

## **Appendix 7 - Draft Conditions**

### **Definitions**

'Enabling Works' means preparation works to make the Site ready for construction. Such works include (but are not exclusively limited to): surveying, environmental and hazardous substance testing and sampling, soil tests, remediation works, pegging out, tree protection, ecological survey and mitigation works, archaeological investigation, site or ground clearance and preparation, 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 Cambridge Road/Histon Road, 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 part of the development excluding Enabling Works and Strategic Engineering and Landscape Elements. For instance, this would include or part of the development comprising housing, community building, a secondary school site, a primary school site and/or playing fields.

### **General Conditions**

#### **1. Submission of reserved matters**

No development on any individual Development Parcel or 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 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. First submission of reserved matters application**

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. Commencement of each reserved matters application**

The commencement of each reserved matters area pursuant to this outline consent 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. Final deadline for submission of any reserved matters application**

Application(s) for approval of all the Reserved Matters shall be made to the Local Planning Authority no later than the expiration of 8 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. Approved Plans**

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

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

## **6. Quantum of Uses**

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

- 1,000 dwellings within Use Class C3
- 200sqm of retail floorspace under Use Class E (a), (b), (c)
- 400sqm community building under Use Class F
- 8.8ha education uses under Class F1(a)

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.

## **7. Compliance with Environmental Statement**

The development, hereby approved, shall be carried out in accordance with the mitigation measures as set out in the Darwin Green Phases 2 and 3 Environmental Statement Vol 1, Main Report (as amended) and its supplementary documents and strategies.

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

## **Site-Wide Conditions**

### **8. Phasing Strategy**

Prior to, or concurrently with the submission of the first of the Reserved Matters application(s), a Site Wide Phasing Plan which accords with the Section 106 triggers 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 the Plan's 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
- 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 policies HQ/1, SC/2, SC/4, SC/6, and SC/7 of the South Cambridgeshire Local Plan 2018

## **9. Site Wide Design Code**

Prior to, or concurrently with the submission of the first of the reserved matters applications, 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 10 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;
- 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.

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 policies SS/2 and HQ/1 of the South Cambridgeshire Local Plan 2018, policies of the North West Cambridge Area Action Plan 2008.

### **10. Youth & Play Strategy**

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 Landscape, Open Space, and Countryside Enhancement Strategy, 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 South Cambridgeshire Local Plan Policies SS/2 and HQ/1 of the South Cambridgeshire Local Plan 2018.

### **11. Public Art Strategy**

Prior to or concurrently with the submission of the first reserved matters application for residential or educational uses, a Public Art Strategy shall be submitted for approval in writing by the Local Planning Authority. The strategy shall include details set out in South Cambridgeshire Public Art SPD 2009, including:

- a) Details of the public art and artist commission;
- b) Details of how the public art will be delivered, including a timetable for delivery;

- c) Details of the location of the proposed public art on the application site;
- d) The proposed consultation to be undertaken;
- e) Details of how the public art will be maintained;
- f) How the public art would be decommissioned if not permanent;
- g) How repairs would be carried out;
- h) How the public art would be replaced in the event that it is destroyed;

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

Reason: to ensure that the site provide public art in a satisfactory way that relates to the agreed public art strategy and that accords with policy HQ/2 of the South Cambridgeshire Local Plan 2018.

## **12. Site-Wide Construction Traffic Management Plan**

No development, including demolition, shall take place until a Construction Traffic Management Plan (CTMP) has been submitted and approved in writing by the Local Planning Authority (in consultation with National Highways and the Local Highways Authority). The CTMP shall include, but not be limited to the following:

- a) Details of the hours of work of construction work and deliveries, the co-ordination of deliveries and plant and materials and the disposing of waste resulting from demolition, engineering, and/or construction so as to avoid under interference with the operation of the public highway, particularly during the Monday-Friday AM Peak (0800-0900) and PM Peak (1630-1800) periods).
- b) Movements and control of muck away lorries (all loading and unloading shall be undertaken off the adopted public highway)
- c) Movements and control of all deliveries (all loading and unloading shall be undertaken off the adopted public highway)
- d) An estimate of the daily movement of the construction traffic;
- e) Areas for the storage of plant and materials used in constructing the development,



- f) Contractor parking; provide details and quantum of the proposed car parking and methods of preventing on street car parking.
- g) Consideration of pollution and emissions to air, water and land, including noise and vibration, dust, general discharges and appropriate mitigation strategies.
- h) Control of dust, mud and debris, in relationship to the operation of the adopted public highway.
- i) Risk Assessments and Method Statements for the works; and contact details of personnel responsible for the construction works.

Reason: To ensure the A14 continues to serve its purpose as a part of a national system for through traffic in accordance with Section 10 of the Highways Act 1980, and in the interests of highways safety.

### **13. DCEMP**

No development, including demolition, shall commence until a site wide Demolition and Construction Environmental Management Plan (DCEMP) has been submitted to and approved in writing by the Local Planning Authority.

The 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 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 in accordance with agreed emergency procedures for deviation.
- d) Delivery times and collections / dispatches for construction/demolition purposes shall 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

- e) Soil Management Strategy having particular regard to potential contaminated land and the reuse 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 5228-1:2009+A1:2014 Code of Practice for noise and vibration control on construction and open sites.
- g) Vibration impact assessment methodology, mitigation measures, monitoring and recording statements in accordance with the provisions of BS 5228-2:2009+A1:2014 Code of Practice for noise and vibration control on construction and open sites. Details of any piling construction methods / options, as appropriate.
- h) Dust mitigation, management / monitoring and wheel washing measures in accordance with the provisions of Control of dust and emissions during construction and demolition - Greater Cambridge supplementary planning guidance 2020.
- i) Use of concrete crushers.
- j) Prohibition of the burning of waste on site during demolition/construction.
- k) Site artificial lighting including hours of operation, position and impact on neighbouring properties.
- l) Drainage control measures including the use of settling tanks, oil interceptors and bunds.
- m) Screening and hoarding details.
- n) Access and protection arrangements around the site for pedestrians, cyclists and other road users.
- o) Procedures for interference with public highways, including permanent and temporary realignment, diversions and road closures.
- p) External safety and information signing and notices.
- q) Implementation of a Stakeholder Engagement/Residents Communication Plan, Complaints procedures, including complaints response procedures.
- r) Membership of the Considerate Contractors Scheme.

Development shall be carried out in accordance with the approved DCEMP.

Reason: To protect the amenity of the adjoining properties in accordance with Policy CC/6 of the South Cambridgeshire Local Plan 2018.

#### **14. Pre-commencement remediation method statement**

No development, including demolition, shall take place until detailed proposals for the removal, containment or otherwise rendering harmless of any contamination (the Remediation Method Statement) have been submitted to and approved in writing by the Local Planning Authority.

Reason – To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy SC/11 of the adopted South Cambridgeshire Local Plan 2018.

#### **15. Remediation Verification Report**

The works specified in the Remediation Method Statement must be completed and a Verification Report submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any dwellings.

Reason – To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy SC/11 of the adopted South Cambridgeshire Local Plan 2018.

#### **16. Unexpected contamination**

If, during remediation or construction works, any additional or unexpected contamination is identified, then remediation proposals for this material should be agreed in writing by the Local Planning Authority before any works proceed and shall be fully implemented prior to first occupation of the dwellings hereby approved.

Reason – To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy SC/11 of the adopted South Cambridgeshire Local Plan 2018.

### **17. Construction Surface Water Drainage**

No development, including preparatory works, shall commence within a phase until details of measures indicating how additional surface water run-off from the site will be avoided during the construction works have been submitted to and approved in writing by the Local Planning Authority. This may include collection, balancing and/or settlement systems for these flows. The approved measures and systems shall be brought into operation before any works to create buildings or hard surfaces commence.

Reason: To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or occupied properties within the development itself; recognising that initial works to prepare the site could bring about unacceptable impacts in accordance with policies CC/7, CC/8, and CC/9 of the South Cambridgeshire Local Plan 2018.

### **18. Groundworks**

No development shall take place, including archaeology, until the details of all groundworks and soil movement relating to the development are submitted to and approved in writing by the local authority. Details should include a Soils Management Plan detailing protection of ground to be reinstated to open space, sustainable drainage or general landscape, methodology of soil stripping, storage, handling, haul routes, formation level decompaction measures, soil re-spreading and decompaction as well as soil disposal (if necessary).

All groundworks should be carried out in accordance with the approved details and in accordance with the recognised 'Construction Code of Practice for the Sustainable Use of Soils on Construction Sites' produced by DEFRA and Protecting and Enhancing Soils Policy Position Statement produced by Chartered Institute of Water and Environmental Management (CIWEM).

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

### **19. Archaeology – Programme of Archaeological Work**

No demolition/ development shall commence until the applicant has implemented a programme of archaeological work which has been secured in accordance with a written scheme of investigation (WSI) which has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition/ development shall take place other than under the provisions of the agreed WSI, which shall include:

- a) The statement of significance and research objectives.
- b) The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works:
- c) The timetable for the field investigation as part of the development programme;
- d) The programme and timetable for the analysis, publication and dissemination, and deposition of resulting material.

Reason: To ensure that before any demolition and or development commences an archaeological investigation of the site has been submitted and thereafter implemented before development commences in accordance with Policy NH/14 of the South Cambridgeshire Local Plan 2018.

### **20. Archaeology – Heritage assets**

No demolition/development shall commence until the applicant has implemented a programme of archaeological work which has been secured in

accordance with a written scheme of investigation (WSI) which has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place other than under the provisions of the agreed WSI, which shall include:

- a) the statement of significance and research objectives;
- b) the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;
- c) the timetable for the field investigation as part of the development programme;
- d) The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material.

Reason: To ensure impacts on the historic environment are appropriately mitigated in accordance with chapter 16 of the National Planning Policy Framework and policy HN/14 of the South Cambridgeshire Local Plan 2018.

## **21. Ecological Design Strategy**

No development shall commence until a site wide Ecological Design Strategy (EDS), including Biodiversity Net Gain provision, has been submitted to and approved in writing by the local planning authority.

The EDS shall include the following where appropriate:

- a) Purpose and conservation objectives for the proposed works
- b) Review of site potential and constraints
- c) Detailed design(s) and/or working method(s) to achieve stated objectives
- d) Extent and location/area of proposed works on appropriate scale maps and plans
- e) Type and source of materials to be used where appropriate, e.g. low nutrient soils, native species of local provenance
- f) Timetable for implementation demonstrating that works are aligned with the proposed phasing of development
- g) Persons responsible for implementing the works
- h) Details of initial aftercare and long-term maintenance
- i) Details of monitoring and remedial measures

j) Details for disposal of any wastes arising from the works.

The EDS shall be implemented in accordance with the approved details and all features shall be retained as such.

Reason: To ensure that before any development commences an appropriate ecological design strategy has been agreed in order to fully conserve and enhance ecological interests in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018 and National Planning Policy paragraph 174.

## **22. Landscape and Ecological Management Plan**

No development shall commence until a Landscape and Ecological Management Plan (LEMP) has been submitted to, and approved in writing by, the local planning authority. The LEMP shall include the following:

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Prescription of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organisation responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.

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

percentage of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

Reason: To ensure that before any development commences an appropriate landscape and ecological management plan has been agreed in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan and National Planning Policy Framework paragraph 174.

### **23. Construction Ecological Management Plan**

No development shall commence (including demolition, ground works, vegetation clearance) until a Construction Ecological Management Plan (CEcMP) has been submitted to and approved in writing by the local planning authority. The CEcMP shall include the following.

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of biodiversity protection zones.
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timings of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs if applicable.

The approved CEcMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

Reason: To ensure that before any development commences appropriate construction ecological management plan has been agreed to fully conserve



and enhance ecological interests in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

#### **24. Bird and Bat Boxes**

No development above ground level shall commence until a scheme for the provision of integrated bird and bat boxes has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of box numbers, specification, and their location. No dwelling shall be occupied until nest boxes have been provided for that property in accordance with the approved scheme.

Reason: To conserve and enhance ecological interests in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

#### **25. Protected Species Licensing**

No site clearance, earthworks or demolition affecting an identified badger sett or bat roost shall commence unless the local planning authority has been provided with either:

- a) a licence issued by Natural England pursuant to Regulation 53 of the Conservation of Habitats and Species Regulations 2010 authorising the specified activity/development to go ahead; or
- b) a statement in writing from Natural England to the effect that it does not consider that the specified activity/development will require a licence.

Reason: To protect ecological interests in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

#### **26. Tree Protection**

Prior to commencement of any development a detailed Arboricultural Impact Plan shall be submitted and approved in writing in accordance with the Arboricultural Implications Assessment dated 14 March 2022.

Where a development parcel, strategic engineering or landscape element contains retained trees and hedgerows, prior to the commencement of

development including any demolition and engineering works, tree protection measures as detailed in the AIA shall be installed, and shall be retained for the duration of development on the parcel or element.

Reason: To ensure that any works undertaken comply with arboricultural best practice and minimise the impact on any retained tree's health and amenity in accordance with policies HQ/1, NH/2, and NH/4 of the South Cambridgeshire Local Plan 2018.

## **27. Scheme of enhancement to foot and cycle connections**

Prior to commencement of any development, a scheme of enhancements to link existing footway and cycleway provision on the B1049 to the north of the A14 Histon Interchange to Cambridge Road as indicatively show on plan 116292-TP-0017 (CAMBRIDGE ROAD OFF-SITE CYCLE IMPROVEMENTS - OPTION 3) shall be subject to a Stage 1 / 2 Road Safety Audit and Designers Response. The scheme approved at Stage 1 / 2 Road Safety Audit shall be implemented prior to the occupation of any of the development hereby approved.

Reason: To ensure opportunities to promote walking, cycling, and public transport are supported in accordance with chapter 9 of the National Planning Policy Framework and policies SS/2, HQ/1, and TI/2 of the South Cambridgeshire Local Plan 2018.

## **28. Travel Plan**

Prior to the commencement of the development, a Travel Plan shall be submitted and approved by the Local Planning Authority (in consultation with the County Council and National Highways). The Travel Plan shall be based upon the document INTERIM RESIDENTIAL TRAVEL PLAN Dated 8th April) but shall also include:

- i. A Travel Plan Coordinator (TPC) and associated Monitoring and Governance by the TPC being in place for the entire development build period plus 2 years post development completion.

- ii. The offer of a Travel Pack containing Cycle vouchers and/or Bus Vouchers to each resident on an 'on-demand' basis to ensure that they are used for the purpose as intended.
- iii. Provision of a Travel Hub (or Hubs) which would contain E-bike or E-scooter drop off/pick up points and cycle maintenance facilities and an information point containing real time bus information.
- iv. The requirement for all bus stops will have shelters and real time information points.

Reason: To ensure opportunities to promote walking, cycling, and public transport are supported, and in the interests of the functioning of the highway network, in accordance with chapter 9 of the National Planning Policy Framework and policies SS/2, HQ/1, and TI/2 of the South Cambridgeshire Local Plan 2018.

### **29. Thornton Close Link**

Prior to the Occupation of any development hereby approved, the link from the development to Thornton Close as indicated on Plan 116292-TP-0014 (THORNTON CLOSE CYCLE AND PEDESTRIAN LINK Rev P02) shall be implemented and be open for use by cyclists and pedestrians.

Reason: To ensure opportunities to promote walking, cycling, and public transport are supported in accordance with chapter 9 of the National Planning Policy Framework and policies SS/2, HQ/1, and TI/2 of the South Cambridgeshire Local Plan 2018.

## **Conditions which relate to reserved matters**

### **30. Design Code Compliance Statement**

Any application for approval of reserved matters shall be in accordance with the Design Code approved by the Local Planning Authority under the design code condition above and as part of the application for Reserved Matters approval shall incorporate a statement demonstrating compliance with the

approved Design Code. The development hereby permitted shall be completed in accordance with the approved Design Code.

Reason: To ensure high quality design and coordinated development in accordance with Policies HQ/1 and SS/2 of the South Cambridgeshire Local Plan 2018.

### **31. 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 site with adjacent land parcels and the tenure types within both, in respect of any Development Parcel where Reserved Matters have already been approved.
- b) 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.

### **32. Internal 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 H/12 of the South

Cambridgeshire Local Plan 2018.

### **33. Accessible and Adaptable Housing**

All 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. In the event that such standards are replaced by a comparable 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 H/9 of the South Cambridgeshire Local Plan 2018

### **34. Wheelchair Accessible Housing**

Not less than 5% of affordable 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. In the event that such standards are replaced by a comparable 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 H/9 of the South Cambridgeshire Local Plan 2018.

### **35. 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 in order to promote cycling in accordance with policies SS/2, HQ/1, and TI/3 of the South Cambridgeshire Local Plan 2018.

### **36. 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 policies HQ/1 and TI/3 of the South Cambridgeshire District Council Local Plan (2018).

### **37. Detailed Surface Water Drainage Strategy for each RM**

Any reserved matters application shall include a detailed surface water strategy pursuant to the reserved matters site for which approval is sought.

The strategy shall demonstrate how the management of water within the reserved matters application site for which approval is sought accords with the approved details of the strategic site wide surface water strategy. The strategy shall maximise the use of measures to control water at source as far as practicable to limit the rate and 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 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 shall be carried out in full accordance with the approved details and no building pursuant to that particular reserved matters site for which approval is being sought shall be occupied or used until such time as the approved detailed surface water measures have been fully completed in accordance with the approved details.

Reason: In order to reduce 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 CC/7, CC/8, and CC/9 of the South Cambridgeshire Local Plan 2018.

### **38. Ecological Compliance Statement**

As part of any reserved matters development parcel, strategic engineering element, or landscape element, an ecological compliance statement shall be submitted to demonstrating how the proposals are in compliance with the Ecological Design Strategy and Biodiversity Net Gain assessment.

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

Reason: To protect and enhance ecological interests in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

### **39. Lighting**

Within each reserved matters application which includes the provision of any form of illumination in relation to any Development Parcel pursuant to this outline permission the reserved matters details for appearance shall include details of the height, type, position and angle of glare of any final site lighting / floodlights including horizontal and vertical isolux contours. The details and

measures so approved shall be carried out and maintained in accordance with the approved lighting scheme/plan.

Reason: To protect the amenity of the nearby residential properties and ecological interests in accordance with policies HQ/1, NH/4, and SC/9 of the South Cambridgeshire Local Plan 2018

#### **40. Sustainability, Energy and Water Statement**

All future reserved matters applications shall be accompanied by a Sustainability, Energy and Water Statement setting out how that phase of the development shall meet the targets and commitments set out in the site wider statement (Environmental Economics, Version 3, 14 April 2022). This shall include, but not be limited to, the following details:

- a) Energy/carbon calculations showing how that phase will meet the target for all dwellings to meet the requirements of the Future Homes Standard. Renewable energy technologies including air source heat pumps and photovoltaic panels shall also be detailed in relevant drawings. In the event that the Future Homes Standard is replaced by a relevant national or local policy, the statement shall detail how the replacement standards will be met.
- b) A water efficiency specification for each house type showing how the proposals will meet the requirement for water use of no more than 110 litres/person/day.
- c) Details of how the scheme will mitigate the risk of overheating, including the submission of Part Overheating assessments for dwellings.

The approved measures shall be fully installed and operational prior to the occupation of the development and thereafter maintained in accordance with the approved details.

Reason: In the interests of promoting sustainable design and construction, reducing carbon dioxide emissions, and ensuring efficient use of water in



accordance with policies CC/1, CC/3, CC/4 of the South Cambridgeshire Local Plan 2018 and the Greater Cambridge Sustainable Design and Construction SPD, 2020.

#### **41. BREEAM Pre-Assessment**

All future reserved matters applications that include non-residential uses, other than the schools, shall be accompanied by a BREEAM pre-assessment prepared by an accredited BREEAM Assessor, indicating that the building is capable of achieving the applicable 'excellent' rating as a minimum, with at least 2 credits achieved for Wat 01.

Reason: In the interests of reducing carbon dioxide emissions, ensuring efficient use of water and promoting principles of sustainable construction and efficient use of buildings, in accordance with policy CC/1 of the South Cambridgeshire Local Plan 2018 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

#### **42. Noise attenuation (road traffic)**

Within any reserved matters application in relation to any Development Parcel containing residential development a noise impact assessment and a noise attenuation / insulation scheme (having regard to the building fabric, glazing and background and purge / rapid ventilation requirements) to protect occupants or other users internally and externally as appropriate from the A14, Cambridge Road and primary routes through the site traffic noise in accordance with the requirements of British Standard 8233:2014 'Sound Insulation and noise reduction for buildings-Code of Practice' (or as superseded), shall be submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be fully implemented before the residential use hereby permitted is occupied and shall be retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

The noise insulation scheme shall demonstrate that the external and internal noise levels recommended in British Standard 8233:2014 "Sound Insulation and noise reduction for buildings-Code of Practice" (or as superseded) shall be

reasonably achieved and shall include a timescale for phased implementation, as necessary.

The scheme as approved shall be fully implemented before the residential use hereby permitted is occupied and shall be retained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that sufficient noise attenuation is provided to all residential properties to protect residents from the impact of the A14, Cambridge road and internal site traffic noise and safeguard the amenity and health of future residents in accordance with policies HQ/1 and SC/10 of the South Cambridgeshire Local Plan 2018.

#### **43. Noise attenuation**

Concurrent with any Reserved Matters application for commercial, community, leisure, school or retail use (i.e. any uses other than individual residential premises) a noise assessment as necessary and a scheme for the insulation of the building(s) and/or associated plant / equipment or other attenuation measures, in order to minimise the level of noise emanating from the said building(s) and/or plant shall be submitted to and approved in writing by the local planning authority. The scheme as approved shall be fully implemented before the use hereby permitted is commenced and shall thereafter be maintained in strict accordance with the approved details.

Collection from and deliveries to any non-residential premises including any retail, food or commercial uses shall only take place between the hours of 07.00 to 23.00 Monday to Saturday and 0900 to 1700 on Sunday, Bank and other Public Holidays unless otherwise agreed in writing by the Local Planning Authority.

REASON: To protect residents from the impact of noise generating uses and safeguard the amenity and health of future residents in accordance with policies HQ/1 and SC/10 of the South Cambridgeshire Local Plan 2018.

#### **44. Odour Control**

Concurrent with any Reserved Matters application for commercial, community, leisure, school or retail use (i.e. any uses other than individual residential premises), no occupation shall commence until a scheme detailing plant, equipment or machinery for the purposes of ventilation or the extraction and filtration of odours, dust or fumes has been submitted to and approved in writing by the local planning authority. The approved scheme shall be installed before the use is commenced and shall be retained as such.

Reason: To protect the amenity of nearby properties in accordance with Policy SC/14 of the South Cambridgeshire Local Plan 2018.

#### **45. Youth and Play Space Details**

Any Reserved Matters application for a Development Parcel, Strategic Engineering, or Landscape Element containing a Local Areas of Play (LAPs), Local equipped Area of Play (LEAP), Neighbourhood Equipped Area of Play (NEAP), or other youth or play facilities shall include details of youth and play facilities, including a play statement to demonstrate compliance with the site-wide Youth and Play Strategy, and the timetable for laying out the open space for approval.

The open space shall be laid out 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 in accordance with policy SC/7 South Cambridgeshire Local Plan 2018.

#### **46. Allotment Details**

Any Reserved Matters application for a Development Parcel which incorporate allotment or community orchard provision shall where appropriate include the following details:

a) A plan of the allotments/ orchards, 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 accessible plots; 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/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

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.

The provision of allotments/orchards 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 policies SS/2 and SC/7 South Cambridgeshire Local Plan 2018.

## **Pre-commencement on a Reserved Matters parcel and other triggers**

### **47. Temporary Surface Water Management**

Development shall not commence on any individual parcel until a scheme for the temporary storage and management of surface water on that parcel/plot has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in full accordance with the approved details.

Reason: To ensure a satisfactory method of surface water drainage, and to prevent the increased risk of flooding to third parties, in accordance with Policies CC/7, CC/8, and CC/9 of the South Cambridgeshire Local Plan 2018.

#### **48. SuDS management and maintenance**

Details for the long term maintenance arrangements for the surface water drainage system (including all SuDS features) to be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the dwellings hereby permitted. 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 shall be carried out in full thereafter.

Reason: To ensure the satisfactory maintenance of drainage systems that are not publicly adopted, in accordance with the requirements of paragraphs 163 and 165 of the National Planning Policy Framework and Policies CC/7, CC/8 and CC/9 of the South Cambridgeshire Local Plan 2018.

#### **49. Foul Water Drainage**

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 CC/7 and CC/8 of the South Cambridgeshire Local Plan 2018.

## **50. Hard and Soft Landscaping**

As part of any reserved matters application, details of a hard and soft landscaping scheme for that parcel shall be submitted to and approved in writing by the local planning authority. These details shall include:

### Hard Landscaping

- a) Full details, including cross-sections, of any bridges and culverts.
- b) 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.
- c) 1:200 plans (or at a scale otherwise agreed) including cross sections, of roads, paths and cycleways.
- d) Details of all hard surfacing materials (size, type and colour).
- e) 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.

### Soft Landscaping

- f) 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.
- g) 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.

- h) The landscape treatment of roads (primary, secondary, tertiary and green) through the development.
- i) A specification for the establishment of trees within hard landscaped areas including details of space standards (distances from buildings etc.) and tree pit details.
- j) The planting and establishment of structural landscaping to be provided in advance of all or specified parts of the site as appropriate.
- k) Full details of any proposed alterations to existing watercourses/drainage channels.
- l) 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.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies SS/2, HQ/1, and NH/4 of the South Cambridgeshire Local Plan 2018.

### **51. Landscape Implementation**

All hard and soft landscape works shall be carried out and maintained in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place as soon as is reasonably practicable, unless the Local Planning Authority gives its written consent to any variation.

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

## **52. Sustainable Show Home**

Development 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. This strategy shall include the following:

- a) a plan showing the location of the sustainable show home(s)
  - b) an indicative timetable for delivery of the sustainable show home(s)
  - c) sustainability targets to be achieved in the construction/design of the show home(s)
  - d) 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)
  - e) a marketing scheme to demonstrate how the sustainable alternatives in (d) 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 in accordance with Policy CC/5 of the South Cambridgeshire Local Plan 2018 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

## **53. Site Specific Construction Environmental Management Plan**

Prior to commencement of development on any reserved matters Development Parcel, Strategic Engineering, or Landscape Element a Construction Environmental Management Plan (CEMP) for that parcel/element shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall detail provide detail, in relation to parts a-r of the approved site-wide DCEMP.



Reason: To protect the amenity of the adjoining properties in accordance with Policy CC/6 of the South Cambridgeshire Local Plan 2018.

#### **54. Low Emissions Strategy**

Prior to commencement of development of any reserved matters development parcel, details of the provision of Electric Vehicle Charging Points as set out in the site wide Low Emissions Strategy (ES Appendix 7.2) shall be provided.

This shall include an implementation plan for the above to including the details of location of charging unit, capacity, charge rate, details of model, location of cabling and electric infrastructure drawings.

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

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

#### **55. Detailed Waste Management Plan**

Prior to the commencement of development of any reserved matters development parcel, strategic engineering element, or landscape element, a Detailed Waste Management Plan (DWMP) shall be submitted to and approved in writing by the local planning authority. The DWMP shall demonstrate how the construction of the reserved matters approval will accord with 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.

Thereafter the implementation, management and monitoring of construction waste shall be undertaken in accordance with the agreed details and no individual building subject to a Detailed Waste Management Plan shall be occupied under the Waste Management Closure Report has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the sustainable management of construction waste, in accordance with policy CC/6 of the South Cambridgeshire Local Plan 2018, and Greater Cambridge Sustainable Design and Construction SPD 2020.

#### **56. Playing Fields – Ground Condition 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 (i) 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.

- c) For any artificial pitches, a specification shall be provided in accordance with Sport England guidance.

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.

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 policies SS/2 and SC/7 South Cambridgeshire Local Plan 2018.

#### **57. BREEAM Interim Design Stage Certification**

Within 6 months of commencement of development of non-residential uses hereby approved, a BRE issued Design Stage Certificate shall be submitted to, and approved in writing by, the Local Planning Authority demonstrating that the required BREEAM excellent rating will be met. Where the Design Stage certificate shows a shortfall in credits required, a statement shall also be submitted identifying how the shortfall will be addressed. In the event that such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.

Reason: In the interests of reducing carbon dioxide emissions, ensuring efficient use of water and promoting principles of sustainable construction and efficient use of buildings in accordance with policies CC/2 of the South Cambridgeshire Local Plan 2018, and the Greater Cambridge Sustainable Design and Construction SPD 2020.

#### **58. BREEAM Post Construction Certification**

Prior to the use or occupation of the non-residential uses hereby approved, or within six months of occupation, a BRE issued post Construction Certificate shall be submitted to, and approved in writing by the Local Planning Authority, indicating that the approved BREEAM rating has been met. In the event that such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.

Reason: In the interests of reducing carbon dioxide emissions, ensuring efficient use of water and promoting principles of sustainable construction and efficient use of buildings in accordance with policy CC1 of the South Cambridgeshire Local Plan 2018 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

#### **59. Fire Hydrants**

No building within any Development Parcel or Phase 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.

#### **60. Emission Ratings (for Gas Boilers & Combined Heat and Power System)**

No gas fired combustion appliances shall be installed until details demonstrating the use of low Nitrogen Oxide (NO<sub>x</sub>) combustion boilers, (i.e., individual gas fired boilers that meet a dry NO<sub>x</sub> emission rating of  $\leq 40\text{mg/kWh}$ ), have been submitted to and approved in writing by the local planning authority.

If the proposals include any gas fired Combined Heat and Power (CHP) System, the details shall demonstrate that the system meets the following emissions standards for various engines types:

- a) Spark ignition engine: less than or equal to 150 mg NO<sub>x</sub>/Nm<sup>3</sup>
- b) Compression ignition engine: less than 400 mg NO<sub>x</sub>/Nm<sup>3</sup>
- c) Gas turbine: less than 50 mg NO<sub>x</sub>/Nm<sup>3</sup>

The details shall include a manufacturer's Nitrogen Oxides (NO<sub>x</sub>) emission test certificate or other evidence to demonstrate that every appliance installed meets the emissions standards above.

The approved appliances shall be fully installed and operational before the development is occupied or the use is commenced and retained as such.

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 in accordance with policy SC/12 of the South Cambridgeshire Local Plan 2018.

#### **61. Broadband**

No dwelling shall be occupied until the 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 TI/10 of the South Cambridgeshire Local Plan 2018.

### **Approved Plans and Documents:**

Site Location Plan 18112\_07\_01\_P2

Demolition Parameter Plan 18112\_07\_02\_P2

Land Use Parameter Plan 18112\_07\_03\_P2

Movement and Access Parameter Plan 18112\_07\_04\_P2

Landscape Framework Parameter Plan 18112\_07\_05\_P2

Building Heights Parameter Plan 18112\_07\_06\_P2

Urban Design Parameter Plan 18112\_07\_07\_P2

DG1/DG2 Access Junction (Western Access) 116292-TP-00013-P02

DG1/DG2 Access Junction (Eastern Access) 116292-TP-00007-Rev F

Masterplan DG1 Spine Road/Residential Access Junction 116292-TP-0012

P03

Masterplan DG1 Spine Road/Pedestrian Access Junction 116292-TP-0011

P03

Thornton Close Cycle & Pedestrian Link 116292-TP-0014 P02