

## Appendix 2 – Draft Conditions

### DEFINITIONS

'Enabling Works' means preparation works to make the Site ready for construction. Such works include (but are not exclusively limited to): site or ground clearance and preparation, surveying, environmental and hazardous substance testing and sampling, soil tests, remediation works, pegging out, tree protection, ecological survey and mitigation works, archaeological investigation, site clearance, ground improvement works, construction of boundary fencing or hoardings including for site security, demolition and removal of buildings and other structures, creation of temporary haul roads and enabling works accesses or other works or operations to enable any of these works to take place including site and ground works.

'Strategic Engineering and Landscaping Elements' include principal foul and surface water drainage infrastructure works, other utilities provision, accesses from Coldham's Lane and Airport Way, flood risk infrastructure works, primary roads, attenuation feature, land re-profiling, strategic open space and landscape works and planting (including allotments), and similar related works.

'Development Parcel' means a phase or part of the development excluding Enabling Works and Strategic Engineering and Landscape Elements. For instance, this would include a phase or part of the development comprising housing, employment, a local centre, a primary school site and/or playing fields.

### 1 DETAILS OF RESERVED MATTERS

No development on any individual Development Parcel nor any Strategic Engineering and Landscape Element shall commence until approval of the details of the appearance, landscaping, layout and scale (hereinafter called the reserved matters) within that Development Parcel has been obtained from the local planning authority in writing. The development authorised shall be carried out as approved.

Reason: To ensure that all necessary details are acceptable in accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.

### 2 TIME

The first application for approval of reserved matters shall be made to the local planning authority no later than three years from the date of this permission.

Reason: In accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.

### 3 TIME

The commencement of each reserved matters area pursuant to this outline planning permission shall begin no later than the expiration of two years from the date of the last reserved matter of that reserved matters area to be approved.

Reason: To prevent the accumulation of unimplemented planning permissions and in accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.

#### 4 TIME

Application(s) for approval of all the reserved matters shall be made to the local planning authority no later than the expiration of eight years from the date of this permission.

Reason: To prevent the accumulation of unimplemented planning permissions and in accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004 and provide a consistent approach to the development of the site alongside adjoining developments.

#### 5 COMPLIANCE WITH PLANS

The development, hereby permitted, shall be carried out in accordance with the following approved plans, save for only minor variations where such variations do not deviate from this permission nor have any additional or materially different likely significant effects to those assessed in the Environmental Statement accompanying the application:

Site Plan Application Boundary 234603 PP001

Land Use Parameter Plan ~~234603-PP002~~ [CHE-PTE-ZZ-XX-DR-A-10033 rev C2](#)

Movement and Access Parameter Plan ~~234603-PP003~~ [CHE-PTE-ZZ-XX-DR-A-10034 rev C2](#)

Building Height Parameter Plan ~~234603-PP004-Rev-C~~ [CHE-PTE-ZZ-XX-DR-A-10035 rev C2](#)

Landscape and Green Infrastructure Parameter Plan ~~234603-PP006~~ [CHE-PTE-ZZ-XX-DR-A-10036 rev C2](#)

Urban Form Parameter Plan ~~234603-PP007~~ [CHE-PTE-ZZ-XX-DR-A-10037 rev C2](#)

Junction 1 Airport Way/Cherry Hinton Road 37305\_5501\_001Rev K

Junction 2 Cherry Hinton Road/Gazelle Way 37305\_5501\_002Rev K

Junction 3 Coldhams Lane/Site Access 37305\_5501\_003 Rev J

Reason: To ensure that the details of the development are acceptable and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

#### 6 COMPLIANCE WITH ENVIRONMENTAL STATEMENT

The development shall be carried out in accordance with the mitigation measures set out in Table 17.2 of the Environmental Statement (updated March 2019).

Reason: To ensure that the development takes place in accordance with the principles and parameters contained within the Environmental Statement.

#### 7 QUANTUM OF USES

The maximum floorspace of land uses and maximum number of homes as set out in the table below shall not be exceeded pursuant to this planning permission:

Residential (Use Class C3) including retirement living facility (Use Class C2/C3): -  
Up to 1200 residential dwellings including any delivered through a retirement living facility (up to 90 bed spaces).

Education (Use Class D1):

- Primary school - 2.3 ha site.
- Secondary school - 6.9ha site.

Flexible mixed-use units - Classes A1/ A2/ A3/ A4/ A5/ B1a/ D1/ D2 within local centre:

- Local centre up to 1,850 sq.m gross internal floorspace.
- Including food store (A1) up to 500 sq.m gross internal floorspace.

Non-residential institutions, and community and leisure, including education (Use Class D1/D2)

- Community hall (D2) up to 250 sq.m gross internal floorspace within Local Centre total above.

Reason: To ensure that the development is implemented within the scope of the approved parameters upon which the application has been assessed, in accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.

## 8 PHASING

Prior to, or concurrently with the submission of the first of the reserved matters application(s) for a Development Parcel, a Site Wide Phasing Plan which accords with the triggers contained in the Section 106 Agreement linked to the application shall be submitted to the local planning authority for approval. The Phasing Plan shall include the broad sequence of providing the following elements and a mechanism for its review and amendment:

a)Development Parcels.

b)Major infrastructure including all accesses, primary roads/routes within the site, primary footpaths and cycleways, including timing of provision and opening of access points into the site.

c)The local centre including community facility.

d)Surface water drainage features, SuDS and foul water drainage network.

e)Formal and informal public open space, provision for children and teenagers, playing fields and allotments.

f)Strategic electricity, telecommunications, potable water mains provisions and gas networks.

g)Environmental mitigation measures, actions or activities (including phasing) intended to remedy, reduce or offset known negative adverse impacts as a result of existing pollution in the area and the development itself, as identified in the submitted Environmental Statement.

h)Primary and secondary schools

No development shall commence apart from Enabling Works until such time as the Phasing Plan has been approved in writing by the local planning authority. The

development shall be carried out in accordance with the phasing contained within the approved Phasing Plan.

Reason: To clarify how the site is to be phased to assist with the determination of subsequent reserved matters applications and in order to ensure that major infrastructure provision and environmental mitigation is provided in time to cater for the needs and impacts arising out of the development, in accordance with policy 13 of the Cambridge Local Plan 2018, policy SC/3 of the South Cambridgeshire Local Plan 2018, policies CE1 and CE2 of the Cambridge East AAP 2008 and the LNCH SPD 2018.

## 9 SITE WIDE DESIGN CODE

Prior to, or concurrently with the submission of the first of the reserved matters applications for a Development Parcel, a Site Wide Design Code, shall be submitted to the local planning authority for approval. The Site Wide Design Code shall be prepared in accordance with the principles and parameters established by this outline planning permission and shall include both strategic and detailed elements. The Site Wide Design Code shall include:

- a) The overall vision for the Development.
- b) The character, mix of uses and heights established through the approved parameter plans and include the block principles and the structure of public spaces, making reference to the phasing of land parcels.
- c) The street hierarchy, including the principles and extent of adopted highways and traffic calming measures.
- d) Typical street cross-sections which will include details of tree planting, tree species, underground utility/service trenches, and on street parking.
- e) How the design of the streets and spaces takes into account mobility and visually impaired users.
- f) Block principles to establish use, density and building typologies. In addition, design principles including primary frontages, pedestrian access points, fronts and backs and threshold definition shall be provided.
- g) Key groupings and other key buildings including information about height, scale, form, level of enclosure, building materials and design features.
- h) Approach to incorporation of ancillary infrastructure/buildings such as substations, pumping stations, pipes, flues, vents, meter boxes, external letterboxes, electric vehicle charging infrastructure, fibres, wires and cables required by statutory undertakers as part of building design.
- i) Design principles for the approach to monitoring vehicular parking (residents and visitors) for different building types including setting out principles to govern the location and layout of parking for people with disabilities and for each building type including parking spaces with electric vehicle charge point provision.

j) Clear design principles for the approach to cycle parking for all uses and for different building types, (residential and commercial) including resident visitor parking, type of rack, spacing and any secure or non-secure structures associated with the storage of cycles including non-standard bicycle and trailer storage.

k) The approach to the character and treatment of the structural planting (including site wide tree strategy statements guiding the diversity of planting and planting resilience to climate change, and the approach to SuDS design integration).

l) The approach to the treatment of any hedge or footpath corridors and retained trees and woodlands.

m) The conceptual design and approach to the public realm (making reference to the Public Art Strategy, materials, signage, utilities and any other street furniture).

n) The conceptual design and approach to the artificial lighting strategy and how this will be applied to different areas of the development with different lighting needs, so as to maximise energy efficiency, minimise light pollution and avoid street clutter.

o) Details of waste and recycling provision for all building types and recycling points.

p) Utility routes, type and specification.

q) Measures to demonstrate how the design can maximise resource efficiency and climate change adaptation through external, passive means, such as landscaping, orientation, massing, and external building features.

r) Details of measures to minimise opportunities for crime.

s) Measures to show how the principles of good design (including acoustic design) will address and minimise the impact of existing traffic/aircraft noise, traffic noise from the internal roads of the development itself, noise from Cambridge International Airport etc on future noise sensitive users eg residents and schools.

t) Details of good urban design principles and design of urban infrastructure to reduce air pollution - including street dimensions, use of Green Infrastructure (GI) such as trees, parks and green walls.

u) Details of the design review procedure and of circumstances where a review shall be implemented.

v) Traffic management/calming measures.

The Site Wide Design Code shall explain its purpose, structure and status and set out the mandatory and discretionary elements where the Design Code will apply, who should use the Design Code, and how to use the Design Code.

No development apart from Enabling Works shall commence until the Site Wide Design Code for the entire site has been approved in writing by the local planning authority.

Reason: To ensure high quality design and coordinated development in accordance with policy 13 of the Cambridge Local Plan 2018, policy SS/3 of the South

Cambridgeshire Local Plan 2018, policies CE/1, CE/2, CE/13/ and CE/14 of the Cambridge East AAP 2010 and the Land North of Cherry Hinton SPD 2018.

## 10 DESIGN CODE STATEMENT

Applications for all reserved matters for a Development Parcel shall include a Design Code Compliance Statement that demonstrates how the reserved matters application accords with the approved site wide Design Code.

Reason: To ensure there is a mixed and balanced distribution of dwelling sizes and tenure types across the development in accordance with policy 45 of the Cambridge Local Plan (2018), policies H/9 and H/10 of the South Cambridgeshire Local Plan 2018, Policy CE/7 of the Cambridge East Area Action Plan and the Land North of Cherry Hinton SPD 2018.

## 11 HOUSING MIX

Applications for reserved matters for a Development Parcel shall include the following details of housing mix:

- a. A plan showing the location and distribution of market and affordable units (including tenure type). The plan should also identify the proximity of the Development Parcel with adjacent land parcels and the tenure types within those adjacent land parcels where reserved matters have already been approved.
- b. A schedule of dwelling sizes (by number of bedrooms).
- c. A statement which demonstrates how the proposals for the relevant Development Parcel relate to the agreed indicative housing mix.

Reason: To ensure there is a mixed and balanced distribution of dwelling sizes and tenure types across the development in accordance with policies H/9 and H/10 of the South Cambridgeshire Local Plan 2018, Policy 45 of the Cambridge Local Plan (2018), policy CE/7 of the Cambridge East Area Action Plan and the Land North of Cherry Hinton SPD 2018.

## 12 INTERNAL RESIDENTIAL SPACE STANDARDS

The residential dwellings hereby approved shall, as a minimum, accord with the Technical Housing Standards - Nationally Described Space Standards (2015) or any successor document applicable at the time of submission of the relevant reserved matters. This shall be demonstrated on the floor plans, elevations and sections submitted for each dwelling in respect of the reserved matters of layout and scale.

Reason: To ensure new residential units meet or exceed the government's residential space standards, in accordance with policy 50 of the Cambridge Local Plan 2018 and policy H/12 of the South Cambridgeshire Local Plan 2018.

## 13 ACCESSIBLE AND ADAPTABLE DWELLINGS

At least 95% of Aall residential dwellings within each reserved matters phase shall be designed to meet the accessible and adaptable dwellings M4 (2) standard of the Building Regulations 2010. The remaining 5% of dwellings shall permit individual

homes in accordance with the alternative solution of the Coach House as set out in document 'Coach House Design' dated 13 July 2022. A compliance statement should be submitted with each reserved matters phase to demonstrate the key principles have been achieved. In the event that such standards are replaced by an alternative national measure for building design applicable at the time of submission of such reserved matters, the equivalent measures shall be applicable to the relevant part of the proposed development.

Reason: In order to create accessible and adaptable homes, in accordance with policy 51 of the Cambridge Local Plan 2018.

#### 14 WHEELCHAIR USER DWELLINGS

Not less than 5% of affordable residential dwellings within each reserved matters phase containing residential development shall be designed to meet the wheelchair user dwellings M4 (3) standard of the Building Regulations 2010. ~~This provision shall be split evenly between the affordable and market residential units in each Development Parcel rounding to the nearest whole number.~~ In the event that such standards are replaced by an alternative measure for building design applicable at the time of submission of such reserved matters, the equivalent measure shall be applicable to the relevant part of the proposed development.

Reason: In order to create accessible and adaptable homes, in accordance with policy 51 of the Cambridge Local Plan 2018.

#### 15 SPECIALIST HOUSING

Any reserved matters application for specialist housing (including housing designed and designated for occupation by older people with specific housing needs) shall be accompanied by a specialist housing statement which shall set out the evidence and demonstrable need for this type of development.

Reason: In order to ensure the provision of specialist housing in accordance with Policy 47 of the Cambridge Local Plan 2018.

#### 16 ARCHAEOLOGY

No development shall take place until the applicant has secured the implementation of a programme of archaeological work for the entirety of the application site, in accordance with a Written Scheme of Investigation (WSI). The WSI will include the following components, the implementation of which will trigger the phased discharging of the condition:

1) The statement of significance, research objectives, programme and methodology of site investigation, post excavation assessment and archiving along with a competent person to undertake the agreed works shall be carried out in accordance with the approved Written Scheme of Investigation for Archaeological Mitigation of Land North of Cherry Hinton Road, Cambridge dated January 2022 (planning reference 18/0481/COND16 and S/1231/18/COND16). ~~Approval of the Written Scheme of Investigation that should include:~~

~~(a) the statement of significance and research objectives;~~

~~(b) the programme and methodology of site investigation and post-excavation assessment and archiving;~~

~~(c) the nomination of a competent person or organisation to undertake the agreed works.~~

2) Fieldwork in accordance with the agreed Written Scheme of Investigation to include an appropriate outreach element.

3) Completion of a Post-Excavation Assessment report (PXA) and delivery of an approved Updated Project Design (UPD): to be submitted within six months of the completion of fieldwork, unless otherwise agreed in advance with the local planning authority.

4) Completion of an archive report within 18 months of approval of the UPD unless otherwise agreed in advance with the local planning authority; the preparation of the archaeological archive for deposition at the Cambridgeshire Archive facility, or another appropriate store approved by the local planning authority.

5) Provision to be secured for the publication of the results to achieve the preservation by record of the heritage assets affected by development.

Reason: To ensure the implementation of an appropriate archaeological investigation, recording, reporting and publication, and the protection and preservation of archaeological features of significance, in accordance with local plan policies and the NPPF 2018.

## 17 SUSTAINABILITY STATEMENT

All reserved matters applications shall be accompanied by a Sustainability Statement setting out how the proposals meet the commitments set out in the sitewide Sustainability Statement (Peter Brett Associates, March 2019~~8~~) and Addendum (~~Peter Brett Associates, March 2019~~ Waterstone Design March 2022), and Design Statement (Pollard Thomas Edwards 2022) updated Design and Access Statement (March 2019) and Outline Energy Statement (Peter Brett Associates, March 2018). The statement will also set out how each reserved matters application will address the requirement for the development to be an exemplar in sustainability ~~having regard to the commitment in the Energy Statement to deliver a proportion of homes to Passivhaus certification~~ and other approaches to deliver an exemplar community, along with a detailed strategy for monitoring the properties performance for a period of 5 years.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings, in accordance with Cambridge East Area Action Plan policy CE/22, CE/24 and CE/28, and the Greater Cambridge Sustainable Design and Construction SPD 2020.

## 18 SUSTAINABILITY - WATER EFFICIENCY

Any reserved matters applications which include dwellings shall be accompanied by a Water Conservation Strategy which shall include a water efficiency specification for each dwelling type within that reserved matters application based on the Water Efficiency Calculator Methodology or the fitting approach set out in Part G of the Building Regulations 2010 (2015 edition). The Water Conservation Strategy shall demonstrate that all dwellings within that reserved matters application are able to achieve a design standard of water use of no more than 110 litres/person/day.



Reason: To ensure that the development makes efficient use of water and promotes the principles of sustainable construction in accordance with Cambridge East Area Action Plan Policy CE22 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

## 19 SUSTAINABILITY - ENERGY STATEMENT

Any reserved matters applications for a Development Parcel shall be accompanied by an Energy Statement setting out how the proposals within that Development Parcel meet the following requirements:

1.A reduction in the amount of CO<sub>2</sub> m<sup>3</sup>/year emitted by 10% compared to the minimum Building Regulations requirement, where viable; and

2.To provide at least 10% of that phase's predicted energy requirements following occupation through the use of on-site renewable energy technology, measured in Kg/CO<sub>2</sub>/annum.

In respect of criterion 2, the statement shall include the following details:

a)The total predicted energy requirements of the Development Parcel, set out in Kg/CO<sub>2</sub>/annum; and

b)A schedule of proposed on-site renewable energy technologies, their respective carbon reduction contributions, location, design and a maintenance programme.

The proposed renewable energy technologies for a Development Parcel shall be fully installed and operational prior to the occupation of any approved buildings within that Development Parcel or in accordance with a programme for delivery contained within the approved Energy Statement for that Development Parcel.

No review of the requirements of criterion 2 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 approved in writing by the local planning authority.

Reason: In the interests of reducing carbon dioxide emissions in accordance with Cambridge East Area Action Plan policy CE/24 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

## 20 OVERHEATING

Any reserved matters application for a Development Parcel shall be accompanied by an Overheating Analysis, which demonstrates that all buildings within that Development Parcel have been designed and will be constructed to meet CIBSE's latest overheating standards and guidance applicable at the time of submission of such Overheating Analysis, giving consideration to the impact of future climate scenarios. The approach to overheating shall follow a hierarchical approach with priority being given to passive design and passive/natural ventilation before consideration is given to mechanical ventilation and cooling. Analysis should be undertaken across a representative sample of house and building types for that Development Parcel, with an emphasis on residential and non residential units that may be more vulnerable to overheating.

Reason: In the interests of reducing carbon emissions and ensuring that new development is adaptable to our changing climate, in accordance with Cambridge East Area Action Plan policies CE/24 and CE/28, Land North of Cherry Hinton SPD (2018), and the Greater Cambridge Sustainable Design and Construction SPD 2020.

## 21 BREEAM

Any reserved matters application for a Development Parcel containing a nonresidential building which is not exempt from BREEAM standards shall be accompanied by a pre-assessment setting out how the standard will be met.

Prior to the occupation of any non-residential building which is not exempt from BREEAM standards, a certificate following a postconstruction review, shall be issued by an approved BREEAM Assessor and submitted to the local planning authority for approval. The post-construction review certificate shall indicate that the relevant BREEAM rating specified below has been met in respect of that building. Where the certificate shows a shortfall in credits for the required BREEAM rating, a statement shall be submitted identifying how the shortfall will be addressed.

All non-residential buildings, except for those exempt from BREEAM standards and the primary and secondary schools, shall achieve BREEAM 'Excellent' with maximum credits for water efficiency. The primary and secondary schools shall achieve a minimum of BREEAM 'Very Good' with at least two credits for water efficiency. In the event that such a rating is replaced by a comparable national measure of sustainability for building design applicable at the time of submission of such reserved matters, the equivalent level of measure shall be applicable to the relevant part of the proposed development. Upon receipt of the final certificate(s) for that building/Development Parcel a copy shall be submitted to the local planning authority for their records.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings, in accordance with local plan policies and the Greater Cambridge Sustainable Design and Construction SPD 2020.

## 22 FIRE HYDRANTS

No building within any Development Parcel shall be occupied until a scheme for the provision and location of fire hydrants to serve that Development Parcel has been submitted to and approved in writing by the local planning authority. The approved scheme shall thereafter be implemented in accordance with the approved details.

Reason: To ensure the provision of adequate water supply infrastructure to protect the safe living and working environment for all users and visitors.

## 23 DRAINAGE: STRATEGIC SURFACE WATER DRAINAGE STRATEGY

Prior to or concurrently with the submission of the first reserved matters application involving buildings, roads or other impermeable surfaces, a strategic surface water drainage strategy for the site shall be submitted to and approved in writing by the local planning authority. The scheme shall be based on the parameters set out in the Land North of Cherry Hinton Flood Risk Assessment prepared by Peter Brett

Associates (ref: 37305) dated March 2018 and Addendum (March 2019) or any revision thereto that has been approved in writing by the local planning authority.

The scheme shall include phasing arrangements, details of primary infrastructure for each phase and plans for drainage asset operation, maintenance and contingency. Infiltration systems shall only be used where it can be demonstrated that they will not pose a risk to groundwater quality. The scheme shall set out what information, design parameters and design details will need to be submitted at the reserved matters stage for each phase of the development.

The development shall subsequently be implemented in accordance with the approved scheme.

Reason: To ensure a satisfactory method of surface water drainage, to prevent an increased risk of flooding on or off site and to protect and prevent the pollution of controlled waters from potential pollutants associated with the current and proposed land use in line with the NPPF and the Environment Agency's Groundwater Protection Position Statements, policies 31 and 32 of the Cambridge Local Plan 2018, policy CC/8 of the South Cambridgeshire Local Plan 2018 and the LNCH SPD 2018.

## 24 DRAINAGE: SURFACE WATER STRATEGY

Any reserved matters application for a Development Parcel shall include a detailed surface water strategy and updated hydraulic modelling report (accompanied by model files), where development affects the water course. The strategy shall demonstrate how the management of water within the Development Parcel for which approval is sought accords with the approved details of the strategic site wide surface water strategy. The strategy shall be based upon a SUDS hierarchy and shall maximise the use of measures to control water at source as far as practicable to limit the rate and quantity of run-off and improve the quality of any run-off before it leaves the site or joins any water body.

The strategy shall include for that Development Parcel details of all flow control system and the design, location and capacity of all strategic SuDS features and shall include ownership, long-term adoption, management and maintenance schemes and monitoring arrangements/responsibilities. The strategy should also demonstrate that the exceedance of the designed system has been considered through the provision of overland flow routes.

The development of each Development Parcel shall be carried out in full accordance with the approved details.

No building pursuant to that particular Development Parcel for which approval is being sought shall be occupied or used until such time as the approved detailed surface water measures for that building have been fully completed.

Reason: In order to safeguard against the risk of flooding, to ensure adequate flood control, maintenance and efficient use and management of water within the site, to ensure the quality of the water entering receiving water courses is appropriate and monitored and to promote the use of sustainable urban drainage systems to limit the volume and rate of water leaving the site in accordance with policies 31 and 32 of the Cambridge Local Plan 2018, policy CC/8 of the South Cambridgeshire Local Plan 2018 and the LNCH SPD 2018.

## 25 DRAINAGE: SURFACE WATER DRAINAGE DETAILS

Details for the long term maintenance arrangements for the surface water drainage system on a Development Parcel or Strategic Engineering and Landscape Element (including all SuDS features) shall be submitted to and approved in writing by the local planning authority prior to the first occupation of any building on that Development Parcel or the commencement of the use of that Strategic Engineering and Landscape Element (as appropriate). The submitted details should identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan for each Development Parcel or Strategic Engineering and Landscape Element shall be carried out in full thereafter.

Reason: To ensure the satisfactory maintenance of unadopted drainage systems in accordance with the requirements of paragraphs 103 and 109 of the National Planning Policy Framework.

## 26 DRAINAGE: FOUL WATER DRAINAGE DETAILS

Prior to the commencement of development on a Development Parcel or Strategic Engineering and Landscape Element, apart from Enabling Works, a detailed Foul Water Drainage Strategy shall be submitted and agreed in writing with the local planning authority for that Development Parcel or Strategic Engineering and Landscape Element. The strategy shall include the phasing of such works. The strategy shall include details of any necessary improvement of the existing sewerage system to ensure that sufficient capacity exists to cater for the needs of that Development Parcel or Strategic Engineering and Landscape Element. The works/scheme for a Development Parcel or Strategic Engineering and Landscape Element shall be constructed and completed in accordance with the approved plans/specification and such programme as may be specified in the approved scheme.

Reason: To prevent environmental and amenity problems arising from flooding and ensure that sufficient capacity exists within the sewerage network to meet the needs of the development in accordance with policies 31 and 32 of the Cambridge Local Plan 2018, policy CC/8 of the South Cambridgeshire Local Plan 2018 and the LNCH SPD 2018.

## 27 ADVISORY - PILING

Piling or any other foundation designs using penetrative methods shall not be permitted other than with the written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason: To protect and prevent the pollution of controlled waters from potential pollutants associated with the current and proposed land use in line with the NPPF and the Environment Agency's Groundwater Protection Position Statements.

## 28 BIODIVERSITY: ECOLOGICAL DESIGN STRATEGY (EDS) AND LANDSCAPE AND ECOLOGICAL MANAGEMENT PLAN (LEMP)

Prior to commencement of development, a site wide combined Ecological Design Strategy and Landscape and Ecological Management Plan (EDS & LEMP) which addresses ecological protection, mitigation, compensation, enhancement, restoration and management shall be submitted to and approved in writing by the local planning authority.

The EDS & LEMP shall include the following:

- a) Description and evaluation of features to be managed, and purpose and conservation objectives for the proposed works.
- b) Review of site potential and constraints that might influence management.
- c) Extent and location/area of proposed works on appropriate scale maps and plans, including details of how individual lots contribute to the site wide EDS and biodiversity net gain provision.
- d) Type and source of materials to be used where appropriate, e.g. native species of local provenance.
- e) Indicative timetable and appropriate triggers for implementation, demonstrating that works are aligned with the proposed phasing of development.
- f) Persons responsible for scheduling implementation of the works.
- g) Details of initial aftercare and long-term maintenance (in accordance with site wide Landscape Management plan).
- h) Any other reasonable requirements of the local planning authority.

The following list is not exhaustive but is illustrative of the measures that may be incorporated into an ecological design strategy.

- a) Retention and protection of existing habitats during construction.
- b) Habitat removal and reinstatement.
- c) Provision for wildlife corridors, linear features and habitat connectivity.
- d) Woodland, tree, hedgerow, shrub, wetland and wildflower planting and establishment.
- e) Proposed new landforms associated with habitat creation, e.g. water bodies and watercourses.
- f) Soil handling, movement and management.
- g) Creation, restoration and enhancement of semi-natural habitats.
- h) Lighting strategies for potentially sensitive receptors e.g. bats foraging along boundary hedgerows
- i) Creation of new wildlife features, e.g. bird nesting features, bat boxes and hedgehog highways within buildings and their curtilages. j) Specification and proposed planting.
- k) Any other reasonable requirements of the local planning authority.

The EDS and LEMP shall be implemented in accordance with the approved details and shall be retained and maintained in that manner thereafter.

Reason: To ensure that biodiversity is conserved and enhanced and secure the management of ecological habitats across the site in accordance with Policies 69 and

70 of the Cambridge Local Plan 2018 and Policies NH/4 and NH/5 of the South Cambridgeshire Local Plan 2018, the LNCH SPD 2018 and the NPPF 2019.

## 29 BIODIVERSITY: BIODIVERSITY SURVEY AND ASSESSMENT

Any reserved matters application for a Development Parcel shall include a Biodiversity Survey and Assessment for that Development Parcel that demonstrates how it accords with the aims and objectives of the approved Site Wide Biodiversity Strategy. The Biodiversity Survey and Assessment shall include:

- a) Detailed design(s) and/or working method(s) and management actions to achieve stated objectives.
- b) Details of which specific ecological enhancement and/or mitigation measures are proposed.
- c) A detailed timetable for delivery of the proposed mitigation measures.
- d) Details of the persons, body or organisation responsible for implementing the works.
- e) Details of initial aftercare and long-term maintenance.
- f) Details for monitoring and remedial measures.
- g) Details for disposal of any waste arising from works.

No development shall commence within a Development Parcel apart from Enabling Works until such time as the Biodiversity Survey and Assessment for that Development Parcel has been approved in writing by the local planning authority. The Biodiversity Survey and Assessment shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

Reason: To ensure that biodiversity is conserved and enhanced and secure the management of ecological habitats across the site in accordance with Policies 69 and 70 of the Cambridge Local Plan 2018 and Policies NH/4 and NH/5 of the South Cambridgeshire Local Plan 2018, the LNCH SPD 2018 and the NPPF 2019.

## 30 WILDLIFE HAZARD MANGEMENT PLAN

Prior to the commencement of any development on a Development Parcel, apart from Enabling Works, a Wildlife Hazard Management Plan (WHMP) shall be submitted to and approved in writing by the local planning authority.

The WHMP shall include details of:

- a. Monitoring of any temporary or permanent standing water within the Development Parcel.
- b. Sustainable urban drainage schemes (SUDS) within the Development Parcel such schemes shall comply with AOA Advice Note 3.

c.The management of any flat/shallow pitched/green roofs on buildings within the Development Parcel which may be attractive to nesting, roosting and "loafing" birds. The management and future maintenance plan shall comply with Advice Note 8 'Potential Bird Hazards from Building Design' (available at [www.aoa.org.uk/policycampaigns/operations-safety/](http://www.aoa.org.uk/policycampaigns/operations-safety/)).

d.Maintenance of planted and landscaped areas, particularly in terms of height and species of plants that are allowed to grow.

e.Which waste materials can be brought on to the Development Parcel.

f.Monitoring of waste imports. - physical arrangements for the collection (including litter bins) and storage of putrescible waste, arrangements for and frequency of the removal of putrescible waste.

g.Signs deterring people from feeding the birds.

The WHMP for a Development Parcel shall be implemented as approved from the commencement of development on that Development Parcel and shall remain in force for the life of the development on that Development Parcel.

Reason: To safeguard the operations of Cambridge Airport and ensure that the implementation, management and maintenance of the planting strategy addresses the wildlife safeguarding issues whilst also providing for long-term monitoring and appropriate management, in accordance with Local Plan policies 37 and TI/6.

## 31 BROADBAND PROVISION

No dwelling shall be occupied until all necessary infrastructure to enable that dwelling to directly connect to fibre optic broadband has been delivered and is capable of being fully operative.

Reason: To ensure the provision of high capacity broadband as part of the development, in accordance with policy 42 of the Cambridge Local Plan 2018 and policy TI/10 of the South Cambridgeshire Local Plan 2018 and the NPPF 2018.

## 32 PLAYING FIELDS - GROUND CONDITIONS DETAILS

No development apart from Enabling Works on the proposed secondary school playing fields shall commence until the following documents have been submitted to and approved in writing by the local planning authority after consultation with Sport England:

- a. A detailed assessment of ground conditions (including drainage and topography) of the land proposed for the playing field which identifies constraints which could adversely affect playing field quality; and
- b. Where the results of the assessment to be carried out pursuant to (a) above identify constraints which could adversely affect playing field quality, a detailed scheme to address any such constraints. The scheme shall include a written specification of the proposed soils structure, proposed drainage, cultivation and other operations associated with grass and sports turf establishment and a programme of implementation.

The approved scheme shall be carried out in full and in accordance with the approved programme of implementation. The land shall thereafter be maintained in accordance with the approved scheme and made available for playing field use in accordance with the approved scheme and this planning permission.

Reason: To ensure that the playing field is prepared to an adequate standard and is fit for purpose, in the interests of the provision of sports facilities in accordance with Local Plan policies 13 and SC/3, Policy CE/20 of the Cambridge East Area Action Plan 2008, and the LNCH SPD 2018.

### 33 USE OF PLAYING FIELDS

The playing fields hereby approved shall be used for outdoor sport and for no other purpose (including without limitation any other purpose in Class D2 of the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class as a consequence of any amending legislation from time to time.

Reason: To protect the playing facilities from loss and/or damage, to maintain the quality of and secure the safe use of sports facilities in accordance with Local Plan policies 13 and SC/3, Policy CE/20 of the Cambridge East Area Action Plan 2008, and the LNCH SPD 2018.

### 34 ALLOTMENT DETAILS

Any reserved matters application for a Development Parcel which incorporate allotment provision shall include the following details:

- a. A plan of the allotments, principles of plot layout and design providing for a range of plot sizes designed to allow flexibility to meet the needs of future plot holders including plots with disabled access areas for communal storage of materials, for example, manure and compost; communal storage of tools and supplies (eg lockers and bins) and communal areas;
- b. Proposed management arrangements and draft allotment tenancy agreements and management rules. This shall include consideration of general and individual plot holder Rules, Conditions and Code of Conduct, with compliance thereafter;
- c. Access, vehicle and cycle parking arrangements to allow easy and safe access to the allotments which prioritises sustainable modes of transport and allows for the occasional delivery of bulky goods;
- d. Details of the allotment clubhouse / store, including composting toilet, wi-fi, green roof and solar energy opportunities;
- e. Boundary treatment, including security arrangements for the allotments;
- f. Water supply, including use of stored rainwater and SuDS for watering crops;
- g. Provision of good quality soil to British Standards 3882:2015 or equivalent, with structure and texture to allow free drainage and cropping, including final preparation of allotment plots to provide suitable levels and tilth for production of a range of garden crops.



The provision of allotments shall be carried out in accordance with the approved details and in accordance with the approved phasing programme.

Reason: To ensure that appropriate allotments are provided in relation to the development of the site in accordance with Local Plan policies 13 and SS/3 and policy CE/2 of the Cambridge East Area Action Plan 2008.

### 35 SITE WIDE STRATEGY FOR YOUTH FACILITIES AND CHILDREN'S PLAY

Prior to or concurrently with the submission of the first of the reserved matters application (s) for development, a Strategy for Youth Facilities and Children's Play Provision, in accordance with the principles set out in the Design and Access Statement and Planning Statement, shall be submitted to the local planning authority for written approval. The strategy shall include sufficient details to demonstrate the effective implementation of that strategy including specifications, location and phasing. Development shall take place in accordance with the approved strategy.

Reason: To ensure that appropriate facilities for youth facilities and children's play provision are provided in relation to the development of the site in accordance with Local Plan policies and policy CE/20 of the Cambridge East Area Action Plan 2008

### 36 OPEN SPACE DETAILS

Any reserved matters application for a Development Parcel containing residential development shall include details of the Local Areas of Play (LAPs), Local Equipped Area for Play (LEAPs) and Neighbourhood Equipped Area for Play (NEAP), formal and informal open spaces to be provided within that Development Parcel, together with the details of the dwellings served by each type of open space, and the timetable for laying out and delivering the open space. The open space shall be laid out and maintained thereafter in accordance with the details and timetable approved by the local planning authority.

Reason: To ensure that the details of the development are acceptable and appropriate open space provision is made in accordance with Local Plan Policies, the Open Space SPD and the NPPF.

### 37 HARD AND SOFT LANDSCAPING DETAILS

Any reserved matters application for landscaping details pursuant to Condition 1 of this planning permission shall include landscape details and where relevant play provision designs and specifications for the Development Parcel or Strategic Engineering and Landscape Element to which the reserved matters application relates.

The details shall be accompanied by a design statement that demonstrates how the landscaping scheme accords with any emerging or approved details sought as part of the design code for the site and shall include the following in so far as they are relevant to the submission for that Development Parcel or Strategic Engineering and Landscape Element:

#### Soft Landscaping

a) Full details of planting plans and written specifications, including cultivation proposals for maintenance and management associated with plant and grass

establishment, details of the mix, size, distribution, density and levels of all trees/hedges/shrubs to be planted and the proposed time of planting. The planting plan shall use botanic names to avoid misinterpretation. The plans should include a full schedule of plants.

b)1: 200 plans (or at a scale otherwise agreed) with cross-sections of mounding, ponds, ditches and swales and proposed treatment of the edges and perimeters of the site.

c)The landscape treatment of roads (primary, secondary, tertiary and green) through the development.

d)A specification for the establishment of trees within hard landscaped areas including details of space standards (distances from buildings etc.) and tree pit details.

e)The planting and establishment of structural landscaping to be provided in advance of all or specified parts of the site as appropriate.

f)Full details of any proposed alterations to existing watercourses/drainage channels.

g)Details and specification of proposed earth modelling, mounding, re-grading and/or embankment areas or changes of level across the site to be carried out including soil quantities, topsoil storage to BS 3882 : 2007 and the Defra Code of Practice for the sustainable use of soils on construction sites, haul routes, proposed levels and contours to be formed, sections through construction to show make-up, and timing of works.

h)Details of any play equipment.

#### Hard Landscaping

i)Full details, including cross-sections, of all bridges and culverts.

j)The location and specification of minor artefacts and structures, including furniture, refuse or other storage units, signs and lighting columns/brackets and underground utility routes.

k)1:200 plans (or at a scale otherwise agreed) including cross sections, of roads, paths and cycleways.

l)Details of all hard surfacing materials (size, type and colour). Details of any play equipment.

m)Full details of all proposed methods of boundary treatment including details for all gates, fences, walls and other means of enclosure both within and around the edge of the site.

The landscaping within each Development Parcel or Strategic Engineering and Landscape Element areas shall be implemented and thereafter maintained in accordance with the approved details for that Development Parcel or Strategic Engineering and Landscape Element.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Local Plan policies and the NPPF.

### 38 TREE SURVEY AND ARBORICULTURE IMPLICATIONS ASSESSMENT

Within any reserved matters application for landscaping details pursuant to this approval for a Development Parcel or Strategic Engineering and Landscape Element, the details required by condition 37 above (Hard and Soft Landscaping Details) above shall be accompanied by a Land Survey, Tree and Hedge Survey and Arboriculture Implications Assessment, for that Development Parcel or Strategic Engineering and Landscape Element, in accordance with the relevant British Standard(s):

The surveys shall include in respect of that Development Parcel or Strategic Engineering and Landscape Element:

a) Plans showing the location of all trees, shrub masses and hedges, categorizing the trees or groups of trees for their quality and value in accordance with the British Standard(s).

b) Plans showing trees and hedgerows to be removed identified by number.

c) Plans showing trees and hedgerows to be retained identified by number, with canopies accurately plotted.

d) A tree and hedgerow constraints plan that identifies root protection areas of retained trees within, adjacent to, or which overhang the Development Parcel or Strategic Engineering and Landscape Element.

e) The precise location and design details for the erection of protective tree barriers and any other physical protection measures.

f) The location of streams, buildings and other structures, boundary features and services.

g) Spot heights of ground level throughout the Development Parcel or Strategic Engineering and Landscape Element.

h) A method statement in relation to construction operations in accordance with paragraph 7.2 of the British Standard.

Reason: In the interests of accurately establishing the quality and value of trees and hedges on or adjacent to the site and the implications for development.

### 39 TREE PROTECTION DETAILS

No development within a Development Parcel or Strategic Engineering and Landscape Element for which reserved matters approval has been granted shall take place apart from Enabling Works approved in writing by the local planning authority until such time as fencing for the protection of any retained tree within, adjacent to, or which overhangs the Development Parcel or Strategic Engineering and Landscape Element, has been fully erected in accordance with the approved plans and particulars. The fencing shall be retained intact for the full duration of the adjacent development until all equipment, materials and surplus materials have been removed from the Development Parcel or Strategic Engineering and Landscape Element.

Nothing shall be stored or placed in any fenced area in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made without the written consent of the local planning authority.

Reason: In the interests of visual amenity and safeguarding trees that are worthy of retention.

#### 40 INSTALLATION OF SERVICES: DETAILS OF EXCAVATION TRENCHES

No development within a Development Parcel or Strategic Engineering and Landscape Element for which reserved matters approval has been granted, and which require the installation of services, apart from Enabling Works approved in writing by the local planning authority, shall take place until such time as full details of the position and proposed depth of excavation trenches for all services (including cables, pipes, surface water drains, foul water drains and public utilities) and their means of installation which pass underneath the canopy of any retained tree within, adjacent to, or which overhangs the Development Parcel or Strategic Engineering and Landscape Element, have been submitted to and approved in writing by the local planning authority. Development of the Development Parcel or Strategic Engineering and Landscape Element shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and safeguarding trees that are worthy of retention.

#### 41 REPLACEMENT OF DEAD OR DYING TREES

Any trees or plants provided as any part of any landscaping scheme which, within a period of 5 years from the planting date, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species as those originally planted. All replacement trees shall be maintained for a five-year period.

Reason: In the interests of visual amenity and safeguarding trees that are worthy of retention.

#### 42 HIGHWAYS - CONSTRUCTION OF ROAD/FOOTWAY TO BASECOURSE LEVEL

No dwelling shall be occupied until any road and/or footway linking that building to a public highway network has been completed to binder course level; and main services have been installed and made available for connection.

Reason: To ensure a safe means of access to residential properties and other buildings.

#### 43 HIGHWAYS - DETAILS OF BUS STOPS

No building shall be occupied or activity brought into use, until such a time as details relating to the location, design, specification, management and maintenance and phasing of bus stops within the development (to include a programme for their phased delivery) have been submitted to and approved in writing by the local planning authority. The implementation of the bus stops shall then be carried out in accordance with the approved details and agreed programme for their delivery.

Reason: To ensure that adequate public transport is provided for future residents of the site.

#### 44 HIGHWAYS - CYCLE PARKING

Any reserved matters application for a residential unit, non-residential building or public open space shall include details of facilities for the covered, secure parking of cycles for use in connection with the approved development and demonstrate that the provision is in accordance with the approach to cycle parking approved as part of the Design Code for the site. No such residential unit or non-residential building shall be occupied nor shall such public open space be used until the relevant facilities for that residential unit, non-residential building or public open space (as applicable) have been provided in accordance with the approved details. Thereafter the cycle parking facilities shall be retained and shall not be used for any other purpose.

Reason: To ensure appropriate provision for the secure storage of bicycles.

#### 45 HIGHWAYS - CAR PARKING

Each reserved matters application for a Development Parcel shall include details of car parking for that Development Parcel. No building shall be occupied or activity brought into use within the relevant Development Parcel until the approved parking provision relating to that building or activity (as appropriate) has been laid out.

Reason: To ensure an appropriate level of car parking provision, and to ensure that highway safety and amenity is not compromised by unsightly on street parking in accordance with Appendix L of the Cambridge City Local Plan (2018), policy Ti/3 of the South Cambridgeshire District Council Local Plan (2018), and CE/11 of the Cambridge East Area Action Plan (2008).

#### 46 HIGHWAYS - DETAILS OF ACCESS JUNCTION 1

No building shall be occupied or activity brought into use, until details of the proposed improvements to the junction of Airport Way/Cherry Hinton Road (including plans to show trees and hedgerows to be removed and retained identified by number, and replacement planting details), together with a programme for its delivery have been submitted to and approved in writing by the local planning authority. The junction improvement shall be constructed in accordance with the approved details and the approved delivery programme.

Reason: To ensure suitable junction design and connectivity in accordance with Policy CE/10 of the Cambridge East Area Action Plan 2008.

#### 47 HIGHWAYS - DETAILS OF ACCESS JUNCTION 2

No building shall be occupied or activity brought into use, until details of the proposed improvements to the junction of Cherry Hinton Road/Gazelle Way Roundabout together with a programme for its delivery have been submitted to and approved in writing by the local planning authority. The junction improvement shall be constructed by the Applicant in accordance with the approved details and the approved delivery programme.

Reason: To ensure suitable junction design and connectivity in accordance with Policy CE/10 of the Cambridge East Area Action Plan 2008.

48 HIGHWAYS - DETAILS OF ACCESS JUNCTION 3

No building shall be occupied or activity brought into use, until details of the proposed improvements to the junction of Coldhams Lane together with a programme for its delivery have been submitted to and approved in writing by the local planning authority. The junction improvement shall be constructed by the Applicant in accordance with the approved details and the approved delivery programme.

Reason: To ensure suitable junction design and connectivity in accordance with Policy CE/10 of the Cambridge East Area Action Plan 2008.

49 DETAILS OF AIRPORT WAY AND CHERRY HINTON ROAD, TEVERSHAM, PEDESTRIAN AND CYCLE IMPROVEMENTS

No building shall be occupied or activity brought into use until full details of the proposed pedestrian and cycleway facilities along Airport Way and Cherry Hinton Road have been submitted to and approved in writing by the local planning authority in consultation with the Highway Authority. The submitted details shall include a programme of implementation for agreement with the local planning authority, and the works shall thereafter be completed in accordance with the agreed details. The works shall be fully completed in accordance with the approved details prior to 50th occupation or no later than 18 months from the date of first occupation, whichever is the earlier'.

Reason: To ensure that sufficient measures are in place to mitigate the impact from vehicular traffic from the development in accordance with Policy CE/10 of the Cambridge East Area Action Plan 2008.

50 HIGHWAYS - DETAILS OF COLDHAMS LANE CYCLEWAY AND BARNWELL ROAD CROSSING IMPROVEMENTS

No building shall be occupied or activity brought into use until full details of the proposed pedestrian and cycleway facilities along Coldhams Lane and Barnwell Road have been submitted to and approved in writing by the local planning authority in consultation with the Highway Authority. The submitted details shall include a programme of implementation for agreement with the local planning authority, and the works shall thereafter be completed in accordance with the agreed details. The works shall be fully completed in accordance with the approved details prior to 50th occupation or no later than 18 months from the date of first occupation, whichever is the earlier'.

Reason: To ensure that sufficient measures are in place to mitigate the impact from vehicular traffic from the development in accordance with Policy CE/10 of the Cambridge East Area Action Plan 2008.

51 HIGHWAYS - DETAILS OF CHERRY HINTON HIGH STREET CYCLE BYPASS IMPROVEMENTS

No building shall be occupied or activity brought into use until full details of the proposed improved cycle bypass facility on Cherry Hinton High street has been submitted to and approved in writing by the local planning authority in consultation with the Highway Authority. The submitted details shall include a programme of implementation for agreement with the local planning authority, and the works shall

thereafter be completed in accordance with the agreed details. The works shall be fully completed in accordance with the approved details prior to 50th occupation or no later than 18 months from the date of first occupation, whichever is the earlier'.

Reason: To ensure that sufficient measures are in place to mitigate the impact from vehicular traffic from the development in accordance with Policy CE/10 of the Cambridge East Area Action Plan 2008.

52 HIGHWAYS - CONSTRUCTION AND DEMOLITION (TRAFFIC MANAGEMENT PLAN)

~~No demolition or construction works (any Enabling Works) shall commence on site until a Traffic Management Plan (TMP) has been agreed in writing with the local planning authority. The TMP shall be a stand-alone document separate from the Construction Environmental Management Plan.~~

~~The principle areas of concern that should be addressed within the TMP are:~~

- ~~i. Movements and control of muck away lorries.~~
- ~~ii. Contractor parking; including details and quantum of the proposed car parking and methods of preventing on street car parking.~~
- ~~iii. Movements and control of all deliveries.~~
- ~~iv. Control of dust, mud and debris, in relationship to the operation of the adopted public highway.~~
- ~~v. Routing arrangements for all vehicles over 7.5 tonnes (gross weight) that will service the site.~~

No demolition or construction works hereby permitted shall be carried out other than in accordance with the approved [Traffic Management Plan](#):

[CONSTRUCTION TRAFFIC MANAGEMENT PLAN: ENABLING WORKS - 1 OF 10 - 18822-CHER-SK-62 rev B](#)

[CONSTRUCTION TRAFFIC MANAGEMENT PLAN: ENABLING WORKS - 2 OF 10 - 18822-CHER-SK-63 rev C](#)

[CONSTRUCTION TRAFFIC MANAGEMENT PLAN: PHASE 1 - 3 OF 10 - 18822-CHER-SK-64 rev C](#)

[CONSTRUCTION TRAFFIC MANAGEMENT PLAN: PHASE 2 - 4 OF 10 - 18822-CHER-SK-65 rev C](#)

[CONSTRUCTION TRAFFIC MANAGEMENT PLAN: PHASE 3 - 5 OF 10 - 18822-CHER-SK-66 rev C](#)

[CONSTRUCTION TRAFFIC MANAGEMENT PLAN: PHASE 4 - 6 OF 10 - 18822-CHER-SK-67 rev C](#)

[CONSTRUCTION TRAFFIC MANAGEMENT PLAN: PHASE 5- 7 OF 10 - 18822-CHER-SK-68 rev C](#)

CONSTRUCTION TRAFFIC MANAGEMENT PLAN: PHASE 6 - 8 OF 10 - 18822-CHER-SK-69 rev C

CONSTRUCTION TRAFFIC MANAGEMENT PLAN: PHASE 7 - 9 OF 10 - 18822-CHER-SK-70 rev C

CONSTRUCTION TRAFFIC MANAGEMENT PLAN: PHASE 8 - 10 OF 10 - 18822-CHER-SK-71 rev C MP.

As approved under planning application reference 18/0481/COND52 and S/1281/18/COND52.

Reason: To ensure that the interface between site traffic and other users of the adopted public highway is appropriately managed in the interests of highway safety, and that any increase in large vehicular traffic that the site will generate during the construction period is appropriately managed.

### 53 COMBUSTION APPLICANCES - LOW EMISSIONS

Prior to the installation of any gas fired combustion appliances, technical details and information demonstrating the use of low Nitrogen Oxide (NOx) combustion, i.e. individual gas fired boilers that meet a dry NOx emission rating of less than or equal to 40mg/kWh, to minimise emissions from the development that may impact on air quality, shall be submitted to and approved in writing by the local planning authority.

Where the proposals include any gas fired Combined Heat and Power (CHP) System, technical details and information demonstrating that the system meets the following emissions standards for various engines types shall be submitted for approval in writing by the local planning authority:

- a. Spark ignition engine: less than or equal to 150 mg NOx/Nm<sup>3</sup>
- b. Compression ignition engine: less than 400 mg NOx/Nm<sup>3</sup>
- c. Gas turbine: less than 50 mg NOx/Nm<sup>3</sup>

The technical details as approved shall be fully installed and operational before first occupation/use and shall be maintained thereafter for the life of that gas fired combustion appliance. Any replacement gas fired combustion appliances shall meet the same or better emissions standards.

Reason: To protect local air quality and human health by ensuring that the production of air pollutants such as nitrogen dioxide and particulate matter are kept to a minimum during the lifetime of the development, to contribute toward National Air Quality Objectives in accordance with the requirements of the National Planning Policy Framework (NPPF, 2019) paragraphs 170 and 181, policy CE/27 Air Quality of the Cambridge East Area Action Plan 2008, policy SC/12: Air Quality of the South Cambridgeshire Local Plan, September 2018, policy 36- Air Quality, Odour and Dust of the Cambridge Local Plan, October 2018 and Cambridge City Councils adopted Air Quality Action Plan (2018).

### 54 SITE WIDE ELECTRIC VEHICLE (EV) CHARGE POINT PROVISION AND INFRASTRUCTURE STRATEGY



Prior to the commencement of development, a 'Site Wide Electric Vehicle Charging Point Provision and Infrastructure Strategy' including an implementation plan shall be submitted to and approved in writing by the local planning authority.

The strategy shall be appropriate for the proposed end use(s) of the development and shall provide full details of the provision of allocated parking spaces for dedicated electric vehicle charging in line with the principles set out in the National Planning Policy Framework (2019), the Cambridge Local Plan and Cambridge City Council's Air Quality Action Plan. The strategy shall include consideration of both active (slow, fast and rapid) and passive electric vehicle charge point provision and design to enable the charging of electric vehicles in safe, accessible and convenient locations.

The Strategy shall include the following principles which are to be applied to the detailed design of the Development Parcels as they come forward:

- 100% provision of a dedicated active slow electric vehicle charge point with a minimum power rating output of 7kW for each residential dwelling with allocated / dedicated on-plot parking;
- Minimum 50% provision of dedicated active slow electric vehicle charge points with a minimum power rating output of 7kW for residential dwellings with communal and courtyard parking;
- Dedicated slow electric vehicle charge points with a minimum power rating output of 7kW for at least 50% of non-residential parking spaces and
- Either at least one Rapid electric vehicle charge point for each 1,000m<sup>2</sup> nonresidential floorspace, or at least one Fast electric vehicle charge point for each 1,000m<sup>2</sup> non-residential floorspace, should a Rapid charge point not be technically feasible.
- The rapid and/or fast electric vehicle charge point parking spaces shall be exclusively reserved for electric vehicle charging.
- Additional passive electric vehicle charge provision of the necessary infrastructure including capacity in the connection to the local electricity distribution network and electricity distribution board, as well as the provision of cabling to parking spaces for all remaining car parking spaces to facilitate and enable the future installation and activation of additional active electric vehicle charge points as required.
- Electric vehicle charge points shall be compliant with BS7671 and BS EN IEC 61851-1:2019 or as superseded/replaced as applicable at the time of submission of such strategy.

Reason: In the interests of encouraging more sustainable modes and forms of transport and to reduce the impact of development on local air quality, in accordance with the National Planning Policy Framework (NPPF, 2019) paragraphs 105, 110, 170 and 181, policy CE/27 Air Quality of the Cambridge East Area Action Plan 2008, policy SC/12: Air Quality of the South Cambridgeshire Local Plan, September 2018, policy 36 - Air Quality, Odour and Dust of the Cambridge Local Plan (October, 2018) and Cambridge City Council's adopted Air Quality Action Plan (2018).

55 SITE WIDE ELECTRIC VEHICLE (EV) CHARGE POINT PROVISION AND INFRASTRUCTURE SCHEME STRATEGY DELIVERY

With each reserved matters application for any Development Parcel, an Electric Vehicle Charge Point Provision and Infrastructure Scheme that demonstrates compliance with the over-arching 'Site Wide Electric Vehicle Charging Point Provision and Infrastructure Strategy' approved under condition 54 above (Site wide electric vehicle (EV) charge point provision and infrastructure strategy) shall be submitted to and approved in writing by the local planning authority. The scheme shall include full details of the number, location, unit design, charge time (slow, fast and rapid) , installation, compliance with relevant BS7671 and BS61851 or other relevant standards at that time, management and maintenance of the electric vehicle charge points (active and passive) and how the uptake of electric vehicle charge points will be monitored in order to determine the activation of passive spaces in the future.

The electric vehicle charge point provision and infrastructure scheme for each reserved matters application for any Development Parcel shall be fully implemented in accordance with the approved scheme details prior to occupation of the relevant Development Parcel (or in accordance with a programme agreed with the local planning authority) and maintained and retained thereafter.

Reason: In the interests of encouraging more sustainable modes and forms of transport and to reduce the impact of development on local air quality, in accordance with the National Planning Policy Framework (NPPF, 2019) paragraphs 105, 110, 170 and 181, policy CE/27 Air Quality of the Cambridge East Area Action Plan 2008, policy SC/12: Air Quality of the South Cambridgeshire Local Plan, September 2018, policy 36 - Air Quality, Odour and Dust of the Cambridge Local Plan (October, 2018) and Cambridge City Council's adopted Air Quality Action Plan (2018).

56 SUSTAINABLE SHOW HOME

No construction of a building hereby permitted above ground level shall commence until a strategy for the delivery of the proposed sustainable show home(s) has been submitted to and approved in writing by the local planning authority.

The strategy shall include the following:

- i. a plan showing the location of the sustainable show home(s).
- ii. an indicative timetable for delivery of the sustainable show home(s).
- iii. sustainability targets to be achieved in the construction/design of the show home(s).
- iv. sustainable alternatives available for purchase by prospective house buyers (to include measures such as energy efficiency, renewable technologies, water conservation, waste and recycling and overheating).
- v. a marketing scheme to demonstrate how the sustainable alternatives in (iv) above can be purchased by prospective house buyers.

The strategy for the show home(s) shall be implemented in full accordance with the approved details.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings (Cambridge Local Plan 2018 Policy 28) and in accordance with the sustainability objectives of Policy CC/5 of the South Cambridgeshire Local Plan 2018).

## 57 SITE WIDE DEMOLITION AND CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (SW-DCEMP)

Prior to the commencement of development, a Site Wide Demolition and Construction Environmental Management Plan (SW-DCEMP) shall be submitted to and approved in writing by the local planning authority. The SW- DCEMP shall include the consideration of the following aspects of demolition and construction:

- a) Demolition, construction and phasing programme.
- b) Contractors' access arrangements for vehicles, plant and personnel including the location of construction traffic routes to, from and within the Site, details of their signing, monitoring and enforcement measures.
- c) Construction/Demolition hours which shall only be carried out between 0800 hours to 1800 hours Monday to Friday, and 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless agreed in writing with the local planning authority.
- d) Delivery and collection times for construction/demolition purposes shall only be carried out between 0800 to 1800 hours Monday to Friday, 0800 to 1300 hours on Saturdays and at no time on Sundays, bank or public holidays, unless otherwise agreed in writing by the local planning authority in advance.
- e) Soil/Materials Management Strategy having particular regard to potential contaminated land and the re-use and recycling of soil on site, the importation and storage of soil and materials including audit trails.
- f) Noise impact assessment methodology, mitigation measures, noise monitoring and recording statements in accordance with the provisions of BS 52281:2009+A1:2014 Code of practice for noise and vibration control on construction and open sites (or as superseded).
- g) Vibration impact assessment methodology, mitigation measures, vibration monitoring and recording statements in accordance with the provisions of BS 52282: 2009+A1:2014 Code of practice for noise and vibration control on construction and open sites (or as superseded).
- h) Dust management / monitoring plan and wheel washing measures. Non-Road Mobile Machinery (NRMM) demolition or construction works or similar, vehicle emissions standards. Confirmation of use of concrete crushers.
- i) Prohibition of the burning of waste on site during demolition/construction.
- j) Site artificial lighting. Site artificial lighting during construction and demolition including hours of operation, position and impact on neighbouring properties.
- k) Drainage control measures including the use of settling tanks, oil interceptors and bunds.

- l) Screening and hoarding details.
- m) Access and protection arrangements around the site for pedestrians, cyclists and other road users.
- n) Procedures for interference with public highways, including permanent and temporary realignment, diversions and road closures.
- o) External safety and information signing and notices.
- p) Consideration of sensitive receptors.
- q) Prior notice and agreement procedures for works outside agreed limits.
- r) Implementation of a stakeholder engagement/residents communication plan, CEMP monitoring, review and complaints procedures, including complaints response.
- s) Membership of the City Council's and/or National Considerate Contractors Scheme.

Thereafter all phases of the development shall be undertaken in accordance with the approved site wide DCEMP.

Reason: To ensure the environmental impact of the construction of the development is adequately mitigated and in the interests of the amenity of nearby residents/occupiers in accordance with policy CE/2 of the Cambridge East Area Action Plan 2008, policy CC/6 of the South Cambridgeshire Local Plan and policies 28, 35 and 36 of the Cambridge Local Plan 2018.

## 58 SITE SPECIFIC CONSTRUCTION AND ENVIRONMENTAL MANAGEMENT PLAN (SS-DCEMP)

Prior to the commencement of development on any Strategic Engineering / Landscaping Element and Development Parcel (apart from Enabling Works), a Strategic Engineering / Landscaping Element Development Parcel Site Specific Construction and Environmental Management Plan (SS-DCEMP) shall be submitted to and approved in writing by the local planning authority for that element or Development Parcel.

The SS-DCEMP shall demonstrate how the demolition / construction of the relevant element or Development Parcel pursuant to the relevant reserved matters application accords with the construction criteria a) to s) of the approved site wide Demolition and Construction Environmental Management Plan (SW-DCEMP) (pursuant to Condition 57).

The SS-CMS / SS-DCEMP shall also provide a specific construction programme and plan identifying: the contractor site storage area/compound; screening and hoarding locations; access arrangements for vehicles, plant and personnel; building material, plant and equipment storage areas; contractor parking arrangements for construction and personnel vehicles; and the location of the contractor offices.

Thereafter the development of the Strategic Engineering / Landscaping Element and Development Parcel shall be undertaken in accordance with the relevant approved SS-DCEMP.

Reason: To ensure the environmental impact of the construction of the development is adequately mitigated and in the interests of the amenity of nearby residents/occupiers in accordance with policy CE/2 of the Cambridge East Area Action Plan 2008, policy CC/6: Construction Methods of the South Cambridgeshire Local Plan, September 2018 and policies 28, 35, 36 of the Cambridge Local Plan, October 2018.

## 59 NOISE IMPACT ASSESSMENT - RESIDENTIAL AND NOISE SENSITIVE USES

Within any reserved matters application for a Development Parcel which includes residential type or other noise-sensitive uses including schools or other educational establishments and public open spaces, a Noise Impact Assessment with Acoustic Design and Noise Insulation / Mitigation Scheme Report to protect the noise sensitive development / uses internally and externally where applicable, from the following sources of noise, shall be submitted to and approved in writing by the local planning authority:

a.Existing / future local transport noise in the area (including aircraft associated with Cambridge City Airport and road traffic from Airport Way / Cherry Hinton Road / Teversham Drift, Coldhams Lane / the A14);

b.Other activity / operations taking place at / within Cambridge City Airport, including aircraft engine ground running testing;

c.Any industrial, commercial and business premises at Coldhams Business Park, Norman Way;

d.Any proposed / future local transport noise associated with internal roads / streets / highways of the approved development itself; and

e.Any proposed / future industrial, commercial, business, education or community premises and uses including local centres and sports / recreational uses and areas of play of the approved development itself.

The Noise Impact Assessment with Acoustic Design and Noise Insulation / Mitigation Scheme Report for each reserved matters application for a Development Parcel which includes noise sensitive uses shall include a Site specific Noise Impact Assessment of noise impacts (by a combination of noise monitoring and prediction / modelling), the acoustic design approach that will be followed and specific details of the noise insulation / mitigation measures / features to be used and implemented, to achieve acceptable internal and external noise levels.

The report and scheme shall include careful consideration of the following:

(i)Phasing and build out time of various reserved matters application phases;

(ii)Aircraft engine ground running testing within the ground running enclosure (GRE) at Cambridge City Airport approved under Cambridge City Council planning

permission ref. 16/2212/FUL (having regard to low frequency noise characteristics) as part of external building envelope sound reduction performance;

(iii) The need to provide an alternative form of ventilation (mechanical or acoustically attenuated passive ventilation free areas of sufficient size) to achieve a minimum of 2 to 4 air changes per hour (ACH) in habitable rooms when opening external windows and doors would result in unacceptable internal noise levels; and

(iv) Timescale for phased implementation;

The relevant reserved matters application for each Development Parcel shall be constructed and completed in accordance with the approved Noise Impact Assessment with Acoustic Design and Noise Insulation / Mitigation Scheme Report for such Development Parcel and any scheme measures and any alternative form of ventilation provision as required in respect of a residential unit or noise sensitive building on such Development Parcel as part of the scheme shall be fully implemented prior to occupation of that building on such Development Parcel and shall be maintained and retained thereafter.

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 impacts on noise-sensitive uses to secure acceptable internal and external living conditions in accordance with paragraphs 170 e) 180 a) and 182 of the National Planning Policy Framework (NPPF, February 2019), policies CE/10 Road Infrastructure and CE/26 Noise of the Cambridge East Area Action Plan Adopted February 2008, policies SS/3: Cambridge East, HQ/1: Design Principles and SC/10: Noise Pollution of the South Cambridgeshire Local Plan, Adopted September 2018 and policies 13: Cambridge East and 35: Protection of human health and quality of life from noise and vibration of the Cambridge Local Plan, October 2018.

## 60 NOISE IMPACT ASSESMENT - NON-RESIDENTIAL USES

Within any reserved matters application for a Development Parcel which includes any non-residential buildings, uses or activities (e.g. employment areas, industrial / commercial / business / retail units, waste recycling facilities, schools / educational establishments, community buildings / local centres, markets, recreational uses such as sports, games and play areas including associated operational plant and equipment), an operational noise impact assessment of these uses on proposed and existing noise-sensitive uses, including, where appropriate, a scheme for the noise insulation of any building(s) or use(s) / activities and plant / equipment and consideration of other noise mitigation and management measures (location / layout, engineering and administrative) to minimise the level of noise emanating from the said building(s), use(s) / activities and plant / equipment shall be submitted to and approved in writing by the local planning authority.

The approved noise insulation / mitigation and management scheme for each Development Parcel shall be fully constructed, completed and implemented before the relevant building is occupied, uses / activities are commenced or plant / equipment are operated / used and shall be maintained and retained thereafter.

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 impacts on proposed and existing noise-sensitive uses resulting from noise and secure

acceptable living conditions in accordance with paragraphs 170 e) and 180 a) of the National Planning Policy Framework (NPPF, February 2019), policies CE/10 Road Infrastructure and CE/26: Noise of the Cambridge East Area Action Plan Adopted February 2008, policies SS/3: Cambridge East, HQ/1: Design Principles and SC/10: Noise Pollution of the South Cambridgeshire Local Plan, September 2018 and policies 13: Cambridge East and 35: Protection of human health and quality of life from noise and vibration of the Cambridge Local Plan, October 2018.

## 61 ARTIFICIAL LIGHTING DESIGN SCHEME

Within any reserved matters application for a Development Parcel for a Strategic Engineering and Landscaping Element or Development Parcel with any artificial lighting such as street, car park, floodlighting, security and building lighting, an artificial lighting design scheme with detailed impact assessment and a programme for delivery, shall be submitted to and approved in writing by the local planning authority.

The scheme shall include details of any artificial lighting to be installed on site and a horizontal / vertical isolux artificial lighting impact assessment with predicted lighting levels at existing and future residential properties on the relevant Strategic Engineering and Landscaping Element or Development Parcel (including luminaire type / profiles, mounting location / height, aiming angles / orientation, angle of glare, operational controls, horizontal / vertical isolux contour light levels and calculated glare levels to receptors - direct source luminance / luminous intensity in the direction and height of any sensitive residential receiver).

The approved artificial lighting design scheme for a Strategic Engineering and Landscaping Element or Development Parcel shall be fully implemented in accordance with the approved programme for delivery and shall be maintained and retained thereafter.

Reason: To limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation in accordance with paragraph 180 c) of the National Planning Policy Framework (NPPF, February 2019), policy SC/9: Lighting Proposals of the South Cambridgeshire Local Plan, September 2018 and policy 34: Light pollution control of the Cambridge Local Plan, October 2018.

## 62 ODOUR OPERATIONAL - DETAILS OF EXTRACTION SYSTEMS

Prior to, or concurrently with the submission of any detailed reserved matters application for any Development Parcel with non-residential premises / uses, a ventilation scheme for the non-residential premises to include details of equipment and systems for the purpose of extraction, filtration and abatement of odours and fumes to discharge at an appropriate outlet height / level and the standard of dilution / dispersion/abatement expected, shall be submitted to and approved in writing by the local planning authority.

The approved extraction/filtration/abatement ventilation scheme for each nonresidential premises within a Development Parcel shall be installed before that nonresidential premises on that Development Parcel is occupied/ use hereby permitted is commenced and shall be fully maintained in accordance with the manufacturer specifications / instructions to ensure its continued satisfactory operation and retained thereafter.

Reason: To protect the amenity of nearby properties from malodour or fumes in accordance with policy CE/27: Air Quality of the Cambridge East Area Action Plan 2008, policy SC/14: Odour and Other Fugitive Emissions to Air of the South Cambridgeshire Local Plan, Adopted September 2018 and policy 36: Air quality, odour and dust of the Cambridge Local Plan, October 2018.

#### 63 WASTE - CONSTRUCTION WASTE

Prior to the commencement of development on any Development Parcel except for Enabling Works, a Detailed Waste Management Plan (DWMP) shall be submitted to and approved in writing by the local planning authority for that Development Parcel. The DWMP shall demonstrate how the construction of the Development Parcel will accord with the details of the principles of the Outline Waste Management Plan. The DWMP shall include details of:

- a) The anticipated nature and volumes of waste.
- b) Measures to ensure the maximisation of the reuse of waste.
- c) Measures to ensure effective segregation of waste at source including waste sorting, storage, recovery and recycling facilities to ensure the maximisation of waste materials both for use within and outside the Site.
- d) Any other steps to ensure the minimisation of waste during construction.
- e) The location and timing of provision of facilities pursuant to criteria b/c/d.
- f) Proposed monitoring and timing of submission of monitoring reports.
- g) The proposed timing of submission of a Waste Management Closure Report to demonstrate the effective implementation, management and monitoring of construction waste during the construction lifetime of the development on that Development Parcel.

Thereafter the implementation and management of the approved DWMP and monitoring of construction waste on that Development Parcel shall be undertaken in accordance with the agreed details.

Reason: To ensure the sustainable management of construction waste in accordance with policy 85 of the Cambridge Local Plan 2018, policy SC/4 of the South Cambridgeshire Local Plan 2018 and the National Planning Policy Framework.

#### 64 WASTE - WASTE STORAGE DETAILS

Prior to, or concurrently with any reserved matters application for a Development Parcel the details required by Condition 63 above (Waste - Construction Waste) shall be accompanied by full details of the on-Site storage facilities for waste (including waste for recycling) within that Development Parcel, including where appropriate:

- a) The detailed position and layout of bin stores and confirmation of acceptable drag distances.
- b) The provision of home composting facilities.



- c) For apartments, confirmation of the capacity of the communal bins.
- d) Proposals for lighting of the communal bin compounds.
- e) Confirmation, including a tracking diagram, that all bins can be accessed by waste collection vehicles.
- f) Arrangements for the provision, on-site storage, delivery and installation of waste containers for each dwelling prior to occupation of that dwelling.

The RECAP Waste Management Design Guide will be utilised to ensure the development design will provide adequate space for internal and external waste storage.

No development shall commence on a Development Parcel apart from Enabling Works until the details of on-site storage facilities for waste for that Development Parcel have been approved in writing by the local planning authority.

The approved facilities for each building that will be used for residential, commercial or employment purposes within a Development Parcel shall be provided prior to the occupation, use or opening for business of that building and shall be retained thereafter unless alternative arrangements are agreed in writing by the local planning authority.

Reason: To ensure the provision of waste collection infrastructure on site and to protect the amenities of nearby residents/occupiers and in the interests of visual amenity.

## 65 CONTAMINATION: PRELIMINARY SCHEME OF INVESTIGATION FOR THE DESIGN VERIFICATION STAGE OF GROUNDWATER REMEDIATION

The development shall be carried out in accordance with the approved Preliminary Scheme of Investigation for Groundwater Remediation (planning reference 18/0481/COND65 and S/1281/18/COND65) :

Technical Note - Review of LNCH Phase 1 Ground Investigation by Mott Macdonald, ref: 400182CH01-TN-GIP1, dated 20th July 2020.

Meeting Minutes: Draft planning condition 65 - Preliminary Scheme of Verification for Groundwater Remediation by Mott Macdonald, dated 23rd September 2020.

Meeting Minutes: Update on progress of Preliminary Scheme of Ground Investigation and Design Verification for Groundwater Remediation (as agreed in previous meeting 23/09/20) by Mott Macdonald, dated 7th May 2021. No development shall take place until a preliminary scheme of ground investigation to support the design verification stage of the groundwater remediation process has been submitted to and approved in writing by the local planning authority.

The preliminary scheme of investigation shall contain:

a) Details of the justification and methodology for the ground investigation including the number and location of bore holes;

b) Preliminary details of the proposed remediation design verification works; and

~~e)The methodology for reporting the results of both the ground investigation and the design verification stage of the groundwater remediation process to the local planning authority.~~

Reason - to ensure an appropriate groundwater remediation treatment scheme in the interests of the protection and prevention of the pollution of controlled waters, and protection of human health, from potential pollutants associated with current and previous land uses in accordance with National Planning Policy Framework (NPPF) paragraphs 170, 178, & 179 (2019), the Environment Agency Groundwater Protection Position Statement (The Environment Agency's Approach to Groundwater Protection, Feb 2018, version 1.2), the objectives of policies CC/7 & SC/11 of the South Cambridgeshire Local Plan, and policies 33 & 31 of the Cambridge Local Plan.

66 CONTAMINATION: COMPLETION OF PRELIMINARY SCHEME OF INVESTIGATION FOR THE DESIGN VERIFICATION STAGE OF GROUNDWATER REMEDIATION

~~No development shall take place until the~~The development shall be carried out in accordance with the approved preliminary scheme of investigation and remediation design verification (as approved by Condition 65) (planning reference 18/0481/COND66 and S/1281/18/COND66) : Preliminary Scheme of Investigation Results and Design Verification of Groundwater Remediation Findings by Mott Macdonald, ref: 400182CH01-TN-GIP2, rev B, dated 30th July 2021.

Meeting Minutes: Results of Preliminary Scheme of Ground Investigation and Design Verification for Groundwater Remediation, and Proposed Remediation (as agreed in previous meeting 28/04/21) by Mott Macdonald, dated 2nd September 2021.

Email from David Abiorwerth of Cambridge City Council to Suzanne George of Mott Macdonald, dated 13th September 2021.

~~Email from Petroula Mantzou of the Environment Agency to Suzanne George of Mott Macdonald, dated 13th September 2021, has been undertaken and a report demonstrating completion of the works required by the approved preliminary scheme has been submitted to and approved in writing by the local planning authority.~~

Reason - to ensure that the groundwater remediation treatment scheme is deliverable and able to protect and prevent the pollution of controlled waters, and to protect human health, from potential pollutants associated with current and previous land uses in accordance with National Planning Policy Framework (NPPF) paragraphs 170, 178, & 179 (2019), the Environment Agency Groundwater Protection Position Statement (The Environment Agency's Approach to Groundwater Protection, Feb 2018, version 1.2), the objectives of policies CC/7 & SC/11 of the South Cambridgeshire Local Plan, and policies 33 & 31 of the Cambridge Local Plan.

67 CONTAMINATION: SITE-WIDE REMEDIATION STRATEGY

The groundwater remediation works shall be carried out in accordance with the PFOs/PFOA (perfluorooctane sulfonate/perfluorooctanoic acid) remediation strategy as approved under condition 66 (18/0481/COND66 and S/1231/18/COND66) of 18/0481/OUT and S/1281/18/OL :

Preliminary Scheme of Investigation Results and Design Verification of Groundwater Remediation Findings by Mott Macdonald, ref: 400182CH01-TN-GIP2, rev B, dated 30th July 2021. Meeting Minutes: Results of Preliminary Scheme of Ground Investigation and Design Verification for Groundwater Remediation, and Proposed Remediation (as agreed in previous meeting 28/04/21) by Mott Macdonald, dated 2nd September 2021. Email from David Abiorwerth of Cambridge City Council to Suzanne George of Mott Macdonald, dated 13th September 2021. Email from Petroula Mantzou of the Environment Agency to Suzanne George of Mott Macdonald, dated 13th September 2021.

For all other works, no development shall take place until a site-wide remediation strategy has been submitted to and approved in writing by the local planning authority.

~~No development shall take place until a site-wide remediation strategy has been submitted to and approved in writing by the local planning authority.~~

The site-wide remediation strategy shall be prepared in accordance with the recommendations set out in the Remediation Options Sustainability Assessment (Mott Macdonald, ref: 400182/CH/SA/D, dated 2nd December 2019) submitted in support of the planning application; the recommendations contained in chapter 12 of the Environmental Statement dated March 2019; and the findings of the preliminary scheme of investigation referred to in Conditions 65 and 66.

The strategy shall detail the works and measures required both within and outside of the application site within the ownership and control of the applicants. The strategy shall include a schedule and phasing plan for the proposed remediation works and measures (setting out a programme for the phased delivery of all remediation activities in respect of each Development Parcel and Strategic Engineering and Landscaping Element that will be implemented and including any monitoring and maintenance that may be required). The remediation activities identified by the approved strategy shall be fully implemented on each Development Parcel and Strategic Engineering and Landscaping Element in accordance with the approved details and programme and in each case (save for ongoing maintenance and monitoring) prior to the occupation of any residential dwelling on that Development Parcel or prior to the first use of that Strategic Engineering and Landscaping Element. Any monitoring and maintenance requirements in respect of such Development Parcel or Strategic Engineering and Landscaping Element identified by the approved strategy shall be fully implemented on such Development Parcel or Strategic Engineering and Landscaping Element thereafter.

Reason - to ensure that the site-wide remediation strategy is able to protect and prevent the pollution of controlled waters, and to protect human health, from potential pollutants associated with current and previous land uses in accordance with National Planning Policy Framework (NPPF) paragraphs 170, 178, & 179 (2019), the Environment Agency Groundwater Protection Position Statement (The Environment Agency's Approach to Groundwater Protection, Feb 2018, version 1.2), the objectives of policies CC/7 & SC/11 of the South Cambridgeshire Local Plan, and policies 33 & 31 of the Cambridge Local Plan.

## 68 CONTAMINATION: SITE-WIDE MONITORING AND MAINTENANCE SCHEME

No development approved by this planning permission shall take place until a sitewide monitoring and maintenance scheme has been submitted to and approved in writing by the local planning authority.

The Site-wide monitoring and maintenance scheme shall contain:

a) ~~the methodology to achieve the effective on-going monitoring and the maintenance of the groundwater remediation works (including contingency arrangements should the remediation prove to be ineffective and/or unworkable);~~ shall be in accordance with the approved (planning reference 18/0481/COND68 and S/1281/18/COND68) Preliminary Scheme of Investigation Results and Design Verification of Groundwater Remediation Findings by Mott Macdonald, ref: 400182CH01- TN-GIP2, rev B, dated 30th July 2021 Meeting Minutes: Results of Preliminary Scheme of Ground Investigation and Design Verification for Groundwater Remediation, and Proposed Remediation (as agreed in previous meeting 28/04/21) by Mott Macdonald, dated 2nd September 2021 Email from David Abiorwerth of Cambridge City Council to Suzanne George of Mott Macdonald, dated 13th September 2021 Email from Petroula Mantzou of the Environment Agency to Suzanne George of Mott Macdonald, dated 13th September 2021

b) details of the management body or bodies which will be appointed to undertake the monitoring and maintenance required by the approved scheme;

c) details of the funding mechanism to deliver the long-term requirements of the approved scheme.

Reason - to maintain protection of controlled waters from potential pollutants, in line with National Planning Policy Framework (NPPF), Environment Agency Groundwater Protection: Principles and Practice (GP3) and the objectives of policy of policy CC/7 and SC/11 of the South Cambridgeshire Local Plan, policy 33 and 31 of the Cambridge Local Plan.

## 69 CONTAMINATION: COMPLETION/VERIFICATION REPORT

Prior to construction above ground level of any residential dwelling on each Development Parcel or first use of a Strategic Engineering and Landscaping Element the following shall be submitted to, and approved in writing by the local planning authority:

a) A completion report demonstrating that (save for post-remedial monitoring and maintenance detailed below) the approved site-wide remediation strategy has been fully implemented for that Development Parcel or Strategic Engineering and Landscaping Element and that the site of Development Parcel or Strategic Engineering and Landscaping Element (as applicable) has been remediated to the satisfaction of the local planning authority.

b) Details of the proposed post-remedial monitoring and maintenance scheme required to monitor the long-term effectiveness of the remediation strategy in respect of the relevant Development Parcel or Strategic Engineering and Landscaping Element over the lifetime of the development. This scheme shall accord with the details set out in the Section 106 agreement.

Thereafter, the approved post-remedial monitoring and maintenance scheme shall be fully implemented in respect of the relevant Development Parcel or Strategic Engineering and Landscaping Element and no works shall take place within the relevant part of the site such as to prejudice the effectiveness of the approved and implemented remediation strategy in respect of that part of the site.

Reason - to protect and prevent the pollution of controlled waters, and to protect human health, from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF) paragraphs 170, 178, & 179, the latest Environment Agency Groundwater Protection Position Statement (The Environment Agency's Approach to Groundwater Protection, Feb 2018, version 1.2), the objectives of policies CC/7 & SC/11 of the South Cambridgeshire Local Plan, and policies 33 & 31 of the Cambridge Local Plan.

#### 70 CONTAMINATION: UNEXPECTED CONTAMINATION

If unexpected land contamination is encountered whilst undertaking the development on a Development Parcel or Strategic Engineering and Landscaping Element, works shall immediately cease on the relevant Development Parcel or Strategic Engineering and Landscaping Element until the local planning authority has been notified and the contamination has been fully assessed and a remediation strategy has been submitted to, and approved by the local planning authority. Thereafter the development shall not be implemented on the relevant Development Parcel or Strategic Engineering and Landscaping Element otherwise than in accordance with the approved remediation scheme.

Reason - To protect and prevent the pollution of controlled waters, and to protect human health, from potential pollutants associated with current and previous land uses in accordance with National Planning Policy Framework (NPPF) paragraphs 170, 178, & 179 (2019), the Environment Agency Groundwater Protection Position Statement (The Environment Agency's Approach to Groundwater Protection, Feb 2018, version 1.2), the objectives of policies CC/7 & SC/11 of the South Cambridgeshire District Council Local Plan, and policies 33 & 31 of the Cambridge City Local Plan.

#### 71 CONTAMINATION: MATERIALS MANAGEMENT PLAN

Prior to the importation, exportation, and/or reuse of material (soils and aggregates) necessary for the development of each Development Parcel or Strategic Engineering and Landscaping Element, a Materials Management Plan (MMP) in respect of such Development Parcel or Strategic Engineering and Landscaping Element shall be submitted to and approved in writing by the local planning authority. Each MMP shall:

- (a) Include details of the volumes and types of such material proposed to be imported, exported, and/or reused from the relevant part of the site.
- (b) Include details of the management of the haulage of such materials proposed to be imported, exported, and/or reused from the relevant part of the site with respect to local air quality and loss of amenity to nearby residents from associated noise, dust, odour, and light emissions.

- (c) Include details of the proposed source(s) of such imported and/or reused material in respect of the relevant part of the site.
- (d) Include details of the chemical testing for all such imported and/or reused materials to be undertaken before placement onto the relevant part of the site.
- (e) Include the results of the chemical testing of contaminants which must show the relevant material is suitable for use on the relevant part of the development.
- (f) Include confirmation of the chain of evidence to be kept during the importation, exportation, and/or reuse of all such materials necessary for the development and the movement and placement of all reused site-won materials in respect of the relevant part of the site.

All works on each Development Parcel or Strategic Engineering and Landscaping Element will be undertaken in accordance with the relevant approved MMP.

Reason - To protect and prevent the pollution of controlled waters, and to protect human health, from potential pollutants associated with current and previous land uses in accordance with National Planning Policy Framework (NPPF) paragraphs 170, 178, & 179 (2019), the Environment Agency Groundwater Protection Position Statement (The Environment Agency's Approach to Groundwater Protection, Feb 2018, version 1.2), the objectives of policies CC/7 & SC/11 of the South Cambridgeshire District Plan, and policies 33 & 31 of the Cambridge Local Plan.

## Informatives

- 1 **S106 relates:** This planning permission should be read in conjunction with the associated deed of planning obligation dated 14 December 2020 prepared under s.106 of the Town and Country Planning Act 1990 (as amended). The Applicant is reminded that under the terms of the s106 Agreement you are required to notify the Council of the date of commencement of development.
- 2 **Demolition/Construction - Noise/Vibration Report:** To satisfy the requirements of Condition 57 (Site Wide Demolition and Construction Environmental Management Plan), the noise/vibration report should include:
  - a) An assessment of the significance of the noise impact due to the demolition/construction works and suitable methods for this are to be found in BS 5228:2009 Part 1 Annex E - Significance of noise effects. It is recommended that the ABC method detailed in E.3.2 be used unless works are likely to continue longer than a month then the 2-5 dB (A) change method should be used.
  - b) An assessment of the significance of the vibration impact due to the demolition/construction works and suitable methods for this are to be found in BS 5228:2009 Part 2 Annex B - Significance of vibration effects.

If piling is to be undertaken then full details of the proposed method to be used is required and this should be included in the noise and vibration reports detailed above.

Following the production of the above reports a monitoring protocol should be proposed for agreement with the Local Planning Authority. It will be expected that as a minimum spot checks to be undertaken on a regular basis at site boundaries nearest noise sensitive premises and longer term monitoring to be undertaken when:-

- Agreed target levels are likely to exceeded
- Upon the receipt of substantiated complaints
- At the request of the Local Planning Authority / Environmental Health following any justified complaints.

Guidance on noise monitoring is given in BS 5228:2009 Part 1 Section 8.4 - Noise Control Targets and in Annex G - noise monitoring.

A procedure for seeking approval from the Local Planning Authority (LPA) in circumstances when demolition/construction works need to be carried out at time outside the permitted hours. This should incorporate a minimum notice period of 10 working days to the Local Planning Authority and 5 working days to neighbours to allow the Local Planning Authority to consider the application as necessary. For emergencies the Local Planning Authority should be notified but where this is not possible the Council's Out of Hours Noise service should be notified on 0300 303 3839.

Contact details for monitoring personnel, site manager including out of hours emergency telephone number should be provided.

- 3 **Plant Noise Insulation:** To satisfy the requirements of Conditions 59 and 60 (Noise Impact Assessment - Noise Insulation), the rating level (in accordance with BS4142:2014) from all plant, equipment and vents etc (collectively) associated with this development should be less than or equal to the existing background level (L90) at the boundary of the premises subject to this development and having regard to noise sensitive premises.

Tonal/impulsive noise frequencies should be eliminated or at least considered in any assessment and should carry an additional correction in accordance with BS4142:2014. This is to guard against any creeping background noise in the area and prevent unreasonable noise disturbance to other premises. This requirement applies both during the day (0700 to 2300 hrs over any one hour period) and night time (2300 to 0700 hrs over any one 15 minute period).

It is recommended that the Applicant submits a noise prediction survey/report in accordance with the principles of BS4142: 2014 "Methods for rating and assessing industrial and commercial sound" or similar, concerning the effects on amenity rather than likelihood for complaints. Noise levels shall be predicted at the boundary having regard to neighbouring premises.

It is important to note that a full BS4142:2014 assessment is not required, only certain aspects to be incorporated into a noise assessment as described within this informative.

Such a survey / report should include: a large scale plan of the site in relation to neighbouring premises; noise sources and measurement / prediction points marked on plan; a list of noise sources; details of proposed noise sources / type of plant such as: number, location, sound power levels, noise frequency spectrums, noise

directionality of plant, noise levels from duct intake or discharge points; details of noise mitigation measures (attenuation details of any intended enclosures, silencers or barriers); description of full noise calculation procedures; noise levels at a representative sample of noise sensitive locations and hours of operation.

Any report shall include raw measurement data so that conclusions may be thoroughly evaluated and calculations checked.

- 4 **Plant Sound:** To satisfy the requirements of Conditions 59 and 60 in relation to plant sound insulation, the rating level (in accordance with BS4142:2014) from all plant, equipment and vents etc (collectively) associated with this development should be less than or equal to the existing background level (L90) at the boundary of the premises subject to this development and having regard to noise sensitive premises.

Tonal/impulsive sound frequencies should be eliminated or at least considered in any assessment and should carry an additional correction in accordance with BS4142:2014. This is to prevent unreasonable disturbance to other premises. This requirement applies both during the day (0700 to 2300 hrs over any one hour period) and night time (2300 to 0700 hrs over any one 15 minute period).

It is recommended that the Applicant submits an acoustic prediction survey/report in accordance with the principles of BS4142:2014 "Methods for rating and assessing industrial and commercial sound" or similar, concerning the effects on amenity rather than likelihood for complaints. Noise levels shall be predicted at the boundary having regard to neighbouring premises.

It is important to note that a full BS4142:2014 assessment is not required, only certain aspects to be incorporated into an acoustic assessment as described within this informative.

Such a survey / report should include: a large scale plan of the site in relation to neighbouring premises; sound sources and measurement / prediction points marked on plan; a list of sound sources; details of proposed sound sources / type of plant such as: number, location, sound power levels, sound frequency spectrums, sound directionality of plant, sound levels from duct intake or discharge points; details of sound mitigation measures (attenuation details of any intended enclosures, silencers or barriers); description of full sound calculation procedures; sound levels at a representative sample of noise sensitive locations and hours of operation.

Any report shall include raw measurement data so that conclusions may be thoroughly evaluated and calculations checked.

- 5 **Noise Impact Assessment:** For the purposes of satisfying Conditions 59 and 60 (Noise Impact Assessment), 3D propagation sound / noise modelling should be used to predict and assess the outdoor propagation of noise across the site including façade incident noise levels (at various floor levels) from all sources of noise cumulatively, taking account of how noise is attenuated by topography, existing buildings and proposed new buildings and environmental noise barriers. This will help to ensure effective noise control / attenuation measures are incorporated and optimised at the design stage and allows the façade attenuation performance to be tailored relative to the predicted external noise level and



determine which habitable rooms are likely to require an alternative form of ventilation, if opening external windows is not acceptable.

Due regard shall be given to relevant national and industry standards, codes of practice and best practice technical guidance including:

- Defra's Noise Policy Statement for England, March 2010
- BS 8233:2014 - Guidance on sound insulation and noise reduction for buildings, - BS 4142:2014+A1:2019 - Methods for rating and assessing industrial and commercial sound
- ProPG: Planning & Noise - Professional Practice Guidance on Planning & Noise- New Residential Development, May 2017
- The Acoustics of Schools: a design guide - Institute of Acoustics (IOA) and the Association of Noise Consultants (ANC), November 2015
- Acoustic Design of Schools: Performance Standards, Building Bulletin 93, February 2015
- WHO Environmental Noise Guidelines for the European Region, 2018
- Night noise guidelines for Europe - WHO/Europe, 2009
- WHO Guidelines for Community Noise - WHO, 1999
- 'Greater Cambridge Sustainable Design and Construction Supplementary Planning Document, Adopted January 2020' - Section 3.6 Pollution - Noise Pollution (including vibration) (pages 89 -113) and appendix 8 : Further technical guidance related to noise pollution- available online at:

<https://www.scambs.gov.uk/planning/local-plan-and->

[neighbourhoodplanning/sustainable-design-and-construction-consultation-spd/](https://www.scambs.gov.uk/planning/local-plan-and-neighbourhoodplanning/sustainable-design-and-construction-consultation-spd/)

<https://www.scambs.gov.uk/media/14406/final-greater-cambridge-sus-dc-spd.pdf>

The report shall demonstrate that a good acoustic design approach / process has been followed for both internal and external spaces including consideration of the following hierarchy of noise management measures (but not limited to) in descending order of preference; to mitigate and to reduce to a minimum potential adverse impacts arising from noise, so that the use of building envelope and landscape noise insulation / mitigation scheme measures, whilst necessary in some areas is minimised:

- (i) Maximising the spatial separation of noise source(s) and receptor(s).
- (ii) Using existing topography and existing structures (that are likely to last the expected life of the noise-sensitive scheme) to screen the proposed development site from significant sources of noise.
- (iii) Using the site layout of the scheme to reduce noise propagation across the site and to locate non-noise-sensitive buildings adjacent to road noise sources to provide screening to residential units.
- (iv) Creating setbacks.
- (v) Using the shape and orientation of buildings to reflect and or shield noise to protect the most noise sensitive uses / habitable rooms including the provision of 'quiet facades' to residential units where practicable.
- (vi) Locating noise sensitive areas/rooms away from the parts of the site most exposed to noises and careful internal configuration of internal rooms to reduce the noise exposure of noise-sensitive habitable rooms.

- (vii) Stacking similar room uses (such as kitchens and living rooms) above each other.
- (viii) Positioning non-residential uses closer to the noise source in mixed use developments
- (ix) Anti-vibration foundations/vibration reducing separation trenches.
- (x) Opportunities for incorporating environmental acoustic / noise barriers as part of the scheme to screen the proposed development site from significant sources of noise - such as landscaping / mounds, fencing and solid balconies to reflect/shield sound.
- (xi) Architectural features such as side fins / balconies to provide local screening to windows / doors to noise sensitive habitable rooms.
- (xii) Incorporating 'sound proof' construction/cladding materials e.g. absorptive materials/finishes to balcony soffits and reveals.
- (xiii) Building noise insulation scheme - use the building envelope / fabric to mitigate and attenuate noise ingress to acceptable levels - acoustic insulating and soundproofing doors, walls, windows, floors and ceilings with an appropriate level of acoustic performance
- (xiv) Ventilation strategy - alternative forms of ventilation provision if acceptable internal noise levels within habitable rooms are exceeded with partially open external windows / doors (to negate the need to ventilate passively via an openable window) e.g. mechanical ventilation systems or acoustically attenuated passive ventilation free areas to achieve background and rapid / purge ventilation standards / requirements.

Where sound insulation requirements of the building envelope preclude the opening of windows for rapid ventilation to facilitate thermal comfort control / summer cooling, an alternative form of ventilation will also need to be considered within the context of achieving acceptable internal design noise level criteria.

If internal acceptable noise levels in habitable rooms cannot be achieved with windows partially open for ventilation (assuming a 15dB reduction across / for an open window) and where the associated rooms are not dual aspect (to a quieter facade), an alternative form of background and rapid / purge ventilation (acoustically attenuated passive or mechanical) will need to be provided at a minimum rate of 2 - 4 air changes per hour (ACH) to each habitable room with full operational controls for occupants.

Building Regulations - Approved Document F: ventilation does not control mechanical ventilation operational noise but advises that self-generated ventilation system noise should not discourage their use by occupants. In duct attenuation / lined ducting may be required for whole house systems. It will therefore be necessary to demonstrate that the operating sound level of any system does not discourage the use by occupiers and an internal Noise Rating level of NR25 to 30 or lower is recommended. Ventilation systems should be tested in accordance with ISO 3741:2010: Acoustics -- Determination of sound power levels and sound energy levels of noise sources using sound pressure -- Precision methods for reverberation test rooms or similar.

Each complete window system, including frames, glass and seals should be tested in accordance with BS EN ISO 10140-2:2010 (various) and rated in accordance with BS EN ISO 717-1:2013 'Acoustics. Rating of sound insulation in buildings and of building elements' or as superseded. The test certificates should be provided to the LPA when available.

- 6 **Dust:** If a dust management plan is required during construction, reference and regard shall be given to various national and industry best practical technical guidance such as:
- a. Guidance on the assessment of dust from demolition and construction, version 1.1 (IAQM, 2016)
  - b. Guidance on Monitoring in the Vicinity of Demolition and Construction Sites, version 1.1 (IAQM, 2018)
  - c. Control of dust and emissions during construction and demolition - supplementary planning guidance, (Greater London Authority, July 2014).
- 7 **Environment Agency:** The Environment Agency, Brampton Environment District, Bromholme Lane, Brampton, Huntingdon, Cambs, PE28 4NE, Tel no: 01480414581 for advice regarding, the removal and disposal of waste and adherence with Agency pollution prevention guidelines. The waste produced on the site during demolition / construction will be subject to the general Duty Of Care under the Environmental Protection Act 1990 and is likely to be subject to control under the Waste Management Licensing Regulations 2011 and the Hazardous Waste Regulations 2005.
- 8 **Substation:** Electricity substations are known to emit electromagnetic fields. The Public Health England (PHE) Radiation Protection Service has set standards for the release of such fields in relation to the nearest premises. The Applicant should contact The National Grid EMF unit on 0845 702 3270 for advice regarding the electric/magnetic fields that are associated with electric substations.
- 9 **Concrete Crusher:** Notification to the Council's Environmental Health team will be required under the Environmental Permitting Regulations if an on site concrete crusher will be used during the demolition stage.
- 10 **Housing Health and Safety Rating System:** The Housing Act 2004 introduced the Housing Health & Safety Rating System as a way to ensure that all residential premises provide a safe and healthy environment to any future occupiers or visitors. Each of the dwellings must be built to ensure that there are no unacceptable hazards for example ensuring adequate fire precautions are installed; all habitable rooms have adequate lighting and floor area etc.
- Further information may be found here: <https://www.cambridge.gov.uk/housing-health-and-safety-rating-system>
- 11 **Cadent Gas:** There is apparatus in the vicinity of the development site which may be affected by the proposed development. It is the Applicant's responsibility to take into account whether apparatus may be present and if they could be affected by proposed activities. Further Essential Guidance can be found on the National Grid Website:
- <http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=8589934982>
- 12 **LLFA Surface Water Drainage:** The Lead Local Flood Authority preference for strategic surface water drainage is for above-ground attenuation rather than relying on a below ground system of filter drains with cellular crates or box culverts.

- 13 **Anglian Water - Assets Affected:** Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. The site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991, or in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.
- 14 **Anglian Water - Trade Effluent:** An application to discharge trade effluent must be made to Anglian Water and must have been obtained before any discharge of trade effluent can be made to the public sewer.

Anglian Water recommends that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of such facilities could result in pollution of the local watercourse and may constitute an offence.

Anglian Water also recommends the installation of a properly maintained fat traps on all catering establishments. Failure to do so may result in this and other properties suffering blocked drains, sewage flooding and consequential environmental and amenity impact and may also constitute an offence under section 111 of the Water Industry Act 1991

- 15 **Town and Country Planning (Environmental Impact Assessment) Regulations 2017, Regulation 29, Information to Accompany Decisions.**

**Grant of planning permission and reasoned conclusion as to the significant effects of the development on the environment:**

In reaching its decision to grant planning permission, the reasoned conclusion of the Local Planning Authority is set out in Section 21 (Planning Balance) of the report to Joint Development Control Committee (JDCC) (Cambridge Fringe Sites) dated 27 May 2020

<https://democracy.cambridge.gov.uk/documents/g3920/Public%20reports%20pack%2027th-May-2020%2010.30%20Joint%20Development%20Control%20Committee%20%20Cambridge%20Fringes.pdf?T=10>

The Local Planning Authority has considered the predicted environment impacts of the scheme as set out in the Environmental Impact Assessment (as amended) accompanying the application. Those impacts have been assessed in Section 16 (Environmental Considerations) of the JDCC committee report.

The planning permission seeks to mitigate the environmental impacts of the proposal through the imposition of planning conditions which include the following: phasing and the use of design guides; control over the quantum of uses; the agreement of a programme of archaeological investigation; sustainability strategies and monitoring (including in relation to energy and water conservation); surface and foul water drainage; biodiversity and landscape - including landscape planting and biodiversity monitoring; construction environmental transport and waste management plans (including monitoring arrangements); measures to minimise noise, lighting and odour impacts; a strategy for the management of risks from contamination (including monitoring arrangements).

S106 controls are also imposed upon the development of the site to ensure environmental mitigation is carried out and controls are in place and monitored. This includes impacts arising from: transport generation on the highway network; predicted community needs, including the provision of educational, health, community facilities, open space and community support / access arising from the development; predicted waste generation and the facilities and means by which this can be collected.

Mindful of all environmental impacts arising from the development as set out in the associated Environmental Impact Assessment submitted as part of the application pursuant to the Town and Country Planning (EIA) Regulations 2017, it is the view of the Local Planning Authority that the proposed development will bring significant measurable economic, social and environmental public benefits that accord with the three dimensions of sustainable development set out in the NPPF. The balance of these benefits are considered to outweigh the conflict with the development plan that harm in terms of visual impact and loss of agricultural land the development would cause.

Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is approved.

#### Plans and drawings

This decision notice relates to the following drawings:

<b>Reference/Document/Drawing Title</b>	<b>Received</b>
<u>PP001</u>	<u>26.03.2018</u>
<u>PP002</u>	<u>26.03.2018</u>
<u>PP003</u>	<u>26.03.2018</u>
<u>PP004 (Revision C)</u>	<u>11.06.2020</u>
<u>PP006</u>	<u>26.03.2018</u>
<u>PP007</u>	<u>26.03.2018</u>
<u>37305_5501_001 (Revision K)</u>	<u>13.11.2019</u>
<u>37305_5501_002 (Revision K)</u>	<u>13.11.2019</u>
<u>37305_5501_003 (Revision J)</u>	<u>13.11.2019</u>

**Date**

It is important the development is carried out fully in accordance with these plans. If you are an agent, please ensure that your client has a copy of them and that they are also passed to the contractor carrying out the development. A copy of the approved plan(s) is/are kept on the planning application file.

Authorisation

Authorised by:

SJ Kelly

SJ Kelly

Joint Director For Planning & Economic Development For Cambridge  
& South Cambridgeshire

South Cambridgeshire Hall  
Cambourne Business Park  
Cambourne  
Cambridge  
CB23 6EA

Date the decision was made: 18 December 2020

### **Working with the applicant**

The LPA positively encourages pre-application discussions. Details of this advice service can be found at <https://www.greatercambridgeplanning.org>. If a proposed development requires revisions to make it acceptable the LPA will provide an opinion as to how this might be achieved. The LPA will work with the applicant to advise on what information is necessary for the submission of an application and what additional information might help to minimise the need for planning conditions. When an application is acceptable, but requires further details, conditions will be used to make a development acceptable. Joint Listed Building and Planning decisions will be issued together. Where applications are refused clear reasons for refusal will identify why a development is unacceptable and will help the applicant to determine whether and how the proposal might be revised to make it acceptable.

In relation to this application, it was considered and the process managed in accordance with paragraph 38 of the National Planning Policy Framework.

### **General Notes**

This decision notice does not convey any approval or consent which may be required under any enactment, bye-law, order or regulation other than Section 57 of the Town and Country Planning Act 1990.

Your attention is specifically drawn to the requirements of the Equality Act 2010 and the Equality Act (Disability) regulations 2010, the British Standards Institution BS8300:2009 "Design of Buildings and their approaches to meet the needs of disabled people – Code of Practice" and to Approved Document 'M' "Access to and use of buildings", volumes 1 and 2 of the Building Regulations 2010 and to Approved Document 'B' "Fire Safety", volumes 1 and 2 of the Building Regulations 2010, in request of guidance on means of escape for disabled people. The development should comply with these requirements as applicable

It is an offence under Section 171 of the Highways Act 1980 to temporarily deposit building materials, rubbish or other things on the public highway or make a temporary excavation on it without the written consent of the Highway Authority. The Highway Authority may give its consent subject to such conditions as it thinks fit.

The applicant is reminded that under the Wildlife and Countryside Act 1981 (Section 1) (as amended) it is an offence to take, damage or destroy the nest of any wild bird while that nest is in use or being built. Trees and scrub are likely to contain nesting birds between 1 March and 31 August. Trees within the application should be assumed to contain nesting birds between the above dates unless a survey has shown it is absolutely certain that nesting birds are not present.

## **Building Regulations 2010**

The project may be subject to the requirements of the Building regulations 2010.

Advice and assistance can be obtained from our Building Control Team, 3C Building Control on 0300 7729622 or [buildingcontrol@3csharedservices.org](mailto:buildingcontrol@3csharedservices.org) link to website at [www.3csharedservices.org](http://www.3csharedservices.org)

They will work with you offering competitive fee quotations and pre-application advice upon request.

## **Appeals to the Secretary of State**

The applicant has a right to appeal to the Secretary of State against any conditions of this planning permission, under Section 78 of the Town & Country Planning Act 1990. The appeal must be made on a form which may be obtained from:

The Planning Inspectorate,  
Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN  
Telephone 0303 444 5000 or visit <https://www.gov.uk/planning-inspectorate>

If an enforcement notice is or has been served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: **28 days** of the date of service of the enforcement notice, **OR** within **6 months** (12 weeks in the case of a householder or minor commercial appeal) of the date of this notice, whichever period expires earlier.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

## **Purchase Notices**

If the Local Planning Authority or the Secretary of State grants permission subject to conditions the owner may claim that he/she can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances the owner may serve a purchase notice on the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

## **Before starting work**

It is important that all conditions, particularly pre-commencement conditions, are fully complied with, and where appropriate, discharged prior to the implementation of the development. Failure to discharge such conditions may invalidate the planning permission granted. The development must be carried out fully in accordance with the requirements of any details approved by condition.

### **Street Naming and Numbering**

In order to obtain an official postal address, any new buildings should be formally registered with South Cambridgeshire District Council. Unregistered addresses cannot be passed to Royal Mail for allocation of postcodes.

Applicants can find additional information, a scale of charges and an application form at [www.scambs.gov.uk/snn](http://www.scambs.gov.uk/snn). Alternatively, applicants can contact the Address Management Team: call 08450 450 500 or email [address.management@scambs.gov.uk](mailto:address.management@scambs.gov.uk).

Please note new addresses cannot be assigned by the Council until the footings of any new buildings are in place.

### **Third Party Rights to challenge a planning decision**

Currently there are no third party rights of appeal through the planning system against a decision of a Local Planning Authority. Therefore, if you have concerns about a planning application and permission is granted, you cannot appeal that decision.

Any challenge under current legislation would have to be made outside the planning system through a process called Judicial Review.

A 'claim for judicial review' includes a claim to review the lawfulness of a decision, action or failure to act in relation to the exercise of a public function, in this case, a planning decision. The court's permission to proceed is required in a claim for Judicial Review. A claim for Judicial Review is dealt with by the Administrative Court and if leave to judicially review a planning decision is granted, the Judicial Review will be decided by a judge at the High Court.

An application to Judicial Review a decision must be made within **6 weeks** of the decision about which you have a grievance being made. For further information on judicial review and the contact details for the Administrative Courts, please go to <http://www.justice.gov.uk/>