



24/03837/S73 – The Plains, Phase 1B, Land North of Newmarket Road, Cambridge

Application details

Report to: Joint Development Control Committee

Lead Officer: Joint Director of Planning and Economic Development

Ward/parish: Fen Ditton & Fulbourn

Proposal: S73 to vary conditions 1 (Approved drawings) and 28 (Visitor car parking) of planning permission 23/01939/S73 (S73 to vary condition 1 (Approved plans) of reserved matters application 20/02569/REM (Reserved matters application as part of Phase 1B pursuant to condition 5 (Reserved Matters) of outline planning permission S/2682/13/OL dated 30 November 2016 (EIA Development) for detailed access, appearance, landscaping, layout and scale for the creation of 308 new homes, non-residential floor space, laying out of playing fields, open space, allotments, associated infrastructure and internal roads) to replace six two-storey houses (C2 and C3) within phase 1b with three-storey houses and to replace five carports with garages (D4)) to increase the number of visitor car parking spaces that are available to the users of the Plains recreational field.

Applicant: Hill Marshall LLP

Presenting officer: Laurence Moore

Reason presented to committee: This application is relevant to the assessment of 23/04931/REM (Reserved matters application detailing, appearance, landscaping, layout and scale for junior football pitches and tennis courts with associated infrastructure and drainage), the report for which is found elsewhere on this Agenda.

Member site visit date: 05 November 2024

Key issues:

1. Playing Field Management
2. Parking
3. Highway Safety

Recommendation:

A. Approve this s73 application 24/03837/S73 subject to:

- (i) The planning conditions and informatives as detailed in Section 24 of this report, with delegated authority to officers to carry through minor amendments to those conditions and informatives (and include others considered appropriate and necessary).
- (ii) The prior completion of a planning obligation by deed under S106 and S106A (as appropriate) of the Town and Country Planning Act 1990 (as amended) which secures the necessary modifications to the 2016 Agreement supporting S/2682/13/OL, to release those obligations no longer required as a consequence of the approval of this proposal, and to the new planning obligations specified in this report, with delegated authority to officers to include other relevant planning obligations necessary to make the proposal acceptable in planning terms, and to negotiate, settle and complete such planning obligation in consultation with the Chair and Vice Chair of JDCC.

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1. Introduction and Executive summary

- 1.1 The Joint Development Control Committee (JDCC) has for determination today a number of planning applications which officers have grouped together, describing them as the Marleigh Phase 3 'suite of applications'.
- 1.2 The suite of applications together form the final residential phase of Marleigh, proposing a total of 423 homes, of which 91 homes are above the residential cap of 1300 homes set by the outline planning permission. It comprises five separate planning applications which take the form of full applications, reserved matters applications and a Section 73 application. There are elements of interdependence. The suite comprises:
- A. **23/04930/REM** Reserved matters application detailing, appearance, landscaping, layout and scale for the construction of 332 new homes and commercial space with associated infrastructure, internal roads, open space as part of phase 3 pursuant to condition 5 (reserved matter) of outline permission S/2682/13/OL dated 30 November 2016. Part discharge of Conditions 13, 17, 18, 19, 20, 21, 23, 24, 25, 28, 30, 34, 40 of outline planning permission reference number S/2682/13/OL.
 - B. **23/04935/FUL** Construction of a community garden and store room with associated landscape features, street furniture, planters and boundary treatments including pedestrian and cycle connection between the Marleigh development and Jack Warren Green.
 - C. **24/03837/S73** S73 to vary conditions 1 (Approved drawings) and 28 (Visitor car parking) and additional condition 30 (pitch flexibility) of planning permission 23/01939/S73 (S73 to vary condition 1 (Approved plans) of reserved matters application 20/02569/REM (Reserved matters application as part of Phase 1B pursuant to condition 5 (Reserved Matters) of outline planning permission S/2682/13/OL dated 30 November 2016 (EIA Development) for detailed access, appearance, landscaping, layout and scale for the creation of 308 new homes, non-residential floor space, laying out of playing fields, open space, allotments, associated infrastructure and internal roads) to replace six two-storey houses (C2 and C3) within phase 1b with three-storey houses and to replace five carports with garages (D4)) to increase the number of visitor car parking spaces that are available to the users of the Plains recreational field.
 - D. **23/04931/REM** Reserved matters application detailing, appearance, landscaping, layout and scale for junior football pitches and tennis courts with associated infrastructure and drainage pursuant to

condition 5 (reserved matter) of outline permission S/2682/13/OL dated 30 November 2016.

E. **23/04936/FUL** Full planning application for the construction of 91 new homes with associated infrastructure, internal roads, open space as part of phase 3 within the Marleigh development as a modification to outline permission S/2682/13/OL to increase the overall unit numbers across the site to 1,391 homes.

- 1.3 When the outline planning permissions for Marleigh were approved in November 2016 under reference numbers S/2682/13/OL (District Council) and 13/1837/OUT (City Council), those outline permissions were supported by a Section 106 Agreement dated 30 November 2016 (the 2016 Agreement).
- 1.4 The suite of applications individually, if approved, will give rise to modifications to some of the planning obligations created by the 2016 Agreement. These modifications will take the form of new and/or replacement planning obligations. The details of the modifications have not yet been fully worked up into an agreed set of heads of terms. Once these are established, they will be the subject of an application under Section 106A but limited to the specifics of what the applications (where approved) demand to implement any of the approved applications. These limitations will be constrained to matters affecting open space; the removal of an allotment provision with a community garden in substitution; sports facilities – tennis courts, football pitches, parking arrangements and any consequential modification provisions.
- 1.5 The S106A will fall to officers to determine. Given the detail of the modification elements of the 2016 Agreement are yet to be finalised at the time of writing this report, and there are exceptional circumstances which this suite of applications brings in terms of S106 planning obligations – historical and new – officers recommend that determination in consultation with Chair and Vice Chair of the JDCC.
- 1.6 The application seeks to vary conditions 1 (drawings) and 28 (visitor parking) of application reference 23/01939/S73 (S73 to vary condition 1 (Approved plans) of reserved matters application 20/02569/REM (Reserved matters application as part of Phase 1B pursuant to outline planning permission S/2682/13/OL), to allow for an increase in the number of visitor car parking spaces that are available to the users of The Plains recreation field.
- 1.7 This application is pertinent to the assessment of application reference 23/04931/REM (the report for which can be found elsewhere on this Agenda), which seeks to enhance sports provision at the Plains through the addition of 2no. football pitches to the existing 5no, pitches consented

under 20/02569/REM, and the relocation of 3no. tennis courts from the western side of the Marleigh development.

- 1.8 The additional 30no. car parking spaces are sought to ensure The Plains playing fields are well supported by appropriate parking arrangements to cater for all future users of the site. The 6no. consented coach parking spaces under 20/02569/REM will be reduced to 2no. coach parking spaces. This will result in parking provision to serve The Plains being 30no. car parking spaces, 5 no. disabled access car parking spaces, and 2no. coach parking spaces.
- 1.9 The application proposals also prop proposes an additional condition 30 (pitch flexibility) to allow for the consented football pitches to be flexibly sized to meet demand needs in future. Following advice from the sports and recreation teams at both South Cambridgeshire District and Cambridge City Councils, and given the nature of junior football, demand for pitches is likely to vary in future. The proposed condition 30 will allow for pitch sizes to vary in line with demand, whilst ensuring a minimum of 7No pitches are available for use at The Plains inclusive of application reference 23/04931/REM.
- 1.10 Officers recommend that the Joint Development Control Committee approve this application subject to conditions and s106 planning obligations.

2. Site description and context

- 2.1 The site consists of The Plains, an area of land situated on the eastern side of the Marleigh development site. The site already has planning consent for the provision of playing fields, 5no. playing pitches and a sports pavilion under application reference 20/02569/REM (Phase 1B). Allotments are to be provided to the north of the site via the same Phase 1B application.
- 2.2 The site also has planning consent for 5 no. car parking spaces and 6 no. coach parking spaces to serve The Plains.
- 2.3 Marleigh is a cross-boundary development, falling predominantly within South Cambridgeshire District Council, including the land to which this planning application relates.

3. The proposal

- 3.1 This is a S73 application to vary conditions 1 (Approved drawings) and 28 (Visitor car parking) and additional condition 30 (pitch flexibility) of planning permission 23/01939/S73 (S73 to vary condition 1 (Approved plans) of reserved matters application 20/02569/REM (Reserved matters application as part of Phase 1B pursuant to condition 5 (Reserved Matters) of outline planning permission S/2682/13/OL dated 30 November 2016 (EIA Development) for detailed access, appearance, landscaping,

layout and scale for the creation of 308 new homes, non-residential floor space, laying out of playing fields, open space, allotments, associated infrastructure and internal roads) to replace six two-storey houses (C2 and C3) within phase 1b with three-storey houses and to replace five carports with garages (D4)) to increase the number of visitor car parking spaces that are available to the users of The Plains recreation field.

- 3.2 The application seeks to amend the permission relevant to Phase 1B of the Marleigh development, to allow for more appropriate parking provisions serving the Plains and to allow for flexibility in pitch sizes to meet future demand.
- 3.3 The application is pertinent to the assessment of application reference 23/04931/REM which seeks to enhance sports provision at The Plains, the report for which can be found elsewhere on this Agenda.
- 3.4 The application seeks to substitute the coach parking spaces consented under the Phase 1B, with additional car parking provisions. This would reduce the level of coach parking from 6 spaces to 2 spaces. It would also increase the level of car parking to 30no. standard car parking spaces and 5no. disabled car parking spaces.
- 3.5 The proposed additional condition pertaining to pitch flexibility (condition 30) will allow for the football pitches to vary in size whilst assuring the delivery and retention of 7no. Football pitches at The Plains.
- 3.6 There are no other alterations proposed other than those pertaining to parking arrangements and pitch flexibility.

4. Relevant site history

Reference	Description	Outcome
S/2682/13/OL	up to 1300 homes primary school food store community facilities open spaces landscaping and associated infrastructure and other development.	Granted 30.11.2016
13/1837/OUT	Demolition of buildings and hard standing and construction of tennis courts, allotments, store room and toilets, informal open space and local areas of play, provision of drainage infrastructure, footpath and cycleway links, and retention and management of woodland.	Granted 01.12.2016
S/3317/17/NM	Non-Material Amendment for planning application S/2682/13/OL (amendment to parameter plans)	Granted 09.11.2017
S/1004/18/RM	Reserved matters application detailing appearance landscaping layout and	Granted 28.11.2018

	scale for infrastructure works including internal roads landscaping and drainage as part of Phase 1 of the Wing masterplan of approved outline application S/2682/13/OL for up to 1300 homes primary school food store community facilities open spaces landscaping and associated infrastructure and other development	
S/1096/19/RM	Reserved matters application detailing access appearance landscaping layout and scale for the creation of 239 new homes and non-residential floorspace including 'Market Square' internal roads landscaping and associated works as part of Phase 1a of the Wing masterplan pursuant to condition 5 (reserved matters) of outline planning permission S/2682/13/OL	Granted 12.09.2019
S/1610/19/NM	Non material amendment of outline planning permission S/2682/13/OL (amendments to access design)	Granted 14.11.2019
20/02569/REM	Reserved matters application as part of Phase 1B pursuant to condition 5 (Reserved Matters) of outline planning permission S/2682/13/OL dated 30 November 2016 (EIA Development) for detailed access, appearance, landscaping, layout and scale for the creation of 308 new homes, non-residential floor space, laying out of playing fields, open space, allotments, associated infrastructure and internal roads	Granted 15.12.2020
S/1004/18/NMA1	Non Material amendment on application S/1004/18/RM- School Access	Granted 23.06.2020
S/1096/19/NMA2	Non material amendment of planning permission S/1096/19/RM (Reserved matters application detailing access appearance landscaping layout and scale for the creation of 239 new homes and non-residential floorspace including 'Market Square' internal roads landscaping and associated works as part of Phase 1a of the Wing masterplan pursuant to condition 5 (reserved matters) of outline planning permission S/2682/13/OL) extension to ground floor layout of seven no. plots	Granted 21.04.2021

	(plots 71-77) under the Phase 1A planning permission.	
S/2682/13/NMA1	Non material amendment on application S/2682/13/OL (up to 1300 homes primary school food store community facilities open spaces landscaping and associated infrastructure and other development) to show a revised southern building line and maximum building height dimension (now increased to 15m).	Granted 05.05.2021
21/02450/REM	Reserved matters application detailing, appearance, landscaping, layout and scale for the construction of 421 new homes with associated infrastructure, internal roads and open space as part of Phase 2 pursuant to condition 5 (reserved matters) of outline planning permission S/2682/13/OL	Granted 05.11.2021
22/02554/S73	S73 to vary condition 9 of S/1096/19/RM (Reserved matters application detailing access appearance landscaping layout and scale for the creation of 239 new homes and non-residential floorspace including 'Market Square' internal roads landscaping and associated works as part of Phase 1a of the Wing masterplan pursuant to condition 5 (reserved matters) of outline planning permission S/2682/13/OL) to extend the opening hours for the convenience store on Sundays and Bank/Public Holidays to 0700 to 2200 hours.	Granted 06.09.2022
22/01195/FUL	Use of Unit 2, Marleigh Square for commercial, business and service uses within Class E.	Granted 06.06.2022
22/03432/S73	S73 to vary condition 29 of ref: 22/02554/S73 (Reserved matters application detailing access appearance landscaping layout and scale for the creation of 239 new homes and non-residential floorspace including 'Market Square' internal roads landscaping and associated works as part of Phase 1a of the Wing masterplan pursuant to condition 5 (reserved matters) of outline planning permission S/2682/13/OL) to enable retail unit 2 to be used for purposes	Granted 02.11.2022

	covered under Use Class E(a), E(b), E(c), E(d), E(e) and E(gii) within Class E.	
23/01938/S73	S73 to vary condition 1 (Approved plans) of planning permission 22/03432/S73 (S73 to vary condition 29 of ref: 22/02554/S73 (Reserved matters application detailing access appearance landscaping layout and scale for the creation of 239 new homes and non-residential floorspace including 'Market Square' internal roads landscaping and associated works as part of Phase 1a of the Wing masterplan pursuant to condition 5 (reserved matters) of outline planning permission S/2682/13/OL) to enable retail unit 2 to be used for purposes covered under Use Class E(a), E(b), E(c), E(d), E(e) and E(gii) within Class E) g) to re-orientate seven houses that front Gregory Park (Lot D3) and to replace eight carports with garages (D3).	Granted 27.09.2023
23/01939/S73	S73 to vary condition 1 (Approved plans) of reserved matters application 20/02569/REM (Reserved matters application as part of Phase 1B pursuant to condition 5 (Reserved Matters) of outline planning permission S/2682/13/OL dated 30 November 2016 (EIA Development) for detailed access, appearance, landscaping, layout and scale for the creation of 308 new homes, non-residential floor space, laying out of playing fields, open space, allotments, associated infrastructure and internal roads) to replace six two-storey houses (C2 and C3) within phase 1b with three-storey houses and to replace five carports with garages (D4).	Granted 27.09.2023
23/04930/REM	Reserved matters application detailing, appearance, landscaping, layout and scale for the construction of 332 new homes and commercial space with associated infrastructure, internal roads, open space as part of phase 3 pursuant to condition 5 (reserved matter) of outline permission	Pending determination

	S/2682/13/OL dated 30 November 2016.	
S/2682/13/NMA2	Non material amendment on application S/2682/13/OL to show a community garden, relocated tennis courts and additional junior football pitches on the Plains	Granted 17.04.2024
24/00043/S73	S73 to vary condition 1 (Approved plans) of outline planning permission S/2682/13/OL (up to 1300 homes primary school food store community facilities open spaces landscaping and associated infrastructure and other development) to amend the highway improvement works on Newmarket Road.	Pending Determination
24/01549/REM	Reserved matters application for the B2 land (car dealership development) including access, appearance, layout, scale, landscaping, associated infrastructure, incorporating an extension to the Ford store together with discharge of conditions 12,13,17,18,23,34,39,40,41,42,43,45,46, and 48 in respect of outline planning permission S/2682/13/OL	Approved October 2024
23/04935/FUL	Construction of a community garden and community building with associated landscape, street furniture, planters, and boundary treatments including pedestrian and cycle connection between the Marleigh development and Jack Warren Green.	PCO
24/03406/S73	S73 to vary condition 1 (Approved plans) of reserved matters application 21/02450/REM (Reserved matters application detailing, appearance, landscaping, layout and scale for the construction of 421 new homes with associated infrastructure, internal roads and open space as part of Phase 2 pursuant to condition 5 (reserved matters) of outline planning permission S/2682/13/OL) to move the housing of the Generator to an external location separate from the plant.	PCO

Table 2 Relevant site history

- 4.1 This application is pertinent to the consideration of application reference 23/04931/REM which seeks to enhance sports provision at The Plains, and which is part of a suite of applications for the Phase 3 proposals.

5. Policy

5.1 National policy

National Planning Policy Framework 2021
National Planning Practice Guidance
National Design Guide 2019
Local Transport Note 1/20 (LTN 1/20) Cycle Infrastructure Design
Circular 11/95 (Conditions, Annex A)
EIA Directives and Regulations - European Union legislation with regard to environmental assessment and the UK's planning regime remains unchanged despite it leaving the European Union on 31 January 2020
Conservation of Habitats and Species Regulations 2017
Environment Act 2021
ODPM Circular 06/2005 – Protected Species
Equalities Act 2010

5.2 South Cambridgeshire Local Plan (2018)

S/1 – Vision
S/2 – Objectives of the Local Plan
S/3 – Presumption in Favour of Sustainable Development
S/4 – Cambridge Green Belt
S/7 – Development Frameworks
SS/3 - Cambridge East
CC/6 – Construction Methods
CC/8 – Sustainable Drainage Systems
CC/9 – Managing Flood Risk
HQ/1 – Design Principles
NH/2 – Protecting and Enhancing Landscape Character
NH/3 – Protecting Agricultural Land
NH/4 – Biodiversity
NH/8 – Mitigating the Impact of Development in & adjoining the Green Belt
SC/4 – Meeting Community Needs
SC/6 – Indoor Community Facilities
SC/7 – Outdoor Play Space, Informal Open Space & New Developments
SC/9 – Lighting Proposals
SC/10 – Noise Pollution
SC/11 – Contaminated Land
SC/12 – Air Quality
TI/2 – Planning for Sustainable Travel
TI/3 – Parking Provision
TI/8 – Infrastructure and New Developments

5.3 Neighbourhood plan

N/A

5.4 Supplementary Planning Documents (SPD)

Cambridge East Area Action Plan (2006)
Design Code for Marleigh – Wing Masterplan (Hill/Marshall/PTE)
Biodiversity SPD – Adopted February 2022
Sustainable Design and Construction SPD – Adopted January 2020
Cambridgeshire Flood and Water SPD – Adopted November 2016
Landscape in New Developments SPD – Adopted March 2010
District Design Guide SPD – Adopted March 2010
Open Space in New Developments SPD – Adopted January 2009
Trees and Development Sites SPD – Adopted January 2009

5.5 Other guidance

Greater Cambridge Housing Strategy 2019 – 2023
Biodiversity Checklist for Land Use Planners in Cambridgeshire and Peterborough (2001).
Cambridge and Milton Surface Water Management Plan (2011)
Cambridge and South Cambridgeshire Level 1 Strategic Flood Risk Assessment (2010)
Cambridgeshire Design Guide For Streets and Public Realm (2007)
Cycle Parking Guide for New Residential Developments (2010)

6. Consultations

Parish Council

6.1 No comments – Consultation period closes 12th November 2024

County Highways

6.2 Objection on the grounds of highway safety, further information required.

County Transport Team

6.3 No objection, subject to cycle parking condition.

6.4 Detailed comments provided: *It is clear on the drawings that without the park and ride site, there is very little provision for visitor parking for the playing fields in the approved outline and reserved matters consents for Marleigh. Cars would likely park on the access road or within nearby residential areas. It is considered appropriate therefore that additional car parking and less coach parking is provided, as visiting football teams are more likely to arrive by car than coach.*

Lead Local Flood Authority

6.5 No objection, no recommended conditions.

Urban Design Team

6.6 No objection, no recommended conditions.

Access Officer

6.7 No comments – Consultation period closes 12th November 2024

Conservation Officer

6.8 No objection, no recommended conditions.

Senior Sustainability Officer

6.9 No Comments – consultation period closes 12th November 2024

Landscape Officer

6.10 No objection subject to Hard and Soft Landscaping condition for the parking arrangements (condition 34).

Ecology Officer

6.11 No comments – consultation period closes 12th November 2024

Tree Officer

6.12 No objection, no recommended conditions.

Environmental Health

6.13 Construction Impacts
No objection, no recommended conditions.

6.14 Contamination
No objection, no recommended conditions.

National Highways

6.15 No objection, no recommended conditions.

Housing Strategy

6.16 No objection, no recommended conditions.

- 6.17 Detailed comments provided: *if there is not appropriate parking provided for visitors to the sports pitches, this will no doubt impact on the residential areas within the development, with visitors parking in these areas.*

7. Third party representations

- 7.1 No representations have been received
- 7.2 No comments – consultation period closes 12th November 2024

8. Member Representations

- 8.1 No comments – consultation period closes 12th November 2024

9. Local Groups / Petition

- 9.1 No comments – consultation period closes 12th November 2024
- 9.2 The above representations are a summary of the comments that have been received. Full details of the representations are available on the Council's website.

10. Planning background

- 10.1 The application (24/03837/S73) is pertinent to the assessment of application reference 23/04931/REM which seeks to enhance sports provision at The Plains.
- 10.2 Application reference 23/04931/REM is part of a suite of applications for Phase 3, all of which have been the subject of detailed pre-application advice and is a reserved matters application detailing appearance, landscaping, layout and scale for junior football pitches and tennis courts with associated infrastructure and drainage pursuant to condition 5 (reserved matter) of outline permission S/2682/13/OL dated 30 November 2016.
- 10.3 This application seeks to allow for amendments to the approved parking arrangements, and to ensure flexibility of pitch size provision to meet ongoing demand across the District.
- 10.4 The additional 30no. parking spaces are considered to be a suitable approach to parking arrangements given the provisions of Local Plan Policy TI/3, the Marleigh Design Code and the Cambridge East Area Action Plan (CEAAP), which will ensure The Plains have been constructed with best practice in mind. The parking arrangements are to be secured by application reference 24/03837/S73, which seeks amendments to application reference to 20/02569/REM (Phase 1B) with the obligation for the delivery of parking being secured through a s106 planning obligation.

10.5 The statutory consultation period for this application ends on 12 November 2024, which is after the date this report has been prepared for the publication of this committee Agenda. Normally, applications would not be presented to Members nor an Officer report prepared for Committee until after the statutory consultation period has expired. In this instance, exceptionally, Officers have concluded it is appropriate to prepare this report ahead of the closure of the consultation period, cognisant of a desire for the Committee to have the complete suite of applications (which includes this one) taken together at one Committee. Any consultee responses received since the preparation of this report will be provided to Committee in the Amendment Sheet and addressed by the Officer in the presentation of the item.

11. Assessment

11.1 From the consultation responses and representations received and from an inspection of the site and the surroundings, the key issues are:

- Principle of development
- Housing provision
- Design, layout, scale and landscaping
- Trees
- Biodiversity
- Water management and flood risk
- Highway safety and transport impacts
- Car and cycle parking
- Amenity
- Third party representations
- Open space and recreation
- Planning obligations
- Other matters
- Planning balance
- Recommendation
- Planning conditions

12. Principle of Development

12.1 The application site is subject to outline approval under application reference: S/2682/13/OL which established the principle of development.

12.2 The application seeks to vary conditions 1 (Approved drawings) and 28 (Visitor car parking) and additional condition 30 (pitch flexibility) of planning permission 23/01939/S73 (S73 to vary condition 1 (Approved plans) of reserved matters application 20/02569/REM (Reserved matters application as part of Phase 1B pursuant to condition 5 (Reserved Matters) of the outline planning permission S/2682/13/OL dated 30 November 2016 (EIA Development) for detailed access, appearance,

landscaping, layout and scale for the creation of 308 new homes, non-residential floor space, laying out of playing fields, open space, allotments, associated infrastructure and internal roads) to replace six two-storey houses (C2 and C3) within Phase 1B with three-storey houses and to replace five carports with garages (D4)) to increase the number of visitor car parking spaces that are available to the users of The Plains recreation field.

- 12.3 The principle of the development is, on this basis, considered compliant with the provisions of the South Cambridgeshire Local Plan (2018).

13. Design, layout, scale and landscaping

- 13.1 Policy HQ/1 'Design Principles' provides a comprehensive list of criteria by which development proposals must adhere to requiring that all new development must be of high-quality design, with a clear vision as to the positive contribution the development will make to its local and wider context
- 13.2 Policies NH/2, NH/6 and SC/9 are relevant to the landscape and visual impacts of a proposal. Together they seek to permit development only where it respects and retains or enhances the local character and distinctiveness of the local landscape and its National Character Area.
- 13.3 The application seeks to amend the parking provisions serving The Plains playing fields approved under application reference 20/02569/REM, the reserved matters application as part of Phase 1B). The approved scheme allowed for 5no. car parking spaces and 6no coach parking spaces.
- 13.4 Through discussions with the Council's sports and recreation teams and in line with comments received from the County's Transport Assessment Team, additional car parking is required to cater for the needs of future users of the site, whilst the level of coach parking secured under the previous Phase 1B planning permission will not be required.
- 13.5 On the advice of Officers, the applicant has agreed to amend the approved visitor parking layout to reduce coach parking from 6no. to 2no. coach bays, whilst allowing for the addition of 30no. car parking spaces and adapting the consented 5no. car parking spaces to 5no. disabled bays all to ensure the needs of future users of the site can be met and to fulfil the requirements of para. 3 of Appendix 1 of the CEAAP.
- 13.6 The proposed parking arrangements are to be situated adjacent to the existing access road (Sanderson Way) serving The Plains area of the Marleigh development. The proposal is not considered to have any adverse impacts on the character or appearance of the site or surrounding area.

- 13.7 The area of hardstanding proposed to host the additional parking requirements will have a positive impact by reducing the likelihood of on-street/informal parking.
- 13.8 The application also seeks the addition of condition 30 (pitch size flexibility) which seeks to allow for greater flexibility in the size of pitches provided at The Plains in order to meet future demand and cater for all future users of the site, whilst retaining a minimum of 7no, football pitches at any given time.
- 13.9 It is the proposed that the football pitches will be marked out on the grassland and will have limited visual impact. Condition 30 allows for the approved pitches to vary in size whilst maintaining an essence of control in extent of minimum pitch provision.
- 13.10 Overall, the proposed development is considered to be a high-quality design which would contribute positively to its surroundings and be appropriately landscaped. The proposal is compliant with South Cambridgeshire Local Plan (2018) policies NH/2, NH/6 and SC/9 and the NPPF.

14. Trees

- 14.1 Policies NH/2, NH/4 and HQ/1 seek to preserve, protect and enhance existing trees and hedges. Para. 131 of the NPPF seeks for existing trees to be retained wherever possible.
- 14.2 The parent application (20/02569/REM) was accompanied by an Arboricultural Impact Assessment which remains relevant to this application.
- 14.3 The siting of the proposals is not considered to conflict with the existing Arboricultural Impact Assessment or the Tree Protection Plan approved under the discharge of condition application of 20/02569/COND19.
- 14.4 Condition 19 ensures appropriate tree protection measures through the submission of a detailed Arboricultural Method Statement and Tree Protection Strategy. In light of this, the proposal is considered to accord with policies NH/2, NH/4, HQ/1 of the Local Plan.

15. Biodiversity

- 15.1 The Environment Act 2021 and the Councils' Biodiversity SPD (2022) require development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach accords with policy NH/14 which outlines a primary objective for

biodiversity to be conserved or enhanced and provides for the protection of Protected Species, Priority Species and Priority Habitat.

- 15.2 The parent application (20/02569/REM) was accompanied by an Ecological Impact Assessment which is relevant to this application. Relevant conditions pertaining to ecological matters are recommended to be re-applied to this application. This will ensure compliance with the previously approved technical documents pertaining to the protection of ecological assets including: Biodiversity Report V1 (MD Ecology) May 2020 - Wildlife Hazard Management Plan (phase 1 Infrastructure, 1a and 1b) Aviaire March 2019 - Wildlife Hazard Management Compliance Statement, Aviaire, October 2020 – Water Vole Mitigation Statement (MD Ecology) May 2020 (condition 1).
- 15.3 The application is not subject to BNG requirements as this application seeks to vary an existing permission which was not subject to BNG requirements.
- 15.4 On this basis, Officers are satisfied that the proposed development complies with policy NH/14, the requirements of the Environment Act 2021 and 06/2005 Circular advice.

16. Water management and flood risk

- 16.1 Policies CC/7, CC/8 and CC/9 of the Local Plan require developments to have appropriate sustainable foul and surface water drainage systems and minimise flood risk. Paras. 159 – 169 of the NPPF are relevant.
- 16.2 The site is in Flood Zone 1 and is therefore considered at low risk of flooding.
- 16.3 The applicant seeks amendments to a previously approved reserved matters application. The parent application: 20/02569/REM and the subsequently amended permission were subject to several technical documents pertaining to surface water drainage, namely: Drainage Strategy, including a technical note dated 08 September 2020 (WSP) – Playing Fields levels and drainage layout (WSP) May 2020. These technical documents remain relevant to the current application and condition 1 (of this permission if approved) will ensure the development is carried out in accordance with the previously approved information outlined above.
- 16.4 Officers are satisfied that the applicant has suitably addressed the issues of water management and flood risk and subject to conditions as described above the proposal is in accordance with Local Plan policies CC/7, CC/8 and CC/9 and NPPF advice.

17. Highway safety and transport impacts

- 17.1 Policy HQ/1 states that proposals must provide safe and convenient access for all users and abilities to public buildings and spaces including those with limited mobility or with impairment such as sight or hearing.
- 17.2 Policy TI/2 requires developers to demonstrate adequate provision will be made to mitigate the likely impacts of the proposed development and, for larger developments, to demonstrate they have maximised opportunities for sustainable travel, and provided a Transport Assessment and Travel Plan.
- 17.3 Para. 115 of the NPPF advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety or the residual cumulative impacts on the road network would be severe.
- 17.4 The applications relevant to Phase 3 of Marleigh are supported by a Transport Assessment and Travel Management Plan.
- 17.5 The County Transport Team have offered support for the proposals. They advise that a lack of parking may result in on-street parking stress. However, they go on to advise that the proposed amendments to parking provision will assist in addressing the shortfall of parking serving The Plains: they raise no objection to the proposal subject to a condition which seeks to enhance cycle parking provision by a further 10no spaces (condition 31).
- 17.6 The County Highway Safety team have raised an objection to the proposals on the basis of it lacking information and/or rationale to support the need for additional parking arrangements at The Plains.
- 17.7 In the light of the current parking arrangements and the supportive comments offered by the County Transport Assessment Team, Officers are of the view that the proposed parking arrangements are a pragmatic approach to securing appropriate parking arrangements for The Plains to ensure the playing fields are effectively designed to cater for all future users of the site.
- 17.8 On this basis and subject to the above Officers are of the view that the proposals accord with the objectives of policy TI/2 of the Local Plan and is compliant with NPPF advice.

18. Car and cycle provision

- 18.1 Policies HQ/1 and TI/3 set out that car and cycle parking provision should be provided through a design-led approach in accordance with the indicative standards set out in Figure 11 of the Local Plan. Cycle parking should be provided to at least the minimum standards.

- 18.2 The Design Code for Marleigh (The Wing Masterplan – Hill/Marshall/PTE) and Appendix 1 of the CEAAP provide indicative cycle and car parking provision for the Marleigh development although neither document pays direct reference to areas of open space and/or sports provisions which do not provide seating. Paragraph 5 of Appendix 1 of the CEEAP states that some developments may have an exceptional need for vehicle parking in addition to that specified in the standards.
- 18.3 Given the lack of direct policy references for cycle/car parking provision for sites such as The Plains, an on-merit assessment has been undertaken and applied by Officers.

Cycle parking

- 18.4 TI/3 requires one cycle space per bedroom. The policy supporting text advises that for residential purposes cycle parking should be within a covered, lockable enclosure and that for houses it could be in the form of a shed or garage and in the case of flats either individual lockers or cycle stands within a lockable, covered enclosure are required. All cycle parking should be designed and located to minimise conflict between cycles, pedestrians and vehicles.
- 18.5 Phase 1B of the Marleigh development approved under application reference 20/02569/REM allowed for 60 no. cycle parking spaces to be situated at the sports pavilion, situated within The Plains.
- 18.6 In light of recent comments from the County Transport Assessment Team, further cycle parking is required at The Plains. Officers consider that the additional 10 no. cycle parking spaces to be secured under condition 31 will appropriately address this shortfall. On this basis, the scheme is considered to be compliant with the provisions of Policy TI/3.

Car parking

- 18.7 Policy TI/3 requires two spaces per dwelling – one space to be allocated within the curtilage. The supporting text to the policy advises that the Council will encourage innovative solutions such as shared parking areas. For example, where there are a mix of day and night uses, car clubs and provision of electric charging points and that a developer must provide clear justification for the level and type of parking proposed and demonstrate they have addressed highway safety issues.
- 18.8 The 3no. tennis courts proposed are to facilitate the needs of the local community and thus car parking arrangements are not considered necessary for this aspect of the development.

- 18.9 Through discussions with the Council's sports and recreation teams and in line with comments received from the County Transport Assessment Team additional car parking is identified to be required to cater for the needs of future users of the site. The level of coach parking secured under the previous Phase 1B permission will not be required.
- 18.10 On the advice of Officers, the applicant has agreed to amend the consented visitor parking layout to reduce coach parking from 6no to 2no. coach bays, whilst allowing for the addition of 30no. car parking spaces and adapting the approved 5no. car parking spaces to 5no. disabled bays all to ensure the needs of future users of the site can be met and also to fulfil the requirements of para. 3 of Appendix 1 of the CEAAP.
- 18.11 Noting paragraph 10.24 of Policy TI/3, which states that the parking standards are indicative. A bespoke approach is needed on a case-by-case basis. The need for more car-parking, a limited demand for coach parking and the additional 30no. car parking spaces are considered acceptable by Officers. Furthermore, the loss of 4no. coach parking spaces is considered to be acceptable given that few football clubs outside of the professional/semi-professional realm have access to coaches for travel to matches.
- 18.12 Subject to conditions the proposal is considered to accord with policies HQ/1 and TI/3 of the Local Plan, the Marleigh Design Code, the CEAAP and the Greater Cambridge Sustainable Design and Construction SPD.

19. Amenity

- 19.1 Policy HQ/1 (n), sets out that proposals must protect the health and amenity of occupiers and surrounding uses from development that is overlooking, overbearing or results in a loss of daylight or development which would create unacceptable impacts such as noise, vibration, odour, emissions and dust.

Neighbouring properties

- 19.2 The application seeks to enhance the level of parking provision serving The Plains. The specific siting of the parking arrangements are not within close proximity to any existing residential properties and thus are not considered to give rise to any adverse impacts on the amenity of neighbouring occupiers.
- 19.3 The proposed increase in parking provision will reduce the risk of on-street/informal parking throughout the Marleigh development which could result from the lack of parking provision associated with the layout previously consented under the Phase 1B proposals. The proposed parking arrangements are therefore considered as an improvement given there will be reduced risk of residential amenity issues associated with informal on-street parking.

- 19.4 The development is therefore considered to suitably respect the amenity of neighbouring occupiers and is compliant with the provisions of Policy HQ/1.

Construction and environmental health impacts

- 19.5 The land contamination, air quality and noise and vibrational impacts associated with the construction and occupation of the site are addressed by Local Plan policies CC/6 'Construction Methods', CC/7 'Water Quality', SC/9 'Lighting Proposals', SC/10 'Noise Pollution', SC11 'Contaminated Land', SC/12 'Air Quality' and SC/14 'Odour'. Paragraphs 183 - 188 of the NPPF are relevant.
- 19.6 Relevant planning conditions have been carried forward to ensure appropriate regard has been had to these matters (conditions 18, 22, 23). These conditions are considered reasonable and necessary to ensure the protection of neighbour's residential amenity, and will be added to any permission granted.

Summary

- 19.7 The proposal adequately respects the amenity of its neighbours and of future occupants. Subject to conditions (conditions 18, 22, 23), the proposal is compliant with policy HQ/1 and the District Design Guide 2010. The associated construction and environmental impacts would be acceptable in accordance with policies CC/6, CC/7, SC/9, SC/10, SC/12 and SC/14 of the Local Plan.

20. Third party representations

- 20.1 At the time of writing this report, no third-party representations had been received. A further update will be provided as part of the Officer presentation to Committee.

21. Planning obligations (S106)

- 21.1 The Community Infrastructure Levy Regulations 2010 introduced the requirement for all local authorities to make an assessment of any planning obligation in relation to three tests. If the planning obligation does not meet the tests, then it is unlawful. The tests are that the planning obligation must be:
- a) necessary to make the development acceptable in planning terms;
 - b) directly related to the development; and
 - c) fairly and reasonably related in scale and kind to the development.
- 21.2 Policy TI/8 'Infrastructure and New Developments' states that Planning permission will only be granted for proposals that have made suitable arrangements for the improvement or provision of infrastructure necessary

to make the scheme acceptable in planning terms. The nature, scale and phasing of any planning obligations and/or Community Infrastructure Levy (CIL) contributions sought will be related to the form of the development and its potential impact upon the surrounding area.

21.3 The applicant has indicated their willingness to enter into a S106 planning obligation in accordance with the requirements of the Council's Local Plan and the NPPF. The relevant Heads of Terms would relate to the following items:

- delivery of 7no. Playing Fields
- delivery of 3no. Tennis Courts
- delivery of 35no. Parking Spaces (incl. 5no disabled bays), and delivery of 2no. coach parking bays.

21.4 These planning obligations are necessary, directly related to the development and fairly and reasonably in scale and kind to the development and therefore the required planning obligation(s) meet the tests set by the Community Infrastructure Levy Regulations 2010 and are in accordance with Policy TI/8 of the South Cambridgeshire Local Plan (2018).

22. Planning balance

22.1 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).

22.2 This application will allow for additional parking arrangements catering for future users of The Plains. The parking provisions proposed will require additional hardstanding to be implemented in order to ensure suitable arrangements are in place to host parked vehicles. The proposed parking arrangements will reduce risk of informal/on-street parking and subsequently reduce the risk of adverse impacts on residential amenity associated with parking stress.

22.3 The application will allow for an increase in cycle parking availability by means of condition, allowing for a total of 70no. cycle parking spaces at The Plains to ensure future users of the site can arrive by bicycle.

22.4 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 recommended for approval subject to conditions and s106 planning obligations as this report details .

23. Recommendation

Approve this s73 application 24/03837/S73 subject to:

- (i) The planning conditions and informatives as detailed in Section 24 of this report, with delegated authority to officers to carry through minor amendments to those conditions and informatives (and include others considered appropriate and necessary).
- (ii) The prior completion of a planning obligation by deed under S106 and S106A (as appropriate) of the Town and Country Planning Act 1990 (as amended) which secures the necessary modifications to the 2016 Agreement supporting S/2682/13/OL, to release those obligations no longer required as a consequence of the approval of this proposal, and to the new planning obligations specified in this report, with delegated authority to officers to include other relevant planning obligations necessary to make the proposal acceptable in planning terms, and to negotiate, settle and complete such planning obligation in consultation with the Chair and Vice Chair of JDCC.

24. Planning conditions

1 Plans Compliance	<p>The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.</p> <p>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.</p>
2 Materials	<p>Prior to the commencement of development, with the exception of works up to and including slab level, details of the materials for the external surfaces of buildings to be used in the construction of the development shall be submitted to and approved in writing by the local planning authority. and shall include external features such as windows, window reveals, façade panels, head and cill treatments, brick slip systems, rainwater details, porch details and doors. The details should be accompanied by a materials schedule, large-scale drawings and samples as appropriate.</p> <p>Reason: In the interests of visual amenity and to fully assess the external materials palette. (South Cambridgeshire Local Plan 2018; policy HQ/1).</p>
3 Sample Panel	<p>No brickwork above ground level shall be laid until a sample panel (at least 1.5m x 1.5m) has prepared on</p>

	<p>site, detailing the choice of brick, bond, coursing, special brick patterning, mortar mix, design and mortar technique. The details shall be submitted to and approved in writing by the local planning authority. The approved sample panel shall be retained on site for the duration of the works. Development shall be carried out in accordance with the approved details.</p> <p>Reason: In the interests of visual amenity and to fully assess the external materials palette. (South Cambridgeshire Local Plan 2018; policy HQ/1).</p>
<p>4 Sports Pavilion Management Strategy</p>	<p>Prior to first use of the sports pavilion hereby approved, a Sports Pavilion management Strategy shall be submitted to and approved in writing by the Local Planning Authority. The Strategy shall ensure the effective management and maintenance of the facility and include details of the management body or organisation which will be appointed to manage the facility, waste management and recycling arrangements; operating hours and an appropriate timetable for establishing the management arrangements. The facility will be constructed in accordance with the approved strategy.</p> <p>Reason: To maintain the quality of and secure the safe use of sports facilities (South Cambridgeshire Local Plan 2018; policy SC/4).</p>
<p>5 Allotments Provision</p>	<p>Prior to occupation of the 100th dwelling, full details of the allotments shall be submitted to and approved in writing by the Local Planning Authority. These details to include:</p> <ul style="list-style-type: none"> 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); areas for communal storage of materials (for example, manure and compost) and communal storage of tools and supplies (eg lockers and bins) and a timeframe for their delivery. b. Proposed management arrangements of the body or organisation which will be appointed to manage the facility, 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

	<p>compliance thereafter.</p> <p>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.</p> <p>d. Details of the allotment building (including composting toilet, green roof and solar energy opportunities and operating hours) and an appropriate timetable for its delivery.</p> <p>e. Water supply, including use of stored rainwater and SuDS for watering crops.</p> <p>f. 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.</p> <p>g. Boundary treatment, including security arrangements for the allotments and along the northern boundary of the allotments which abuts High Ditch Road.</p> <p>The development shall be in accordance with the approved details.</p> <p>Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development (South Cambridgeshire Local Plan 2018; policies SC/4, SC/7, and SS/3)</p>
6 Public Art Delivery Plan	<p>Prior to construction above ground level, full details of a scheme of public art for Phase 1B shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme for public art shall be carried out in accordance with the approved details not later than 6 months after first occupation, or within a timeframe set out and agreed within the submitted scheme. The scheme shall demonstrate how the strategy integrates with the outline site wide public art strategy.</p> <p>Reason: In the interest of creating successful, high quality, attractive environments (South Cambridgeshire District Plan 2018; policy HQ/2)</p>
7 Use of Playing Fields	<p>The playing field/artificial grass pitch shall be used for Outdoor Sport and for no other purpose (including without limitation any other purpose in</p>

	<p>Class D2 Use Classes Order 2005, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).</p> <p>Reason: To protect the playing field from loss and/or damage and to maintain the quality of and secure the safe use of sports pitch/es (South Cambridgeshire Local Plan; policy SC/4)</p>
<p>8 Playing Fields Management and Maintenance Scheme</p>	<p>Prior to the bringing into use of the playing fields a Management and Maintenance Scheme for the facility including management responsibilities, a maintenance schedule and a mechanism for review shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England.</p> <p>Reason: To ensure that the playing fields are capable of being managed and maintained to deliver sports facilities which are fit for purpose, sustainable and ensure sufficient benefit of the development to sport (National Planning Policy Framework (NPPF) para 97; South Cambridge Local Plan 2018 policy SC/4)</p>
<p>9 Details of Woodland NEAP</p>	<p>Prior to the occupation of the 100th dwelling, a plan indicating the equipment details of the woodland NEAP hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The details shall include equipment focussed on 10-14 year olds, group activities, and teen shelter. The development shall be in accordance with the approved details.</p> <p>Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (South Cambridgeshire Local Plan 2018; policies DP/2, SC/7, and SS/3)</p>
<p>10 - Delivery of Local Areas of Play (LAPs) and Reduced LAP (Doorstep Play)</p>	<p>The Local Areas of Play (LAPs) and reduced LAP (doorstep play) hereby approved shall be delivered in accordance with the LAP delivery plan for Phase 1B planning submitted with the application.</p> <p>Reason: To ensure that appropriate facilities for youth and children's play provision are provided in relation to the development of the site (South Cambridgeshire Local Plan 2018; policy HQ/1)</p>

<p>11 Landscape Maintenance and Management Plan</p>	<p>Prior to first occupation of the residential properties hereby approved, a landscape maintenance and management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas shall be submitted and approved in writing by the Local Planning Authority. The landscape plan shall be carried out as approved. Any trees or plants that, within a period of five years after planting, are removed, die or become in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced as soon as it is reasonably practicable with others of species, size and number as originally approved.</p> <p>Reason: In the interests of visual amenity and to ensure that hard and soft landscape is provided as part of the development (South Cambridgeshire Local Plan 2018; policy HQ/1).</p>
<p>12 Waste and Recycling Arrangements</p>	<p>No development shall commence until details of the on-site storage facilities for waste (including waste for recycling) in respect of the residential dwellings hereby approved have been submitted to and approved in writing by the Local Planning authority.</p> <p>The details shall include the detailed position and layout of bin stores and arrangements for their 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.</p> <p>The approved facilities for each residential dwelling shall be provided prior to the first occupation of that building and shall be retained thereafter.</p> <p>Reason: To ensure that the details of the development are acceptable and ensure the provision of waste collection infrastructure on site (Cambridge East Area Action Plan 2008; policy CE/33)</p>
<p>13 Active Buildings Pilot Project Implementation</p>	<p>The proposals for the provision of the Active Building Pilot dwellings will be implemented in line with the approved details contained within the Energy Statement Marleigh Phase 1B - 16 Exemplar Homes Strategy (Pollard Thomas Edwards, June 2020).</p>

	<p>Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings to deliver an exemplar of sustainability (Cambridge East Area Action Plan, policies CE/22, CE/24 and CE/28).</p>
<p>14 Implementation of Energy Strategy</p>	<p>The approved energy strategy as set out in the Energy Assessment Report (Stroma, 20/12/2018)) shall be fully implemented prior to the first occupation of the development. Prior to first residential occupation in each build phase, a phasing plan and roof plan showing the layout of the proposed photovoltaic panels in that phase shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the agreed details and the photovoltaic panels shall thereafter be retained and remain fully operational in accordance with a maintenance programme, which shall be submitted to and agreed in writing by the local planning authority.</p> <p>No review of this requirement on the basis of grid capacity issues can take place unless written evidence from the District Network Operator confirming the detail of grid capacity and its implications has been submitted to, and accepted in writing by, the local planning authority. Any subsequent amendment to the level of renewable/low carbon technologies provided on the site shall be in accordance with a revised scheme submitted to and approved in writing by, the local planning authority.</p> <p>Reason: In the interests of reducing carbon dioxide emissions (Cambridge East Area Action Plan, policies CE/22, CE/24 and CE/28).</p>
<p>15 BREEAM Condition 1 - Design Stage Certification</p>	<p>Prior to occupation of the 400th residential and 800th residential unit, BRE issued Design Stage Certificates shall be submitted to, and approved in writing by, the Local Planning Authority demonstrating that BREEAM 'excellent' as a minimum will be met for the allotment building and sports pavilion, Where the interim certificates shows a shortfall in credits for BREEAM 'excellent', statements shall be submitted identifying how the shortfall will be addressed. In the event that such a rating is replaced by a comparable national</p>

	<p>measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.</p> <p>Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings (Cambridge East Area Action Plan, policies CE/22, CE/24 and CE/28)</p>
<p>16 BREEAM Condition 2 - Post Construction Certification</p>	<p>Prior to the occupation of the buildings hereby permitted, or within 6 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.</p> <p>Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings (Cambridge East Area Action Plan, policies CE/22, CE/24 and CE/28).</p>
<p>17 Electric Vehicle Charging Wall Boxes</p>	<p>Prior to the occupation of each individual dwelling house, the proposed electric vehicle slow charge wall box serving each unit to be occupied shall be fitted and fully operational.</p> <p>Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainability Cambridge East Area Action Plan, policies CE/22, CE/24 and CE/28.</p>
<p>18 External Lighting</p>	<p>Notwithstanding details provided within the application submission, full details of any external lighting, such as street lighting and residential lighting (as set out in outline condition 18), and any lighting associated with the sports pitches, allotment building and sports pavilion hereby approved, shall be submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details.</p> <p>Reason: To ensure that there is no conflict with the final lighting positions agreed as part of the S278</p>

	Agreement, and in the interests of amenity (South Cambridgeshire Local Plan 2018; policy HQ/1)
19 Tree Protection Plan	<p>Before any works on site commence a detailed Arboricultural Method Statement and Tree Protection Strategy shall be submitted to and approved in writing by the Local Authority, including details of timing of events, protective fencing and ground protection measures. This should comply with BS5837. The tree protection measures shall be installed in accordance with the approved tree protection strategy before any works commence on site. The tree protection measures shall remain in place throughout the construction period and may only be removed following completion of all construction works.</p> <p>Reason: To ensure that trees to be retained will be protected from damage during the construction activity, in the interests of the preservation of arboricultural amenity (South Cambridgeshire Local Plan; policies NH/6 and HQ/1).</p>
20 Bridge over Attenuation Pon	<p>Within six months of the commencement of development, the detailed design of the bridge over the attenuation pond shall be submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details.</p> <p>Reason: To ensure that the detail of the development is acceptable (South Cambridgeshire Local Plan 2018; policy SC/11)</p>
21 Road Levels	<p>No development hereby permitted shall be commenced until the detailed level design of all roads has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.</p> <p>Reason: To ensure the details of the development are acceptable (South Cambridgeshire Local Plan 2018; policy SC/11)</p>
22 Noise Mitigation Measures - Compliance	The development, hereby approved, shall be carried out in accordance with the mitigation measures as set out in the Phase 1B, Marleigh Development, Land Off Newmarket Road, Discharge of Condition 21, (Project Reference. M4425-Ph1B-C21 dated

	<p>29th April 2020) prepared by Ian Sharland Ltd and its supplementary appendices.</p> <p>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 noise sensitive uses resulting from noise and secure acceptable living conditions (policies CE/19 and CE/26 of the Cambridge East Area Action Plan 2008; policies SS/3, HQ/1 and SC/10 of the South Cambridgeshire Local Plan 2018 and the NPPF).</p>
23 Noise Insulation Scheme	<p>Prior to the commencement of the development of the active pilot buildings, an assessment of the noise impact of any renewable energy provision sources (such as air source heat pumps or wind turbines) and a scheme for insulation as necessary, shall be submitted to and approved in writing by the Local Planning Authority. Any noise insulation scheme as approved shall be fully implemented before first occupation of the active pilot buildings and shall thereafter be maintained in accordance with the approved details.</p> <p>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 noise sensitive uses resulting from noise and secure acceptable living conditions (policies CE/19 and CE/26 of the Cambridge East Area Action Plan 2008; policies SS/3, HQ/1 and SC/10 of the South Cambridgeshire Local Plan 2018 and the NPPF).</p>
24 Wildlife Hazard Management - Compliance	<p>The development shall be carried out strictly in accordance with the Wildlife Hazard Management Plan, Project Wing, Aviaire, March 2019, V007 and Wildlife Hazard Management Compliance Statement, Project Wing, Aviaire, August 2020 V004. This includes provision of adequate bird control measures and the regime of monitoring in the construction period and post completion phases as set out in the WHMP.</p> <p>Reason: To minimise the attractiveness of the development to birds, to ensure the safe movement of aircraft and the operation of Cambridge Airport (South Cambridgeshire Local Plan 2018; policy CE/32)</p>

<p>25 Biodiversity Report - Compliance</p>	<p>The development shall be carried out strictly in accordance with the Biodiversity Report (May 2020) (May 2020). This includes provision of construction phase mitigation and avoidance strategies for protected species likely to be found on or near the site.</p> <p>Reason: To ensure the impacts of the development on biodiversity is mitigated (South Cambridgeshire Local Plan 2018; policy NE/4 and paragraph 170 of the National Planning Policy Framework)</p>
<p>26 – Amenity Grass Seed Mix</p>	<p>Prior to the commencement of development, details of the amenity grass seed mix shall be submitted to and approved in writing by the Local Planning Authority. Development shall be in accordance with approved details.</p> <p>Reason: In the interests of improving biodiversity (South Cambridgeshire Local Plan 2018; policy NE/4)</p>
<p>27 – Construction Cranes</p>	<p>Prior to the use of any cranes and/or temporary tall structures required during the construction of the development, a strategy shall be submitted setting out the details of the cranes and other tall construction equipment, including the details of obstacle lighting. The development shall be carried out in accordance with the approved strategy.</p> <p>Reason: To ensure that construction work and construction equipment on the site and adjoining land does not obstruct air traffic movements or otherwise impede the effective operation of air traffic navigation transmitter/receiver systems, South Cambridgeshire Local Plan 2018 Policy TI/6.</p>
<p>28 Visitor Car Parking</p>	<p>The development shall be carried out in accordance with drawing number</p> <p>Reason: To ensure suitable parking arrangements for the Plains (South Cambridgeshire Local Plan Policies HQ/1 and TI/3)</p>
<p>29 Green Roofs</p>	<p>All green roofs should be designed, constructed and maintained in line with the CIRIA SuDS Manual (C753) and the Green Roof Code (GRO).</p>

	<p>Reason: To ensure the impact of the development on biodiversity is acceptable (South Cambridgeshire Local Plan 2018; policy NH/4 and paragraph 170 of the National Planning Policy Framework)</p>
30 S73 Assurance	<p>Conditions 1-30 of planning permission 23/01939/S73 pursuant to 20/02569/REM shall continue to apply to this permission. Where such conditions pertaining to 23/01939/S73 have been discharged, the development of planning permission 24/03837/S73 shall be carried out in accordance with the terms of discharge and those conditions shall be deemed to be discharged for this permission also.</p> <p>Reason: To define the terms of the application</p>
31 Cycle Parking	<p>Prior to the first use of the playing fields, details for 10no. cycle parking spaces shall be submitted to and agreed in writing by the local planning authority.</p> <p>The cycle parking shall be implemented in full accordance with the approved plans prior to commencement of the use of the playing fields.</p> <p>Reason: To ensure sustainable access to the site (South Cambridgeshire Local Plan 2018 Policies HQ/1 and TI/3)</p>
32 Parking Restrictions	<p>Prior to commencement of the use of the parking arrangements hereby approved, details of parking restrictions to prevent access to the site for purposes other than use of the playing fields shall be submitted to and agreed in writing by the Local Planning Authority.</p> <p>The restrictions shall be implemented in full accordance with the approved plans prior to commencement of the use of the parking spaces approved.</p> <p>Reason: To ensure the parking spaces are retained for users of the playing fields (South Cambridgeshire Local Plan 2018 Policies HQ/1 and TI/3)</p>
33 Hard and Soft Landscaping	<p>No development of the parking arrangements adjacent to Sanderson Way shall commence until a hard and soft landscaping scheme for the parking area and associated access road has been</p>

submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following:

- a) proposed finished levels or contours; car parking layouts, other vehicle and pedestrian access and circulation areas;
- b) hard surfacing materials;
- c) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, species, plant sizes and proposed numbers/densities where appropriate;
- e) boundary treatments indicating the type, positions, design, and materials of boundary treatments to be erected;

The development shall be fully carried out in accordance with the approved details. If within a period of 5 years from the date of planting of any trees or shrubs, or 5 years from the commencement of development in respect of any retained trees and shrubs, they are removed, uprooted, destroyed, die or become seriously damaged or diseased, replacement trees and shrubs of the same size and species as originally planted shall be planted at the same place in the next available planting season, or in accordance with any variation agreed in writing by the Local Planning Authority.

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