

Appendix 8 - Recommended Planning Conditions

No.	Condition
1	Reserved Matters/Details No development on any individual development zone (or part thereof) shall commence until approval of the details of the appearance, landscaping, layout, scale and access within development zones (hereinafter called the reserved matters) within that zone (or part thereof) has been obtained from the Local Planning Authority in writing. The development shall be carried out as approved. Reason: This is an Outline permission only and these matters have been reserved for the subsequent approval of the Local Planning Authority.
2	Time Limit Reserved Matters 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 91 of the Town and Country Planning Act 1990 (as amended).
3	Time Limit Reserved Matters The commencement of development in each development zone pursuant to this outline consent shall begin before the expiration of two years from the date of the last reserved matter of that development zone to be approved. Reason: To prevent the accumulation of unimplemented planning permissions and in accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.
4	Time Limit Reserved Matters Application(s) for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of fifteen years from the date of this permission. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

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	Reason: In accordance with the requirements of Section 92 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).
5	Approved Plans and Documents The development hereby permitted shall be carried out in accordance with the approved plans and documents as listed below: <u>Highway plans</u> 24067- KMC-HGN-XX-SK-CH-HR21 Rev PL07 Sheet 1 of 2 Huntingdon Road General Arrangement (GA) 24067- KMC-HGN-XX-SK-CH-HR22 Rev PL04 Sheet 2 of 2 Huntingdon Road General Arrangement (GA) <u>General plans</u> EP1-10001 Site Location Plan September 2025 EP2-10002 Site Location Plan showing Local Planning Authority boundaries Parameter Plans PP1-10001 Demolition Plan PP2-10002 Rev P02 Green Infrastructure, play and open space Plan PP3-10003 Rev P01 Access and Movement Plan PP4-10004 Rev P01 Land Use Plan PP6-10006 Rev P02 Maximum Heights Plan Documents North West Cambridge Masterplan Development Specification Rev 2 dated August 2026 North West Cambridge Future Phases of Eddington Design Code Rev P02 dated March 2026

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	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	Phasing Plan Prior to or concurrently with the submission of the first reserved matters application for any development on the site, an Initial Site Wide Phasing Plan which accords with the S106 triggers shall be submitted to the local planning authority for approval. From the date of the approval of the Initial Site Wide Phasing Plan an Updated Site Wide Phasing Plan, making clear any amendments to the Phasing, shall thereafter be submitted to the local planning authority with the submission of each reserved matters application. The Initial Site Wide Phasing Plan shall include the expected sequence of delivery of development of the following elements: a) Provision of reserved matters parcels b) Major distributor roads / routes within the site, including timing of provision and opening of access points into the site c) Provision of primary/secondary pedestrian and cycle links d) Strategic foul surface water features and SUDS e) Environmental mitigation measures and structural landscaped areas f) Provision of on-site amenities and open space g) Provision of on-site sports facilities h) Provision of allotments / community growing spaces. No development approved under the first reserved matters application shall commence until such a time as the Initial Site Wide Phasing Plan has been approved. The Site Wide Phasing Plan shall then be updated and submitted with each reserved matters application to provide a position statement on progress and delivery of all the elements a) – h) above. The development shall be carried out in accordance with the approved details (or subsequently amended/approved phasing details). Reason: To clarify how the site is to be phased to assist with the determination of subsequent reserved matters applications and to ensure that major infrastructure provision and environmental mitigation is provided in time to cater for the needs and

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	impacts arising out of the development to ensure satisfactory coordination of the Eddington site as a whole. (Cambridge Local Plan 2018 Policy 20, South Cambridgeshire Policy TI/8 and North West Cambridge Area Action Plan Policies NW1, NW2 and NW30).
7	Design Code Compliance Applications for reserved matters shall include a Design Code Statement that demonstrates how the application accords with the approved site wide Design Code. Reason: To ensure high quality design and coordinated development. (South Cambridgeshire Local Plan 2018 Policy HQ/1, Cambridge Local Plan 2018 policies 55 and 57 and North West Cambridge Area Action Plan Policy NW3)
8	Compliance with Environmental Statement The development shall be carried out in accordance with the mitigation measures as set out in the North West Cambridge Masterplan Environmental Statement: Volume 1 Chapter 18: Environmental Management, Mitigation and Monitoring Schedule Table 18.2. Reason: To ensure that the development takes place in accordance with the principles and parameters contained within the Environmental Statement. (North West Cambridge Area Action Plan Policies NW1 and NW2).
9	Key Worker Housing Any reserved matters application for residential development shall include a plan showing the distribution of market and key worker units, including a schedule of dwelling size (by number of bedrooms) within the reserved matters site for which approval is sought. The distribution of the key worker units shall then be provided in accordance with the approved details. Reason: To ensure that there is a mixed and balanced distribution of tenure types across the development. (South Cambridgeshire Local Plan 2018, policy H/10, Cambridge Local Plan 2018 policy 45 and North West Cambridge Area Action Plan Policy NW7)

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10	Groundwater monitoring The development within each phase, sub-phase and / or reserved matters application hereby permitted may not commence until such time as a detailed scheme for groundwater monitoring in respect of contamination for that phase, sub-phase and / or reserved matters application has been submitted to, and approved in writing by, the LPA. The scheme shall, where necessary, be supported by: detailed sampling and analytical schedules; programme for future maintenance and decommissioning; schedule for submission of interim and final monitoring reports contingency action plan including the list of potential mitigation measures that will be implemented, should unexpected changes in groundwater quality be noted as a result of decommissioning or redevelopment works. The scheme for that phase, sub-phase and / or reserved matters application shall be fully implemented and subsequently maintained, in accordance with the timing/phasing arrangements embodied within the scheme, or any details as may subsequently be agreed, in writing, by the Local Planning Authority. Reason: To ensure that the site does not pose any further risk to the water environment by managing any ongoing contamination issues and completing all necessary long-term remediation measures in accordance with the NPPF (2026).
11	Drainage system for surface water No drainage systems for the infiltration of surface water to the ground are permitted other than with the written consent of the Local Planning Authority. Any proposals for such systems must be supported by an assessment of the risks to controlled waters. The development shall be carried out in accordance with the approved details. Reason: To ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by unacceptable levels of water pollution caused by mobilised contaminants. (South Cambridgeshire Local Plan 2018, policies CC/8 and CC/9, Cambridge Local Plan 2018 policies 31 and 32, North West Cambridge Area Action Plan Policies NW25, NW26 and NW27 and the NPPF (2026).
12	Piling

No.	Condition
	Piling (or other foundation designs undertaken using penetrative methods) hereby permitted by the Local Planning Authority for each phase, sub-phase and / or reserved matters application may not commence until such time as a scheme has been submitted to, and approved in writing by, the LPA. The scheme shall be based on the information submitted as part of the application and, where necessary, supported by: a foundation works risk assessment; a conceptual site model; specification of the type, number and depth of piles/foundations; a detailed groundwater monitoring programme including a schedule for submission of interim and final monitoring reports; a contingency action plan including the list of potential mitigation measures that will be implemented, should unexpected changes in groundwater quality be noted as a result of piling/foundation works; timing/phasing arrangements. The scheme shall be fully implemented and subsequently maintained, in accordance with the timing/phasing arrangements contained in the scheme, or any details as may subsequently be agreed, in writing, by the LPA. Reason: To ensure that piling/foundation works do not harm groundwater resources, in accordance with. South Cambridgeshire Local Plan 2018 policy CC/7, Cambridge Local Plan 2018 policy 31, North West Cambridge Area Action Plan Policy NW27 and the NPPF (2026).
13	Waste Water Prior to the occupation of the development hereby permitted, written confirmation will be submitted to and approved in writing by the Local Planning Authority, in consultation with the Environment Agency, evidencing that the anticipated additional net increase in waste water generated by the development as identified in the strategy approved pursuant to condition 16, is capable of being accommodated by the Cambridge Waste Water Treatment Works; or an alternative Anglian Water treatment plant; and /or through an on-site alternative to protect water quality and support the achievement of water quality objectives. Reason: To ensure that foul water can be adequately managed without causing significant environmental harm, and to protect water quality from pollution associated with increased flows from the development, connected to the Cambridge Waste Water Treatment Works, being discharged to the River Cam in accordance

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	with Regulations 33 of The Water Environment (Water Framework Directive) (England & Wales) Regulations 2017, and the NPPF (2026).
14	Detailed Surface Water Strategy No laying of services, creation of hard surfaces or erection of a building within each phase, sub-phase and / or reserved matters application shall commence until a detailed surface water drainage scheme for that phase, sub-phase and / or reserved matters application, based on the agreed Flood Risk Assessment and Surface Water Drainage Strategy North West Cambridge Masterplan, Reference: 60732815 NWC-MP2024-ACM-SW-RP-00019, Revision: P03, Dated: 11th March 2026 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 prior to occupation of the first dwelling. Reason: To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity. (South Cambridgeshire Local Plan 2018, policies CC/8 and CC/9, Cambridge Local Plan 2018 policies 31 and 32 and North West Cambridge Area Action Plan Policies NW25, NW26 and NW27).
15	Surface water and water quality management No development, including preparatory works, shall commence for each phase, sub-phase and / or reserved matters application until details of measures indicating how additional surface water run-off from the site will be avoided, and water quality will be managed, during the construction works have been submitted to and approved in writing by the Local Planning Authority. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved measures and systems shall be brought into operation for that phase, sub-phase and / or reserved matters application 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; or cause detriment to water quality; recognising that initial works to prepare the site could bring about unacceptable impacts. (South Cambridgeshire Local Plan 2018, policies

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	CC/8 and CC/9, Cambridge Local Plan 2018 policies 31 and 32 and North West Cambridge Area Action Plan Policies NW25, NW26 and NW27).
16	Strategic Foul Water Strategy No development within a phase, sub-phase and/or reserved matters application on a plot that brings the cumulative total of development across the North West Cambridge site (including development completed pursuant to outline planning permissions S/2036/13/VC and 13/1402/S73) to more than the foul water loading equivalent of 3,000 dwellings, 100,000m² of commercial floorspace and 2,000 student bedspaces (or an alternative mix of development generating an equivalent foul water discharge) shall commence until a Strategic Foul Water Strategy has been submitted to and approved in writing by the Local Planning Authority, in consultation with Anglian Water. The Strategic Foul Water Strategy shall confirm the sustainable point of connection to the public foul sewer network. Within each reserved matters application above this threshold, details of the relevant section of the foul water drainage works shall be submitted in accordance with the approved Strategic Foul Water Strategy. Prior to the occupation of the approved reserved matters development, the relevant section of the foul water drainage works shall be completed in full accordance with the approved details. Within each reserved matters application below the threshold identified above, details of the relevant section of the foul water drainage works shall be submitted in accordance with the North West Cambridge Foul Drainage Strategy (May 2013) (Report Ref. NWC-URS-SW-SWD-XX-RPT-CE-0004 P04). Prior to the occupation of the approved reserved matters development, the relevant section of the foul water drainage works shall be completed in full accordance with the approved details. Reason: To protect water quality, prevent pollution and secure sustainable development having regard to South Cambridgeshire Local Plan 2018 policies CC/8 and CC/9, Cambridge Local Plan 2018 policies 31 and 32, North West Cambridge Area Action Plan Policies NW25, NW26 and NW27 and the NPPF (2026).
17	Travel Plan

No.	Condition
	The development hereby permitted shall not be occupied unless and until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority (in consultation with the Highway Authority for M11). The Travel Plan shall be prepared in line with prevailing policy and best practice and shall include as a minimum: • the identification of targets for trip reduction and modal shift; • the measures to be implemented to meet these targets including an accessibility strategy to specifically address the needs of residents with limited mobility requirements; • the timetable/ phasing of the implementation of the Travel Plan measures shall be alongside occupation of the development and its operation thereafter; • the mechanisms for monitoring and review; • the mechanisms for reporting; • the remedial measures to be applied in the event that targets are not met; • the mechanisms to secure variations to the Travel Plan following monitoring and reviews. The Travel Plan shall be implemented and monitored as approved upon the occupation of the development and until agreed in writing by the Local Planning Authority in consultation with the Highway Authority. Any development within a phase, sub-phase and / or reserved matters application shall only be occupied if a subsidiary Travel Plan in accordance with the approved Travel Plan has been approved by the Local Planning Authority. Reason: In order to minimise the use of the private car and promote the use of sustainable modes of transport in accordance with the NPPF (2026) and paragraph 40 DfT Circular 01/2022.
18	CTMP Prior to commencement of construction works within each phase, sub-phase and / or reserved matters application, a Construction Traffic Management Plan (CTMP) for that phase, sub-phase and / or reserved matters application shall be submitted to and approved in writing by the Local Planning Authority in consultation with

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	National Highways. The approved plan shall be adhered to throughout the construction period. The CTMP should address: i. Movements, control, and timings of all muck away lorries and delivery lorries/vehicles. All loading and unloading shall be undertaken off the adopted public highway. ii. The proposed access to be used by demolition, construction, and delivery vehicles on to the site shall be fully constructed to Local Highway Authority specifications and operational prior to commencing any works on site. iii. Contractor parking, for both demolition and construction phases shall be within the curtilage of the site and not on the street. If the site has limited potential to provide on-site car parking the applicant must provide details of how any off-site parking will be controlled, e.g., a managed list of contractor/employee vehicles parking on-street and their drivers telephone contact details etc. iv. Control of dust, mud, and debris, in relationship to the functioning of the adopted public highway, including repairs to highway damage caused by site vehicles. The adopted public highway within the vicinity of the site will also be swept within an agreed time frame as and when reasonably requested by any officer of the Local Highway Authority and that any highway damage (including verges) shall be repaired in a timely manner at no expense to the Local Highway Authority. The CTMP must relate solely to how the operation of the site will affect the adopted public highway, other information for example noise levels, is not a highway matter and should not be included within the plan. The approved CTMP shall be adhered to throughout any demolition and construction periods for the proposed development. Reason: To ensure the efficient and reliable operation of the Strategic Road Network during the construction stage in accordance with the NPPF (2026).
19	LEMP

No.	Condition
	No development shall commence within each phase, sub-phase and / or reserved matters application until a Landscape and Ecological Management Plan (LEMP) has been submitted to, and approved for that phase, sub-phase and / or reserved matters application in writing by, the local planning authority. The LEMP shall include the following: a) Long-term design objectives b) Aims and objectives of management. c) Description and evaluation of features to be managed. d) Ecological trends and constraints on site that might influence management. e) Prescriptions for management actions. f) Prescription of a maintenance schedule and phasing plan for a 30-year period for all hard and soft landscaping areas including ecological mitigation, including an annual work plan capable of being reviewed every 5 years. g) Details of the body or organisation responsible for its implementation and its funding. h) Ongoing monitoring and remedial measures including identification of contingencies and/or remedial action. The approved LEMP for each phase, sub-phase and / or reserved matters application shall be implemented in full in accordance with the approved details. Reason: To ensure that before any development commences an appropriate landscape and ecological management plan has been agreed (South Cambridgeshire Local Plan 2018 policies HQ/1 and NH/4, Cambridge Local Plan 2018 policies 57, 59 and 70 and North West Cambridge Area Action Plan Policies NW2 and NW24).
20	CEcMP No development shall commence within each phase, sub-phase and / or reserved matters application (including demolition, ground works) and no vegetation clearance shall occur for that phase, sub-phase and / or reserved matters application, 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:

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	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 for each phase, sub-phase and / or reserved matters application 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. (South Cambridgeshire Local Plan 2018, policies HQ/1 and NH/4 and Cambridge Local Plan 2018 policies 57, 59 and 70 and North West Cambridge Area Action Plan Policies NW2 and NW24).
21	Ecological Enhancement scheme Prior to or concurrently with each reserved matters application an ecological enhancement scheme shall be submitted and approved in writing by the local planning authority. The scheme shall include details of bat and bird box installation, hedgehog provisions and other ecological enhancements. The approved scheme shall be fully implemented prior to first occupation of each reserved matters application or in accordance with a timescale agreed in writing by the local planning authority. Reason: To conserve and enhance ecological interests in accordance with South Cambridgeshire Local Plan 2018 policies HQ/1 and NH/4 , Cambridge Local Plan

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	policies 57, 59 and 70, North West Cambridge Area Action Plan Policies NW2 and NW24 and the Greater Cambridge Planning Biodiversity Supplementary Planning Document (2022).
22	Sustainability and energy statements All future reserved matters applications for the appearance, layout and scale of development shall be accompanied by a Sustainability Statement and Energy Statement setting out the approach to meeting the targets and commitments set out in the North West Cambridge Masterplan Sustainability Statement for Outline Application, Max Fordham, December 2025 Rev P07 and Energy Statement, Aecom, September 2025. The development shall be carried out and thereafter maintained strictly in accordance with the agreed details. Reason: In the interests of reducing carbon dioxide emissions and promoting the principles of sustainable construction and efficient use of buildings. (Cambridge Local Plan 2018 policies 28 and 29, South Cambridgeshire Local Plan 2018 policy CC/3 and North West Cambridge Area Action Plan Policy NW24)
23	Detailed Potable Water Strategies All future reserved matters applications for buildings shall be accompanied by detailed Potable Water Strategies setting out the potable water requirements of that building(s) and the approach to meeting the targets for water use set out in the North West Cambridge Masterplan Sustainability Statement for Outline Application, Max Fordham, December 2025 Rev P07. The development shall be carried out and thereafter maintained strictly in accordance with the agreed details. Reason: To respond to the water stress facing the area and ensure that development makes efficient use of water and promotes the principles of sustainable construction. (Cambridge Local Plan 2018 policy 31, South Cambridgeshire Local Plan 2018 policy CC/4 and North West Cambridge Area Action Plan Policy NW24).
24	BREEAM pre-assessment All future reserved matters applications for the appearance, layout and scale of the non-domestic buildings shall be accompanied by a BREEAM pre-assessment prepared by an accredited BREEAM Assessor, indicating that the building is

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	capable of achieving the applicable 'excellent' rating as a minimum, with maximum 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 (South Cambridgeshire Local Plan 2018 policy CC/3, Cambridge Local Plan 2018 Policy 28, North West Cambridge Area Action Plan Policies NW2 and the Greater Cambridge Sustainable Design and Construction SPD 2020).
25	BREEAM Design Stage Within 12 months of commencement of development of a non-domestic building, a BRE issued Design Stage Certificate for that building shall be submitted to, and approved in writing by, the Local Planning Authority demonstrating that BREEAM 'excellent' as a minimum will be met, with maximum credits for Wat 01 (water consumption). Where the Design Stage certificate shows a shortfall in credits for BREEAM 'excellent', a statement shall also be submitted identifying how the shortfall will be addressed. If 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 and promoting principles of sustainable construction and efficient use of buildings (South Cambridgeshire Local Plan 2018 policy CC/3, Cambridge Local Plan 2018 Policy 28, North West Cambridge Area Action Plan Policies NW2 and the Greater Cambridge Sustainable Design and Construction SPD 2020).
26	BREEAM post construction Within 12 months following first occupation of a non-domestic building, 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. If 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 and promoting principles of sustainable construction and efficient use of buildings (South

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	Cambridgeshire Local Plan 2018 policy CC/3, Cambridge Local Plan 2018 Policy 28, North West Cambridge Area Action Plan Policies NW2 and the Greater Cambridge Sustainable Design and Construction SPD 2020).
27	Playing field provision In accordance with the details set out in the Phasing Plan approved pursuant to condition 6, the following documents will be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England: (i) 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 (ii) 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. (b) 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 scheme and made available for playing field use in accordance with the scheme. Reason: To ensure that the playing field is prepared to an adequate standard and is fit for purpose (South Cambridgeshire Local Plan 2018 Policy SC/4, Cambridge Local Plan 2018 Policy SC/7 and North West Cambridge Area Action Plan Policies NW20, NW23)
28	Community Use Agreement In accordance with the details set out in the Phasing Plan approved pursuant to condition 6, a community use agreement prepared in consultation with Sport England will be submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement will be provided to the Local Planning Authority. The agreement shall apply to: the on-site sports facilities and include details of pricing policy, hours of use, access by users, management

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	responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement. Reason: To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport (South Cambridgeshire Local Plan 2018 Policy SC/4, Cambridge Local Plan 2018 Policy SC/7 and North West Cambridge Area Action Plan Policies NW20, NW23)
29	Arboricultural Method Statement (AMS) Prior to commencement of development, including demolition, of a phase, sub-phase and / or reserved matters application and in accordance with BS5837 2012, an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) for that phase, sub-phase and / or reserved matters application shall be submitted to and agreed in writing by the local planning authority before any work is carried out and before any equipment, machinery or materials are brought onto the site for the purpose of development (including demolition). In a logical sequence the AMS and TPP will consider all phases of construction for each phase, sub-phase and / or reserved matters application in relation to the potential impact on trees and detail tree works, the specification and position of protection barriers and ground protection and all measures to be taken for the protection of any trees from damage during the course of any activity related to the development, including supervision, demolition, foundation design (allowing for tree root growth and accounting for heave and subsidence), storage of materials, ground works, installation of services, erection of scaffolding and landscaping. The development shall be carried out fully in accordance with the approved AMS and TPP. Reason: To ensure that any works undertaken comply with arboricultural best practice and minimise the impact on the tree's health and amenity. (South Cambridgeshire Local Plan 2018 Policy HQ/1 and NH/4, Cambridge Local Plan 2018 Policy 71 and North West Cambridge Area Action Plan Policies NW2 and NW29)
30	Bird Hazard Management Plan

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	No development shall commence on a reserved matters approved plot until a Bird Hazard Management Plan has been submitted to and approved in writing by the Local Planning Authority. The submitted plan shall include details of: - Monitoring of any standing water within the site temporary or permanent management of any flat/shallow pitched/green roofs on buildings within the site which may be attractive to nesting, roosting and “loafing” birds. - The management plan shall comply with CAST Advice Note 3 ‘Wildlife Hazards Around Aerodromes’ - Signs deterring people from feeding the birds. The Bird Hazard Management Plan shall be implemented as approved on completion of the development and shall be complied with in perpetuity, or until Cambridge Airport is no longer operational. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Local Planning Authority. Reason: It is necessary to manage the flat/shallow pitched roof spaces in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of Cambridge Airport in the interests of public safety in accordance with the NPPF (2026).
31	Detailed Waste Strategy - Construction Prior to the commencement of development of any reserved matters approval, 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 details of the principles of the Outline Waste Management Plan. The DWMP shall include details of: a) the anticipated nature and volumes of waste. b) Measures to ensure the maximisation of the reuse of waste. c) measures to ensure effective segregation of waste at source including waste sorting, storage, recovery and recycling facilities to ensure the maximisation of waste materials both for use within and outside the site.

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	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 until 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 (Cambridge Local Plan 2018 policy 28, South Cambridgeshire Local Plan 2018 policy CC/6 and North West Cambridge Area Action Plan Policies NW2 and NW28)
32	Public Rights of Way Strategy Prior to commencement of development of a phase, sub-phase and / or reserved matters application which includes a public rights of way, a public rights of way strategy for that phase, sub-phase and / or reserved matters application shall be submitted to and approved in writing by the Local Planning Authority. The public rights of way strategy will include the phasing / timing for any works to the relevant public rights of way. The relevant public rights of way strategy must include a proposal to use reasonable endeavours upgrade the status of Girton Footpath 5 to a bridleway and detail on its proposed width and surfacing. Reason: To ensure that public rights of way are enhanced and protected in accordance with Cambridge Local Plan 2018 policies 14 and 80, South Cambridgeshire Local Plan 2018 policy TI/2 and North West Cambridge Area Action Plan Policy NW18.
33	Youth facilities / play specification Any reserved matters application which includes youth facilities or children's play provision pursuant to this outline approval shall include the detailed design and specification of youth facility and play provision within the reserved matters site for

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	which approval is sought and include full details of all adventure play and play equipment areas, including surfacing materials. The details shall be accompanied by a Play Statement that demonstrates how the proposal accords with the approved Landscape Strategy (Grant Associates NEP718-GRA-00-RP-L-9001 dated March 2026): Chapter 05 and the Design Code (North West Cambridge Future Phases of Eddington dated 2026) for the site. The youth facilities and play provision shall be provided in accordance with the approved phasing programme, unless an alternative programme for provision is otherwise agreed in writing by the Local Planning Authority. The youth facilities and play provision shall be implemented in accordance with the approved details. Reason: To ensure that appropriate facilities for youth facilities and children's play are provide in relation to the development of the site. (South Cambridgeshire Local Plan 2018 Policy SC/7, Cambridge Local Plan 2018 policies 68 and 73 and North West Cambridge Area Action Plan Policy NW3)
34	Allotment / Community Gardens details Any reserved matters applications which incorporate allotment or Community Garden provision shall include an allotments strategy with the following details: a) Management guidelines to show how they will be managed and how the provision of plots will potentially adapt following the occupation of the allotments and community gardens to meet the needs of future plot holders and local residents; b) 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 and access to areas for the communal storage of, for example, manure and compost. c) Shadow studies to the allotments, taking into account proposed landscaping and boundary treatment and buildings both within and adjacent to the site demonstrating that adequate levels of sunlight, rainfall and nutrition will be available to the allotments; d) Provision of good quality soil to British Standard or equivalent, with structure and texture to allow free drainage and cropping; e) Access and parking arrangements to allow easy and safe access to the allotments, including regular access by plot holders and for the occasional delivery

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	of bulk goods. This should include vehicular access and a turning area, access for those with disabilities and cycle and vehicle parking on site and / or within the adjacent residential area; f) Permeability of the sites to encourage access to communal areas, enjoyment of biodiversity and natural surveillance whilst maintaining security and integrity of food growing areas and standing crops; g) Location and form of the communal buildings including secure storage for tools, seeds and crops serving allotments and community gardens, provision for administration with toilet provision, possibly including a composting toilet; h) Boundary treatment, including security arrangements for the allotments; i) Location of communal areas; j) Water supply, including use of stored rainwater and SuDS for watering crops k) a statement that demonstrates how the proposals accords with the approved Design Code. No development for that reserved matters application, apart from enabling works agreed in writing by the Local Planning Authority, shall commence until such time as the Allotments Strategy has been approved in writing by the Local Planning Authority. The provision of allotments / community gardens shall be carried out in accordance with the approved details. Reason: To ensure that appropriate allotments are provided in relation to the development of the site (South Cambridgeshire Local Plan 2018 Policy SC/7, Cambridge Local Plan 2018 policy 68 and North West Cambridge Area Action Plan Policy NW23)
35	Hard and soft landscape No development pursuant to a reserved matters application shall commence until a hard and soft landscaping scheme for that reserved matters application has been 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;

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	b) hard surfacing materials; c) Street furniture and artifacts (including refuse and cycle storage); d) 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 (including gaps for hedgehogs); f) an implementation programme. Prior to occupation 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 (Cambridge Local Plan 2018 policies 55, 57, 59 and 69, South Cambridgeshire Local Plan 2018 Policies HQ/1 and NH/4 and North West Cambridge Area Action Plan Policy NW2).
36	Groundworks No development within each phase, sub phase and / or for each reserved matters application shall take place, including archaeology, until the details of all groundworks and soil movement relating to the development within that phase, sub phase and / or reserved matters application 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

No.	Condition
	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 the details of the groundworks are acceptable. (South Cambridgeshire Local Plan 2018 Policies HQ/1 and NH/4, Cambridge Local Plan 2018 Policies 55, 57 and 59 and North West Cambridge Area Action Plan Policy NW28)
37	Earthworks No development within each phase, sub phase and / or for each reserved matters application shall take place until details of all earthworks, including ground raising related to earthworks balancing for that phase, sub-phase and / or reserved matters application have been submitted to and approved in writing by the local planning authority. These details shall include the proposed grading and mounding of land areas including sections through the areas to show the proposed make-up of the mounding, the levels and contours to be formed and showing the relationship of proposed mounding to existing vegetation and surrounding landform. Development shall be carried out in accordance with the approved details. Reason: To ensure that the details of the earthworks are acceptable. (South Cambridgeshire Local Plan 2018 Policies HQ/1 and NH/4, Cambridge Local Plan 2018 Policies 55, 57 and 59 and North West Cambridge Area Action Plan Policy NW28)
38	Tree pit details No development for each relevant reserved matters application shall take place until full details of all tree pits, including those in planters, hard paving and soft landscaped areas have been submitted to and approved in writing by the local planning authority for that reserved matters application and these works shall be carried out as approved. All proposed underground services will be coordinated with the proposed tree planting and the tree planting shall take location priority. The development shall be carried out in accordance with the approved details.

No.	Condition
	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 HQ/1 and NH/4)
39	Green roofs Prior to any development above ground level for each reserved matters application of any permanent building with a flat roof, details of the biodiverse (green, blue or brown) roof(s) shall be submitted to and approved in writing by the Local Planning Authority. Details of the biodiverse roof(s) shall include the following: a) Confirmation of substrate depth, which shall be between 80-150mm (unless otherwise agreed). b) A plant /seed mix (with wildflower planting indigenous to the local area and no more than a maximum of 25% sedum (green roofs only)). c) A management / maintenance plan including means of access. d) Where solar panels are proposed, an array layout will be required incorporating a minimum of 0.75m between rows of panels for access and to ensure establishment of vegetation. The biodiverse roof(s) shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance, repair or escape in case of emergency. All works shall be carried out and maintained thereafter in accordance with the approved details. Reason: To ensure the development provides the maximum possible provision towards water management and the creation of habitats and valuable areas for biodiversity. (Cambridge Local Plan 2018 policy 31).
40	Landscape Maintenance and Management Plan Before each reserved matters development parcel is first occupied or brought into use a landscape maintenance and management plan (in accordance with the approved Site Wide Landscape Maintenance and Management Plan dated December 2025) including long term design objectives, management

No.	Condition
	responsibilities and maintenance schedules for all landscape areas, shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved. Reason: To ensure that before any development commences an appropriate landscape and ecological management plan has been agreed (Cambridge Local Plan 2018 policies 57, 59 and 70, South Cambridgeshire Local Plan 2018 Policies HQ/1 and NH/4 and North West Cambridge Area Action Plan Policy NW2)
41	Archaeology No demolition/development of Plot A (as identified in Figure 5.1, Chapter 5: Enabling, Demolition and Construction of the North West Cambridge Masterplan Environmental Statement: Volume 1) shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work, commencing with the evaluation of the application area, that has been secured in accordance with a Written Scheme of Investigation (WSI) that 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: - the statement of significance and research objectives; - The programme and methodology of investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works; - The timetable for the field investigation as part of the development programme; - The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material and digital archives. Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any demolitions or groundworks associated with the development scheme and to ensure the proper and timely preservation and/or investigation, recording, reporting, archiving and presentation of archaeological assets affected by this development, in accordance with the NPPF (2026).
42	Geological Site Management Measures

No.	Condition
	The geological site management measures set out within the approved Landscape Maintenance and Management Plan (Grant Associates) dated December 2025 shall be carried out as part of the development proposals for the development plot H1 as identified in Figure 5.1 of Chapter 5: Enabling, Demolition and Construction of the North West Cambridge Environmental Impact Assessment (September 2025) to ensure the Site of Special Scientific Interest (SSSI) is reestablished to a favourable condition. Once restored, the Traveller's Rest Pit SSSI will be maintained in perpetuity in accordance with the sitewide Landscape Maintenance and Management Plan (Grant Associates) dated December 2025 which will ensure it is kept in a favourable condition. Reason: To ensure that the SSSI is managed and maintained in a favourable condition in the long term in accordance with the NPPF (2026).
43	Demolition and Construction Environmental Management Plan (DCEMP) Prior to the commencement of any development within a phase, sub-phase and / or reserved matters application, a Demolition and Construction Environmental Management Plan (DCEMP) for that phase, sub-phase and or reserved matters application shall be 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 works and the operation of related plant / equipment including maintenance and checking shall only be carried out between 0800 hours to 1800 hours Monday to Friday, and 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays (core

No.	Condition
	construction/demolition hours), unless in accordance with agreed emergency procedures for deviation and agreed prior notice and agreement procedures for works outside agreed limits and hours. d) Deliveries and collections / dispatches for construction/demolition purposes shall only be carried out between 0800 to 1800 hours Monday to Friday, 0800 to 1300 hours on Saturdays and at no time on Sundays, bank or public holidays (core construction/demolition delivery and collection / dispatch hours), unless otherwise agreed in writing by the local planning authority in advance. e) Soil / Materials Management Strategy having particular regard to potential contaminated land and the 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 / procedures 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. Noise (or as superseded). g) Vibration impact assessment methodology, mitigation measures, vibration monitoring and recording statements / procedures 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. Vibration (or as superseded). Details of any foundation piling construction methods / options, as appropriate. h) Dust risk assessment, management / monitoring plan and wheel washing measures. Non-Road Mobile Machinery (NRMM) demolition or construction works or similar emissions standards. Confirmation of use of concrete crushers. Reference and regard shall be given to various national and industry best practical technical guidance such as:

No.	Condition
	• Guidance on the assessment of dust from demolition and construction, (IAQM, January 2024 - version 2.2) • Guidance on Monitoring in the Vicinity of Demolition and Construction Sites, (IAQM, October 2018 - version 1.1) i) Prohibition of the burning of waste on site during demolition/construction. j) Site artificial lighting. Site artificial lighting during construction and demolition including hours of operation, position and impact on neighbouring properties. k) Drainage control measures including the use of settling tanks, oil interceptors and bunds. l) Screening and hoarding details. m) Access and protection arrangements around the site for pedestrians, cyclists and other road users. n) Procedures for interference with public highways, including permanent and temporary realignment, diversions and road closures. o) External safety and information signing and notices. p) Consideration of sensitive receptors. q) Prior notice and agreement procedures for works outside agreed limits or protocols including core construction/demolition and construction/demolition delivery and collection / dispatch hours. r) Implementation of a Stakeholder Engagement / Residents Communication Plan- CEMP Monitoring, Review and Complaints procedures, including complaints response.

No.	Condition
	s) Membership of national Considerate Contractors Scheme. Thereafter all phases of the development - “Enabling Works”, “Strategic Engineering or Landscaping Elements”, and “Development Parcels”, shall be undertaken in accordance with the approved Site Wide DCEMP. Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2018 policy 35, South Cambridgeshire Local Plan 2018 policy CC/6).
44	Development Parcel - Noise Impact Assessment Within any Reserved Matters application for a Development Parcel which includes residential type or other noise-sensitive uses including educational establishments and formal / informal public open spaces a Noise Impact Assessment with Acoustic Design and Noise Insulation / Mitigation Scheme Report in order to protect the said noise sensitive development / uses internally and externally e.g. private amenity spaces and formal / informal open spaces, where applicable, from the following sources of noise, shall be submitted to and approved in writing by the Local Planning Authority: • Existing / future local transport noise in the area (including noise associated with the M11, A14 and Huntingdon and Madingley Road); • Any existing industrial, commercial and business premises within Phase 1; • Any proposed / future local transport noise associated with primary internal roads / streets / highways of the approved development itself e.g. proposed Cartwright Avenue & Garrod Street etc; and • Any proposed / future industrial, commercial, business, academic, education or community premises and uses including local centres and sports / recreational uses and areas of play e.g. LAPs/LEAPs/NEAPs etc within the approved development itself. The Noise Impact Assessment with Acoustic Design and Noise Insulation / Mitigation Scheme Report for each Reserved Matters application for a Development Parcel which includes noise sensitive uses shall include a site specific Noise Impact Assessment of noise impacts (by a combination of noise monitoring and prediction / modelling), the good acoustic design approach that will be followed and specific

No.	Condition
	details of the noise insulation / mitigation measures / features to be used and implemented, to achieve acceptable internal and external noise levels in accordance with British Standard (BS) 8233:2014 – Guidance on sound insulation and noise reduction for buildings. The report and scheme shall include careful consideration of the following: • Phasing and build out time of various reserved matters application phases; • The need to provide an alternative form of fresh air ventilation (mechanical or acoustically attenuated passive ventilation free areas of sufficient size) to achieve a minimum of 2 to 4 air changes per hour (ACH) in habitable rooms, when opening external windows and doors would result in unacceptable internal noise levels; and • Timescale for phased implementation; The relevant Reserved Matters Application for each Development Parcel shall be constructed and completed in accordance with the approved Noise Impact Assessment with Acoustic Design and Noise Insulation / Mitigation Scheme Report for such Development Parcel and any scheme measures and any alternative form of ventilation provision as required in respect of a residential unit or noise sensitive building on such Development Parcel as part of the scheme shall be fully implemented prior to occupation that building on such Development Parcel and shall be maintained and retained thereafter. Reason: To avoid noise from giving rise to significant adverse impacts on health and quality of life and to mitigate and reduce to a minimum potential adverse impacts on noise-sensitive uses to secure acceptable internal and external living conditions in accordance with policy SC/10 of the South Cambridgeshire Local Plan 2018, policy 35 of the Cambridge Local Plan 2018 and the NPPF (2026).
45	Operational Noise Assessment Within any reserved matters application for a Development Parcel which includes / incorporating planning class uses other than residential (e.g. non-residential use classes including employment areas, industrial / commercial / business / retail units, waste recycling facilities, educational establishments, community buildings /local centres, markets, recreational uses such as sports, games and play areas including associated operational plant and equipment), an operational noise impact assessment of these uses on proposed and existing noise-sensitive uses, including,

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	where appropriate, a scheme for the noise insulation of any building(s) or use(s) / activities and plant / equipment and consideration of other noise mitigation and management measures (location / layout, engineering and administrative) to minimise the level of noise emanating from the said building(s), use(s) / activities and plant / equipment shall be submitted to and approved in writing by the local planning authority. The approved noise insulation / mitigation and management scheme shall be fully constructed, completed and implemented before the relevant building(s) are occupied, uses / activities are commenced, or plant / equipment are operated / used and shall be maintained and retained thereafter. Reason: To avoid noise from giving rise to significant adverse impacts on health and quality of life and to mitigate and reduce to a minimum potential adverse impacts on proposed and existing noise-sensitive uses resulting from noise and secure acceptable living conditions in accordance with policy SC/10 of the South Cambridgeshire Local Plan 2018, policy 35 of the Cambridge Local Plan 2018 and the NPPF (2026).
46	Artificial Lighting Design Scheme Within any reserved matters application for a Strategic Engineering or Landscaping Element or Development Parcel with any artificial lighting such as street, car park, floodlighting, security and building lighting, an artificial lighting design scheme with detailed impact assessment and a programme for delivery, shall be submitted to and approved in writing by the local planning authority. The scheme shall include details of any artificial lighting to be installed on site and a horizontal / vertical isolux artificial lighting impact assessment with predicted lighting levels at existing and future residential properties shall be undertaken (including luminaire type / profiles, mounting location / height, aiming angles / orientation, angle of glare, operational controls, horizontal / vertical isolux contour light levels and calculated glare levels to receptors - direct source luminance / luminous intensity in the direction and height of any sensitive residential receiver. Artificial lighting on and off site shall meet the Obtrusive Light Limitations for Exterior Lighting Installations for an Environmental Zone - E2 in accordance with the Institute of Lighting Professionals - Guidance Notes for the Reduction of Obtrusive Light -

No.	Condition
	GN01/21 (or as superseded) and any mitigation measures to contain and reduce to a minimum potential artificial light spill and glare shall be detailed / specified. The artificial lighting design scheme shall be in accordance with the principles and approach detailed in the submitted 'North West Cambridge, Future Phases of Eddington, September 2025 - Lighting Design Concept Proposal'. The artificial lighting design scheme as approved shall be fully implemented prior the use of artificial lighting commencing or occupation, whichever is first and shall be maintained and retained thereafter. Reason: To limit the impact of light pollution from artificial light on local amenity, in accordance with policy SC/9 of the South Cambridgeshire Local Plan 2018, policy 34 of the Cambridge Local Plan 2018 and the NPPF (2026).
47	Contaminated Land No development within each phase, sub-phase and / or for each reserved matters application (or phase of) shall commence unless otherwise agreed, until: a) That phase, sub-phase and / or reserved matters application has been subject to a detailed scheme for the investigation and recording of contamination, based on the Phase 1 Desk Study, and remediation objectives have been determined through risk assessment. The resulting Phase 2 Intrusive Site Investigation Report is to be submitted to and approved in writing by the Local Planning Authority. b) A Remediation Method Statement containing proposals for the removal, containment or otherwise rendering harmless any contamination, based upon the Phase 2 Intrusive Site Investigation, has been submitted to and approved in writing by the Local Planning Authority. Reason: To protect human health, and to protect and prevent the pollution of controlled waters, from potential pollutants associated with current and previous land uses in accordance with the objectives of policies CC/7 and SC/11 of the South Cambridgeshire Local Plan, policies 33 and 31 of the Cambridge Local Plan, the Environment Agency Groundwater Protection Position Statement (The Environment

No.	Condition
	Agency's Approach to Groundwater Protection, Feb 2018, version 1.2) and the NPPF (2026).
48	Remediation Method Statement No part of the permitted development within each phase, sub-phase and / or reserved matters application shall be occupied until the works specified in the approved Remediation Method Statement are complete and a Verification Report demonstrating compliance with the approved Remediation Method Statement has been submitted to and approved in writing by the Local Planning Authority. Reason: To protect human health, and to protect and prevent the pollution of controlled waters, from potential pollutants associated with current and previous land uses in accordance with policies CC/7 and SC/11 of the South Cambridgeshire Local Plan, policies 33 and 31 of the Cambridge Local Plan, the Environment Agency Groundwater Protection Position Statement (The Environment Agency's Approach to Groundwater Protection, Feb 2018, version 1.2) and the NPPF (2026).
49	Remediation Proposals If, during development, 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 on that part of the Site proceed and shall be fully implemented prior to first occupation of the development hereby approved. Reason: To protect human health, and to protect and prevent the pollution of controlled waters, from potential pollutants associated with current and previous land uses in accordance with the objectives of policies CC/7 and SC/11 of the South Cambridgeshire Local Plan, policies 33 and 31 of the Cambridge Local Plan, the Environment Agency Groundwater Protection Position Statement (The Environment Agency's Approach to Groundwater Protection, Feb 2018, version 1.2) and the NPPF (2026).
50	Materials Management Plan No material for the development within each phase, sub-phase and / or for each reserved matters application shall be imported or reused until a Materials

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	Management Plan (MMP) for that phase, sub-phase and / or for each reserved matters application has been submitted to and approved in writing by the Local Planning Authority. The MMP shall include: a) details of the volumes and types of material proposed to be imported or reused on site b) details of the proposed source(s) of the imported or reused material c) details of the chemical testing for ALL material to be undertaken before placement onto the site. d) results of the chemical testing which must show the material is suitable for use on the development e) confirmation of the chain of evidence to be kept during the materials movement, including material importation, reuse placement and removal from and to the development. All works will be undertaken in accordance with the approved MMP. Reason: To ensure that no unsuitable material is brought onto the site in the interest of environmental and public safety in accordance with (Cambridge Local Plan 2018 Policy 33).
51	Non-Residential Parking Site Wide Electric Vehicle Charge Point Provision and Infrastructure Strategy Prior to the commencement of development for each reserved matters application, a 'Non-Residential Parking Site Wide Electric Vehicle Charging Point Provision and Infrastructure Strategy' including an implementation plan for that reserved matters application shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall be appropriate for the proposed Non-Residential end use(s) of the development and shall provide full details of the provision of Non-Residential allocated parking spaces for dedicated electric vehicle charging in line with the principles set out in the NPPF (2026), the Cambridge Local Plan and Cambridge City Council's Air Quality Action Plan. The strategy shall include consideration of

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	both active (slow, fast and rapid) and passive electric vehicle charge point provision and design to enable the charging of electric vehicles in safe, accessible and convenient locations. The Strategy shall include the following principles which are to be applied to the detailed design of the Development Parcels as they come forward: • Dedicated slow electric vehicle charge points with a minimum power rating output of 7kW for at least 50% of non-residential parking spaces / at least one slow EV charge point for every two parking spaces in non-residential developments • Either at least one Rapid electric vehicle charge point for each 1,000m² non-residential floorspace, or at least one Fast electric vehicle charge point for each 1,000m² non-residential floorspace, should a Rapid charge point not be technically feasible • The rapid and/or fast electric vehicle charge point parking spaces shall be exclusively reserved for electric vehicle charging. • Additional passive electric vehicle charge provision of the necessary infrastructure including capacity in the connection to the local electricity distribution network and electricity distribution board, as well as the provision of cabling to parking spaces for all remaining car parking spaces to facilitate and enable the future installation and activation of additional active electric vehicle charge points as required. • Electric vehicle charge points shall be compliant with BS7671 and BS EN IEC 61851-1:2019 or as superseded / replaced as applicable at the time for each subsequent Reserve Matters application. Reason: In the interests of encouraging more sustainable modes and forms of transport and to reduce the impact of development on local air quality, in accordance with the NPPF (2026), policy SC/12 of the South Cambridgeshire Local Plan 2018, policy 36 of the Cambridge Local Plan 2018 and Greater Cambridge Air Quality Strategy 2024-2029.
52	Non-Residential Electric Vehicle Charge Point Provision and Infrastructure Scheme Strategy Delivery

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	With each reserved matters application for any development parcel, a Non-Residential Electric Vehicle Charge Point Provision and Infrastructure Scheme that demonstrates compliance with the over-arching 'Non-Residential Site Wide Electric Vehicle Charging Point Provision and Infrastructure Strategy' approved under Condition 51 shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include full details of the number, location, unit design, charge time (slow, fast and rapid), installation, compliance with relevant BS7671 and BS61851 or other relevant standards at that time, management and maintenance of the electric vehicle charge points (active and passive) and how the uptake of electric vehicle charge points will be monitored in order to determine the activation of passive spaces in the future. The electric vehicle charge point provision and infrastructure scheme for each reserved matters application for any development parcel shall be fully implemented in accordance with the approved scheme details prior to occupation and maintained and retained thereafter. Reason: In the interests of encouraging more sustainable modes and forms of transport and to reduce the impact of development on local air quality, in accordance with the NPPF (2026), policy SC/12 of the South Cambridgeshire Local Plan 2018, policy 36 of the Cambridge Local Plan (2018) and Greater Cambridge Air Quality Strategy 2024-2029.
53	Car Clubs – Site Wide Prior to commencement of the development for each reserved matters application, a site-wide car club parking and membership strategy for that reserved matters application shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall include the provision of a minimum of one car club vehicle with one dedicated car club parking space per 500 dwellings in new residential developments and/or one vehicle per 10,000 m2 in non-residential developments. The dedicated parking space shall be for the exclusive use of car club vehicle(s). The car club parking spaces shall be provided in accordance with the approved

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	strategy prior to the first occupation of the development and shall be maintained and retained thereafter. Reason: In the interests of encouraging more sustainable modes and forms of transport and to reduce the impact of development on local air quality in accordance with the NPPF (2026), Policy 36 of the Cambridge Local Plan (2018), Policy SC/12 and TI/2 of the South Cambridgeshire Local Plan (2018) and the Greater Cambridge Air Quality Strategy 2024-2029.
54	Odour / Fume Generation & Control / Building Ventilation Prior to, or concurrently with the submission of any detailed reserved matters application for any development parcel with non-residential premises / uses requiring odour / fume ventilation, a ventilation scheme to include details of equipment and systems for the purpose of extraction, filtration and abatement of odours and fumes to discharge at an appropriate outlet height / level and the standard of dilution / dispersion expected, shall be submitted to and approved in writing by the local planning authority. The approved extraction/filtration/abatement ventilation scheme shall be installed before the non-residential premises / use hereby permitted is commenced and shall be fully maintained in accordance with the manufacturer specifications / instructions to ensure its continued satisfactory operation and retained thereafter. Reason: To protect the amenity of nearby properties from malodour or fumes in accordance with policy SC/14 of the South Cambridgeshire Local Plan 2018 and policy 36: of the Cambridge Local Plan 2018.
55	Fire Hydrants Within any reserved matters application a scheme for the provision of fire hydrants shall be submitted to the local planning authority. Development shall be carried out in accordance with the approved details and the approved scheme shall be fully operational prior to the first occupation of that reserved matters application.

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	Reason: To ensure the provision of adequate water supply infrastructure to protect the safe living and working environment for all users and visitors (North West Cambridge Area Action Plan Policy NW2).
56	Public Art Within any reserved matters application a Public Art Delivery Plan shall be submitted which accords with the approved Public Art and Culture Strategy dated September 2025. The Public Art Delivery Plan shall include the details as set out in Appendix 2 and 4 of the Cambridge City Council Public Art SPD. If no Public Art is proposed for that reserved matters submission then a short statement referring back to the Public Art Strategy should be submitted. Reason: To ensure that the site provides public art in a satisfactory way that relates to the agreed Public Art Strategy and that accords with policy. (Cambridge Local Plan 2018 Policy 56 and North West Cambridge Area Action Plan Policy NW22)
57	Development Specification (compliance) The development hereby permitted shall be carried out in accordance with the Development Specification document titled Development Specification Rev 1 North West Cambridge Masterplan dated March 2026 Q230959 including the maximum quantum of uses specified therein. Reason: To ensure the development is delivered in accordance with the approved outline parameters and to secure the intended mix and scale of uses as assessed in the Environmental Statement and other supporting documents.
58	Internal Space Standards and Accessible Housing Any reserved matters application relating to layout and/or scale for a Development Parcel which includes C3 dwellinghouses, shall demonstrate through the floor plans, elevations and sections, that: a) All residential dwellings, as a minimum, accord with the Technical Housing Standards – Nationally Described Space Standards (2015)

No.	Condition
	b) All residential dwellings are designed to meet the accessible and adaptable dwellings M4 (2) standard of the Building Regulations 2010 (as amended) c) Not less than 5% of key worker C3 dwellinghouses within each Development Parcel containing dwellings are designed to meet the wheelchair user dwellings M4 (3) standard of the Building Regulations 2010 (as amended). In the event that such standards are replaced by a comparable national measure applicable at the time of submission of such reserved matters, the equivalent measures shall be applicable to the relevant part of the development. Reason: To ensure new residential units meet or exceed the government's residential space standards, in accordance with policies 50 and 51 of the Cambridge Local Plan 2018 and policy H/12 of the South Cambridgeshire Local Plan 2018.
59	Loss of floodplain The development of plots A and B3 as shown on Figure 4.1 from Chapter 4: The Proposed Development, of the North West Cambridge Environmental Statement (September 2025) hereby permitted must not be commenced until such time as a scheme to ensure there is no loss of floodplain has been submitted to, and approved in writing by, the Local Planning Authority. The scheme can be submitted and condition discharged in relation to individual or multiple plots and shall include: • A site layout plan showing the 1% annual probability flood extent, including a 25% allowance for climate change; • A detailed floodplain compensation scheme if any built development or land raising is proposed within the 1% annual probability flood extent, including a 25% allowance for climate change,

No.	Condition
	The scheme shall be fully implemented and subsequently maintained, in accordance with the scheme's timing/phasing arrangements, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority. Reason: To ensure a sequential approach is taken to the site layout and to ensure there is no increase in flood risk elsewhere due to a loss of floodplain storage in accordance with the NPPF (2026).
60	Housing mix Applications for reserved matters for a Development Parcel shall include the following details of housing mix: - A plan showing the location and distribution of market and key worker units (including tenure type). The plan should also identify the proximity of the Development Parcel with adjacent land parcels and the tenure types within those adjacent land parcels where reserved matters have already been approved. - A schedule of dwelling sizes (by number of bedrooms). - A statement which demonstrates how the proposals for the relevant Development Parcel relate to the agreed site wide unit mix ranges as set out in the North West Cambridge Development Specification (March 2026) 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 and Policy 45 of the Cambridge Local Plan 2018.
61	Co-Living Strategy A Co-Living Strategy shall be submitted alongside, or in advance of, the first Reserved Matters application containing market Co-Living units and shall be approved in writing by the Local Planning Authority prior to the determination of that application. The approved Strategy shall form an addendum to the approved Design Code and shall include the following: Location and Amount: The distribution, unit numbers, and bed spaces per phase or sub-phase, demonstrating how the proposed provision contributes

No.	Condition
	to a mixed and inclusive community and avoids harmful concentrations of co-living accommodation. • Design and Amenity: High-quality layouts, space standards, sustainability principles, accessible and adaptable unit proportions, including provision for wheelchair units • Shared Spaces: High-quality and well placed internal and external communal areas, together with active travel facilities, and public transport provisions. • Management and Tenancy: Long-term operations, on-site management presence, community programming, and tenancy terms, occupation restrictions, servicing, waste management, security and maintenance arrangements. All subsequent reserved matters applications containing market Co-Living units shall comply with the approved Strategy. Reason: To secure a high-quality, sustainable, and inclusive mixed community under Cambridge Local Plan 2018 Policy 56 and South Cambridgeshire Local Plan 2018 Policy HQ1.
62	Highway works Prior to the first occupation of either the commercial development dependant on the Huntingdon Road West access or the 4,290th dwelling (private or Key Worker Housing, excluding student accommodation), whichever comes first, the Huntingdon Road access and associated highway general arrangements detailed on submitted drawings ref: 24067-KMC-HGN-XX-SK-CH-HR21 Rev PL07 and 24067-KMC-HGN-XX-SK-CH-HR22 Rev PL04 (which may be subject to amendment or alteration during the Highway S278 approval stage) shall be fully constructed and open to traffic. The access shall thereafter be retained for its intended purpose. Reason: To ensure the provision of a safe, suitable and effective means of access serving the development, to promote sustainable travel, and in the interests of highway safety and the efficient operation of the local and strategic highway network in accordance with Policy 80 of the Cambridge Local Plan 2018, Policy TI/2 of the South Cambridgeshire Local Plan and the NPPF (2026).

No.	Condition
63	Management and Maintenance of Streets Prior to the first occupation of a phase, sub-phase and/or reserved matters application, details of the proposed arrangements for future management and maintenance of the proposed streets within that phase, sub-phase and/or reserved matters application will be submitted to and approved in writing by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an Agreement has been entered into under Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established. Reason: To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard in accordance with Policies 80 and 81 of the Cambridge Local Plan 2018, Policy T1/2 of the South Cambridgeshire Local Plan and the NPPF (2026).