constraints Plan 1/3  
566-CTF-S1-GF-DR-L-5101-P03 – S1 Constraints Plan 2/3  
566-CTF-S1-GF-DR-L-5102-P02 – S1 Constraints Plan 3/3  
566-CTF-S1-RF-DR-L-1010-P03 – S1 Roof Planting Plan 1/2  
566-CTF-S1-RF-DR-L-1011-P03 – S1 Roof Planting Plan 2/2

566-CTF-S2-GF-DR-L-1003-P07- S2 Landscape Plan GF 1/2  
566-CTF-S2-GF-DR-L-1004-P07- S2 Landscape Plan GF 2/2  
566-CTF-S2-01-DR-L-1005-P01 – S2 Landscape Plan Podium  
566-CTF-S2-01-DR-L-2021-P01 – S2 Podium Sections 2  
566-CTF-S2-GF-DR-L-5005-P01 – S2 Planting Plan GF 1/2  
566-CTF-S2-GF-DR-L-5006-P01 – S2 Planting Plan GF 2/2  
566-CTF-S2-01-DR-L-5007-P01 – S2 Planting Plan – Podium  
566-CTF-S2-RF-DR-L-1012-P01 – S2 Planting Plan GF 1/2  
566-CTF-S2-RF-DR-L-1013-P01 – S2 Roof Planting Plan 2/2

Drainage Plans:

0632-RBG-S1-00-DR-CV-X92220 - P02– Lot S1 Drainage Strategy General  
Arrangement Sheet 1

0632-RBG-S1-00-DR-CV-X92221 - P02– Lot S1 Drainage Strategy General  
Arrangement Sheet 2

0632-RBG-S1-00-DR-CV-X92100 - P02– Lot S1 Proposed Drainage General  
Arrangement Plan Sheet 1

0632-RBG-S1-00-DR-CV-X92101 - P02– Lot S1 Proposed Drainage General  
Arrangement Plan Sheet 2

4525-RBG-ZZ-00-DR-CV-87001 – P03 – S1 & S2 Surface Water Exceedance Flow  
Route

4525-RBG-S1-GF-SK-CV-000028 – P06 – Lot S1 Below Ground Combined Services  
General Arrangement

4525-RBG-S2-GF-SK-CV-89001 – P01 – Lot S2 Below Ground Combined Services  
General Arrangement

#### Documents and reports:

Lot S1 and S2 Drainage Strategy July 2021 prepared by Robert Bird Group

Foul Water Planning Addendum January 2022 prepared by Robert Bird Group

Environmental Noise Survey and Acoustic Design Statement Report January 2022  
prepared by Hann Tucker Associates

Biodiversity Survey and Assessment V2, prepared by MD Ecology

Sustainability and Energy Statement, prepared by Hurley Palmer Flatt

Lighting Concept Report, prepared by Studio Fractal

Arboricultural Method Statement January 2022 prepared by Lockhart Garratt

4727/01/21-1360 - Tree Protection Plan v2