# Draft planning conditions

# 21/02771/OUT, Cambridge North

## Conditions applicable to the Full Permission and Outline Permission

**Prior to commencement**

Phasing

**Site Wide Phasing Plan**

1. Prior to the commencement of any development, with the exception of below ground works, a Site Wide Phasing Plan shall be submitted to and approved in writing by the Local Planning Authority. The Site Wide Phasing Plan shall include a mechanism for its review and amendment. The development shall be carried out in accordance with such approved details. References within this permission to a “phase” shall be to a phase as identified in the approved phasing plan.

Reason: To secure the coherent and comprehensive development of the site and a reasonable timescale for the benefit of future occupiers and surrounding residents and ensure compliance with policies SS/4 and SC/4 of the South Cambridgeshire Local Plan 2018.

**Construction Phasing Plan**

1. Prior to the commencement of any development, a Construction Phasing Plan for the site shall be submitted to and approved in writing by the Local Planning Authority. The submitted Construction Phasing Plan shall indicate the delivery of the construction phasing of the development and shall include a mechanism for its review and amendment. The development shall be carried out in accordance with such approved details.

Reason: To ensure the co-ordinated delivery of the site in accordance with policies SS/4 and SC/4 of the South Cambridgeshire Local Plan 2018.

**Demolition Construction Environmental Management Plan (DCEMP)**

1. Prior to the commencement of any development, a site wide Demolition and Construction Environmental Management Plan (DCEMP) shall be submitted to and approved in writing by the Local Planning Authority.

The site wide DCEMP shall include:

1. Proposed earthworks including method statement for the stripping of topsoil for reuse, the raising of land levels (if required) and arrangements for the temporary topsoil storage to BS3882:2007.
2. Archaeological protection and mitigation measures to be implemented during the construction process
3. A traffic management plan including; contractor’s access arrangements for vehicles, plant and personnel including the location of construction traffic routes to and from the site, details of their signing, monitoring and enforcement measures designed to require compliance with the approved routing arrangements; contractor parking including details and quantum of the proposed car parking and methods of preventing on street car parking; movements and control of muck away lorries; movements and control of all deliveries; and control of dust, mud and debris, in relationship to the operation of the adopted public highway.
4. Details of haul routes within the site
5. A plan specifying the area and siting of land to be provided for parking, turning, loading and unloading of all vehicles visiting the relevant parts of the site and siting of the contractors compound during the construction period to be agreed on a phased basis
6. Collection and Delivery times for construction purposes. (Standard delivery and collection times during construction and demolition are 0800 hrs and 1800 hours on Monday – Friday and 0800 hours and 1300 hours on Saturday and no collections or deliveries on Sundays or Bank and public holidays).
7. Dust management and wheel washing or other suitable mitigation measures such as lorry sheeting, including the consideration of construction / engineering related emissions to air, to include dust and particulate monitoring and review and the use of low emissions vehicles and plant / equipment.
8. Noise and vibration (including piling) impact / prediction assessment, monitoring and recording protocols / statements and consideration of mitigation measures in accordance with the provisions of BS5228 (2009): Code of practice for noise and vibration control on construction and open site – Part 1 and 2 (or as superseded)
9. Details of best practice measures to be applied to prevent contamination of the water environment during construction
10. Measures for soil handling
11. Details of concrete crusher if required to be used on site
12. Details of odour control systems used during construction including maintenance and manufacture specifications
13. Maximum noise levels and appropriate mitigation for construction machinery, equipment, plant and vehicles
14. Site lighting during construction
15. Screening and hoarding details
16. Access and protection arrangements around the site for pedestrians, cyclists and other road users
17. Procedures for interference with public highways
18. External safety and information signing notices
19. Liaison, consultation and publicity arrangements, including dedicated points of contact
20. Complaints procedures, including complaints response procedures
21. Membership of the considerate contractors’ scheme.
22. The provision of safe walking and cycling routes through the construction site including the management of existing Public Rights of Way, as well as routes serving completed phases of the development.
23. A Construction Travel Plan setting out measures to encourage construction site operatives and construction site visitors to travel to and from the site using sustainable means of transport.
24. Piling method statement detailing mitigation measures, where piling is proposed.

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

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

Drainage

Biodiversity

**Construction Ecological Management Plan**

1. Prior to the commencement of each phase of development, (including demolition, ground works, vegetation clearance) a Construction Ecological Management Plan (CEcMP) for that phase shall be submitted to and approved in writing by the local planning authority. The CEcMP for each phase shall include the following in respect of that phase:
2. Risk assessment of potentially damaging construction activities.
3. Identification of “biodiversity protection zones”.
4. Practical measures to avoid or reduce impacts during construction (both physical measures and sensitive working practices) in the form of method statements.
5. The location and timings of sensitive works to avoid harm to biodiversity features.
6. The times during construction when specialist ecologists need to be present on site to oversee works.
7. Responsible persons and lines of communication.
8. The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
9. Use of protective fences, exclusion barriers and warning signs if applicable.

The approved CEcMP for a phase shall be adhered to and implemented throughout the construction period of that phase strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

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

**Ecological Design Strategy**

1. Prior to the commencement of each phase of development, with the exception of below ground works, an Ecological Design Strategy (EDS) for that phase addressing habitat creation, ecological enhancement, mitigation and compensation where appropriate, which shall be in accordance with the Greater Cambridge Biodiversity Supplementary Planning Document (2022) shall be submitted and approved in writing by the local planning authority.

The EDS shall include the following in connection with a phase:

1. The purpose and conservation objectives for the proposed works.
2. Review of site potential and constraints.
3. Detailed design(s) and/or working method(s) to achieve the stated objectives.
4. The extent and location/area of all proposed works on appropriate scale maps and plans.
5. Type and source of materials to be used where appropriate, e.g. native species of local provenance.
6. Timetable for implementation demonstrating that works are aligned with the proposed phasing of development.
7. The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
8. Details of initial aftercare and long-term maintenance.
9. Details of monitoring and remedial measures.
10. Details for disposal of any wastes arising from the works.

The EDS for a phase shall be implemented in accordance with the approved details on that phase and thereafter all features shall be retained in that manner for the lifetime of the development.

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

**Artificial Lighting Scheme**

1. Prior to the commencement of each phase of development above ground, an artificial lighting scheme for that phase shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall:
   1. Include details of any external lighting within that phase such as street lighting, floodlighting, security lighting and an assessment of impact on any sensitive residential premises off site. The scheme for a phase shall include layout plans / elevations with luminaire locations annotated, full isolux contour map / diagrams showing the predicted illuminance in the horizontal and vertical plane (in lux) at critical locations within that phase, on the boundary of the that phase and at adjacent properties, hours and frequency of use, a schedule of equipment in the lighting design (luminaire type / profiles, mounting height, aiming angles / orientation, angle of glare, operational controls) and shall assess artificial light impact in accordance with the Institute of Lighting Professionals “Guidance Notes for the Reduction of Obtrusive Light GN01:2011”.
   2. Identify those areas/features on that phase that are particularly sensitive for bats and which are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, e.g. for foraging; and
   3. Show how and where any external lighting will be installed which clearly demonstrates that areas to be lit will not disturb or prevent bats from using their territory or having access to their breeding sites and resting places.

All external lighting within a phase shall be installed in accordance with the specifications and locations set out in the approved scheme for that phase, and shall be maintained thereafter in accordance with the scheme for the lifetime of the development.

Reason: To minimise the effects of light pollution on the surrounding area and to protect biodiversity interests in accordance with Policies CC/6, SC/9 and NH/4 of the South Cambridgeshire Local Plan 2018.

**Green Roofs**

1. No above ground level development shall commence on any building until details of any biodiverse (green, blue or brown) roof(s) for that building have been submitted to and approved in writing by the Local Planning Authority. Details of the green biodiverse roof(s) shall include means of access for maintenance purposes. Plans and sections showing the make-up of the sub-base to be used shall include the following:
2. Roofs will be biodiverse based with extensive substrate varying in depth from between 80-150mm;
3. Planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (the seed mix shall be focused on wildflower planting indigenous to the locality and shall contain no more than a maximum of 25% sedum (green roofs only);
4. The biodiverse (green) roof shall not be used as an amenity facility nor sitting out space of any kind whatsoever and shall only be used otherwise as a biodiverse green roof in the case of essential maintenance or repair, or escape in case of emergency;
5. Where solar panels are proposed, bio-solar roofs shall be incorporated under and in between the panels. An array layout will be required incorporating a minimum of 0.75m between rows of panels for access and to ensure establishment of vegetation,
6. A management/maintenance plan.

All works to biodiverse roofs on a building shall be carried out in accordance with the approved details for that building prior to first occupation of that building and shall thereafter be maintained in accordance with the approved details for the lifetime of the development.

Reason: To ensure proposals are in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

Contamination

**Site Investigation**

1. No development of any building within a phase shall commence until:
2. The site for that building has been subject to a detailed scheme for the investigation and recording of contamination and remediation objectives determined through risk assessment and which has been agreed in writing by the Local Planning Authority.
3. Detailed proposals for that building for the removal, containment or otherwise rendering harmless of any contamination (the Remediation Method Statement) have been submitted to and approved in writing by the Local Planning Authority.

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

**Remediation**

1. Prior to the first occupation of each building within any phase of development, the works specified in any Remediation Method Statement detailed in Condition [*insert no*.] for that building must be completed and a verification report submitted to and approved in writing by the Local Planning Authority.

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

**Unidentified Contamination**

1. If, during remediation or construction works, any additional or unexpected contamination (AUC) is identified, then: (1) works in the relevant phase shall cease until (2) remediation proposals for the AUC have been agreed in writing by the Local Planning Authority before any further works on the phase proceed and where such works relate to the construction of a building the remediation proposals shall be fully implemented prior to first occupation of that building hereby approved.

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

Transport

**Future Management and Maintenance of Streets**

1. Prior to the commencement of each phase of development, with the exception of below ground works, details of the proposed arrangements for future management and maintenance of the proposed streets under the control of the Applicant within that phase shall 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. Where streets are to be adopted, they shall be maintained in accordance with the approved management and maintenance details until such time as such streets are adopted.

Reason: To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard.

**Car and Cycle Parking**

1. Prior to first occupation of any building within a phase, with the exception of below ground works, a Car and Cycle Parking Management Plan (CCPMP) for that phase shall be submitted to and approved in writing by, the local planning authority.

The approved CCPMP for a phase shall include, but not necessarily be limited to, the following details:

* + - how the car and cycle parking spaces will be allocated for each building including, where relevant, on street parking;
    - prior to first occupation of each building, confirmation that car and cycle parking provision for each building will be made available to occupants and maintained in operational condition for the lifetime of the development;
    - when the surface level car and cycle parking will be made available for use;
    - how access to the car and cycle parking areas within each building will be controlled and managed, including after hours use; and
    - the location and appearance of proposed security measures such as gates/shutters across the vehicle entrance/exit.

The development of each phase shall be carried out in accordance with the CCPMP for that phase and retained thereafter.

Reason: To ensure the car and cycle parking provision is managed in a way that prevents any unacceptable impact on highways safety in accordance with Policy TI/2 of the South Cambridgeshire Local Plan 2018.

Landscape

**Hard and Soft Landscape**

1. Notwithstanding the approved plans, prior to the commencement of development above ground level for each phase, other than demolition, details of a hard and soft landscaping scheme for that phase shall be submitted to and approved in writing by the local planning authority. These details shall include:
2. existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines indicating lines, manholes, supports);
3. planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation/planting programme;
4. boundary treatments (including gaps for hedgehogs) indicating the type, positions, design, and materials of boundary treatments to be erected.
5. the planting and establishment of structural landscaping to be provided in advance of all or specified parts of the site as appropriate.
6. details of all tree pits, including those in planters, hard paving and soft landscaped areas. All proposed underground services will be coordinated with the proposed tree planting.

All hard and soft landscape works within each phase shall be carried out and maintained in accordance with the approved landscaping details and programme for delivery for that phase. If within a period of ten years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place as soon as is reasonably practicable.

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

Sustainability

**BREEAM Interim Design Stage Certification**

1. Within six months of commencement of each building (excluding the residential buildings), or as soon as practicable after commencement of that building, a BRE issued Design Stage Certificate shall be submitted to, and approved in writing by, the Local Planning Authority demonstrating that BREEAM ‘excellent’ as a minimum will be met for that building, with at least three credits for Wat 01 (water consumption). Where the Design Stage certificate for a building shows a shortfall in credits for BREEAM ‘Excellent’ accreditation, a statement shall also be submitted identifying how the shortfall for that building will be addressed to secure ‘Excellent’ accreditation. In the event that such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.

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

**BREEAM Post Construction Certification**

1. Prior to the first use or occupation of each building (excluding the residential buildings) hereby approved, or within six months of first occupation of that 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 for that building. In the event that such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.

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

**Emission Ratings**

1. No gas fired combustion appliances for any building within each phase shall be installed until details demonstrating the use of low Nitrogen Oxide (NOx) combustion boilers, (i.e., individual gas fired boilers that meet a dry NOx emission rating of ≤40mg/kWh) for that building have been submitted to and approved in writing by the Local Planning Authority.

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

* Spark ignition engine: less than or equal to 150 mg NOx/Nm3
* Compression ignition engine: less than 400 mg NOx/Nm3
* Gas turbine: less than 50 mg NOx/Nm3

The details shall include a manufacturers Nitrogen Oxides (NOx) emission test certificate or other written evidence to demonstrate that every appliance installed meets the emissions standards above.

The approved appliances for each building shall be fully installed and operational before that building is occupied or the use of that building is commenced and retained as such.

Reason: To protect local air quality and human health by ensuring that the production of air pollutants such as nitrogen dioxide and particulate matter are kept to a minimum during the lifetime of the development in accordance with Policy SC/12 of the South Cambridgeshire Local Plan 2018.

**Compliance with Environmental Statement (compliance)**

1. The development shall be carried out in accordance with the mitigation measures set out in Table 20.1 of the Environmental Statement (dated June 2022) and the following Technical Notes:

* Technical Note by PJA Civil Engineering Ltd (Ref:05425 Version E dated 17 April 2023)
* Technical Note by Temple Group Ltd (Ref:T6118 dated 20 April 2023)
* Technical Note ECO00253 CN Phase 2 by RPS Consulting Services Ltd (RPS) dated 5 May 2023

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

**Implementation of the Low Emissions Strategy (compliance)**

1. The development hereby approved shall be carried out in accordance with the Cambridge North Low Emission Strategy, PJA, August 2022 Version B. Prior to first occupation or use of any building hereby approved, a detailed implementation plan shall be submitted to and approved in writing by the local planning authority for that building. The implementation plan for a building shall show the location of electric vehicle charge points (at least 25% of the new car parking spaces to have electric charging points with passive provision for the remainder), capacity, charge rate, details of model, location of cabling and electric infrastructure drawings to include passive charge point provision for all remaining spaces connected to that building. The electric vehicle charge points for each building shall be installed within that building prior to first use of that buildings in accordance with the approved implementation plan and retained thereafter.

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

**Hours of Works (compliance)**

1. No construction or demolition work shall be carried out and no plant or power operated machinery shall be operated in connection with the construction of the development other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

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

**Commercial Deliveries (compliance)**

1. Collection from and deliveries to any non-residential premises including those with retail, food or commercial uses shall only take place between the hours of 07.00 to 23.00 Monday to Saturday and 0900 to 1700 on Sunday, Bank and other Public Holidays.

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

## Conditions applicable to the full application

**Time Limit (compliance)**

1. The development hereby permitted shall be begun before the expiration of 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 by Section 51 of the Planning and Compulsory Purchase Act 2004).

**Approved Plans (compliance)**

1. The development hereby permitted shall be carried out in accordance with the approved documents, as listed at Schedule 1 of this decision, save for where such details are superceded by further details being submitted to and approved by the LPA pursuant to the conditions attached to this permission.

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.

Drainage

**Surface Water Drainage Design**

1. No laying of services, creation of hard surfaces or erection of any building on any phase shall commence until a detailed design of the surface water drainage for that phase, including a management and maintenance plan of surface water drainage within that phase, has been submitted to and approved in writing by the Local Planning Authority. The design submitted shall distinguish between those parts of the system which are to be adopted by a statutory undertaker and those which are to remain under private ownership. Those elements of the surface water drainage system not adopted by a statutory undertaker shall thereafter be maintained and managed in accordance with the approved management and maintenance plan.

The scheme shall be based upon the principles within the agreed:

* Flood Risk Assessment and Drainage Strategy, PJA Civil Engineering Ltd, Ref: 05425-R-03-C-FRA Rev C, Dated: 6 June 2022
* Technical Note, PJA Civil Engineering Ltd, Ref:05425 Version E, Dated: 17 April 2023

and shall also include:

1. Full results of the proposed drainage system modelling in the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events (as well as 1% AEP plus climate change), inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;
2. Detailed drawings of the entire proposed surface water drainage system, attenuation and flow control measures, including levels, gradients, dimensions and pipe reference numbers, designed to accord with the CIRIA C753 SuDS Manual (or any equivalent guidance that may supersede or replace it);
3. Full detail on SuDS proposals (including location, type, size, depths, side slopes and cross sections);
4. Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupiers;
5. Demonstration that the surface water drainage of the site is in accordance with DEFRA non-statutory technical standards for sustainable drainage systems;
6. Full details of the maintenance/adoption of the surface water drainage system;
7. Permissions/consents to connect to a receiving watercourse or sewer;
8. CCTV survey and assessment of the downstream network to demonstrate sufficient capacity to receive additional volumes of surface water;
9. For the first Phase only, an investigation into downstream connectivity of the First Public Drain Overflow, via dye tracing, of the culverted section beneath the railway lines, adjoining the Site should be undertaken.  A Summary Report, with accompanying photographs and plans, should be prepared and submitted to the Local Planning Authority.  Where obstructions and/or defects are visibly identified, these should be highlighted to aid the Lead Local Flood Authority in undertaking their statutory duties.
10. Measures taken to prevent pollution of the receiving groundwater and/or surface water

The approved surface water drainage scheme for each phase of development shall be subsequently implemented in full accordance with the approved details prior to the first occupation of any part of the phase of development or in accordance with an implementation programme agreed in writing with the Local Planning Authority and retained thereafter.

Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development and to ensure that the principles of sustainable drainage can be incorporated into the development, noting that initial preparatory and/or construction works may compromise the ability to mitigate harmful impacts in accordance with Policies CC/7 and CC/8 of the South Cambridgeshire Local Plan 2018.

**Surface Water Drainage (Construction Phase)**

1. Prior to the commencement of each phase of development, details of measures indicating how additional surface water run-off from that phase will be avoided/mitigated during the construction works for that phase shall be submitted to and approved in writing by the Local Planning Authority. The details for a phase shall include collection, balancing and/or settlement systems for these flows as required. The approved measures and systems for that phase or part thereof shall be brought into operation before any works to create buildings or hard surfaces commence on that phase or relevant part thereof.

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

**System Survey & Report**

1. Upon completion of the approved surface water drainage system for each phase, including any attenuation ponds, SuDs and swales, and prior to their adoption by a statutory undertaker or management company; a survey and report from an independent surveyor for that phase shall be submitted to and approved in writing by the Local Planning Authority. The survey and report shall be carried out by an appropriately qualified Chartered Surveyor or Chartered Engineer and demonstrate that the surface water drainage system has been constructed in accordance with the approved details. Where any corrective/remedial works are necessary, details of those works with a timetable for their completion, shall be provided for approval in writing by the Local Planning Authority. Any corrective/remedial works required for a phase shall be carried out in accordance with the approved details and timetable for that phase and subsequently re-surveyed by an appropriately qualified Chartered Surveyor or Chartered Engineer, with their findings submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the effective operation of the surface water drainage scheme following construction of the development in accordance with Policies CC/7 and CC/8 of the South Cambridgeshire Local Plan 2018.

**Foul Water**

1. Prior to the commencement of each phase of development above ground level a scheme for the provision and implementation of foul water drainage for that phase shall be submitted to and approved in writing by the Local Planning Authority. The scheme for a phase shall subsequently be implemented in accordance with the approved details for that phase prior to the first occupation of any part of that phase or in accordance with an implementation programme agreed in writing with the Local Planning Authority.

Reason: To reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul water drainage in accordance with Policies CC/7 and CC/8 of the South Cambridgeshire Local Plan 2018.

Residential amenity

**Noise (plant/equipment)**

1. Prior to the commencement of each phase of development above ground level, a noise assessment and a scheme for the insulation of the building(s) and/or associated plant / equipment or other attenuation measures for each building, designed to minimise and mitigate the level of noise emanating from the building(s) and/or plant/equipment shall be submitted to and approved in writing by the local planning authority. The scheme for each building as approved shall be fully implemented before the first occupation of that building and shall thereafter be maintained in strict accordance with the approved details for the life of the development.

Reason: To protect the amenity of nearby properties in accordance with Policies HQ/1 and SC/10 of the South Cambridgeshire Local Plan 2018.

**Air Source Heat Pumps**

1. Prior to the first occupation of any building within each phase of development an assessment of the noise impact of plant and or equipment for that building including any renewable energy provision sources such as any air source heat pump or wind turbine which is to be provided on the proposed building which is to include a scheme for noise insulation and other appropriate mitigation necessary, in order to minimise/mitigate the level of noise emanating from such plant and/or equipment shall be submitted to and approved in writing by the local planning authority. The approved noise insulation scheme for a building as approved shall be fully implemented before the first occupation of that building and shall thereafter be maintained in strict accordance with the approved details.

Reason: To protect the amenity of nearby properties in accordance with Policies HQ/1 and SC/10 of the South Cambridgeshire Local Plan 2018.

**Odour – details of extraction**

1. Prior to the first occupation of each phase of development a scheme detailing plant, equipment and machinery used for the purposes of extraction, filtration and abatement of odours for that phase shall be submitted to and approved in writing by the local planning authority. The approved scheme for a building shall be installed and fully implemented before the first occupation of that building and shall thereafter be maintained in strict accordance with the approved details.

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

Design

**Materials**

1. Prior to commencement of each phase of development above ground level, except for demolition, details of all the materials for the external surfaces of buildings to be used in the construction of the development for that phase shall be submitted to and approved in writing by the local planning authority. Only materials specified in the approved details shall be used on that phase of development.

Reason: To ensure that the appearance of the external surfaces is appropriate and that the quality and colour of the detailing of the facing materials maintained throughout the development in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

**Sample Panels**

1. Prior to commencement of each phase of development above ground, except for demolition, sample palettes shall be available to view on site of all the external materials to be used on site for that phase. Sample palettes shall include sample panels of all bricks proposed to be used on site, together with sheeting material to be used for metal cladding and other materials to be used for fenestration. The brick panels shall be representative of the choice of bond, coursing, special brick patterning, mortar mix and pointing techniques. All details shall be submitted to and approved in writing by the Local Planning Authority. The approved sample panels for a phase are to be retained on site for the duration of the work on that phase for comparative purposes. Works on a phase will take place only in accordance with approved details for that phase.

Reason: To ensure that the appearance of the external surfaces is appropriate and that the quality and colour of the detailing of the facing materials maintained throughout the development in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

Fire hydrants

**Fire Hydrants**

1. Prior to commencement of each phase of development above ground level a scheme for the provision and location of fire hydrants to serve the development for that phase to a standard recommended by the Cambridgeshire Fire and Rescue Service shall be submitted to and approved in writing by the Local Planning Authority.

The relevant phase of development shall not be occupied until the approved scheme for that phase has been implemented. Following implementation, the scheme shall be retained in its approved form thereafter.

Reason: To ensure an adequate water supply is available for emergency use.

Airport safety

**Bird Hazard Management Plan**

1. Prior to commencement of buildings within each phase of development above ground level, other than demolition, a Bird Hazard Management Plan for that phase shall be submitted to and approved in writing by the Local Planning Authority. The submitted plan shall include details of:
   * + The management of any flat/shallow pitched/green roofs on buildings within that phase which may be attractive to nesting, roosting and loafing birds.

The Bird Hazard Management Plan for a phase shall be implemented as approved and shall be managed in accordance with the Plan for the life of the buildings within that phase.

Reason: It is necessary to manage the flat roofs to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of Cambridge Airport.

**Glint and glare**

1. Prior to commencement of each phase of development above ground level, other than demolition, (or in accordance with a timetable agreed in writing by the Local Planning Authority), a Glint and Glare Assessment for that phase shall be submitted to and approved in writing by the Local Planning Authority. The phase shall be implemented as approved and managed in accordance with the approved details for the life of the buildings within that phase.

Reason: It is necessary to manage glint and glare which could endanger the safe movement of aircraft and the operation of Cambridge Airport.

Waste

**Refuse Vehicle Circulation Routes**

1. Notwithstanding the details shown on the approved plans, prior to commencement of each phase of development, other than demolition or site clearance within any phase of development, further details of the circulation route for refuse collection vehicles for that phase shall be submitted to and approved in writing by the Local Planning Authority.

The submitted details for a phase shall include:

1. a full/completed construction specification for the route, which shall be of a suitable construction quality to withstand heavy goods vehicles without causing damage to surfaces or vehicles; and
2. a plan defining the extent of the area to which that specification will be applied.

No building forming part of the development shall be occupied until the refuse vehicle circulation route for that building has been laid out and constructed in accordance with the approved details. The route shall thereafter be maintained in accordance with the approved details.

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

Reason: To avoid harm to the character of the area and to protect the amenity of neighbouring occupiers in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

**Commercial Waste Collection**

1. Prior to first occupation of buildings within each phase of development, a scheme for the on-site storage facilities for commercial waste for that phase, including waste for recycling shall be submitted to and approved in writing by the local planning authority. The scheme for a phase shall identify the specific positions of where wheeled bins, or any other means of storage, will be stationed and the specific arrangements to enable collection from within 10m of the kerbside of the adopted highway/ refuse collection vehicle access point. The approved scheme for a phase or relevant part thereof shall be carried out before the use of that phase or relevant part thereof is commenced and shall thereafter be retained in its approved form.

Reason: To ensure that the need for refuse and recycling is successfully integrated into the development in accordance with policy HQ/1 of the South Cambridgeshire Local Plan 2018.

Compliance

**Change of Use Class E (commercial buildings) (compliance)**

1. Notwithstanding the provisions of Article 3 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that order with or without modification), the buildings S4, S6 and S7 shall only be used for office (Use Class E(g)(i)) and research and development (Use Class E(g)(ii)) uses above ground floor level and for no other use without the granting of a specific planning permission.

Reason: The application has been assessed on its individual merits and the use of the premises for any other purpose may result in harm which would require re-examination of its impact in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

**Change of Use Class E & F (compliance)**

1. Notwithstanding the provisions of Article 3 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that order with or without modification), the ground floor use of buildings S4, S5, S6 and S7 (other than those connected with the operation of the mobility hub) shall only be used for Class E (excluding Class E (g) (iii)) and Class F and for no other use without the granting of a specific planning permission.

Reason: The application has been assessed on its individual merits and the use of the premises for any other purpose may result in harm which would require re-examination of its impact in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

## Conditions applicable to that part of the application which was submitted in outline and without full details

**Outline Permission (Reserved matters) (compliance)**

1. Prior to the commencement of each phase of development, details of the appearance, layout and scale, (hereinafter called the 'reserved matters') for that phase shall be submitted to and approved in writing by the Local Planning Authority. The development of each phase 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.

**Time Limit (compliance)**

1. Application(s) for approval of the reserved matters for any phase in outline shall be made to the Local Planning Authority before the expiration of five years from the date of this permission. The development of each outline phase shall commence before the expiration of three years from the date of approval of the last of the reserved matters of that phase to be approved.

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).

**Approved Plans (compliance)**

1. The development hereby permitted shall be carried out in accordance with the approved documents as listed at Schedule 2 of this decision, save for where such details are superceded by further details being submitted to and approved by the LPA pursuant to the conditions attached to this permission..

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.

**Quantum of Development (compliance)**

1. The development pursuant to the outline element of this permission of the uses listed below shall not exceed the following development levels:

1. three residential blocks providing up to 425 residential (Use Class C3) units.
2. up to 1,366sqm of flexible Class E and Class F floorspace (excluding Class E (g) (iii)) at ground floor level of the residential blocks.
3. two commercial buildings providing up to 22,538 sqm of Classes E(g) i(offices) and ii (research and development) floorspace (NIA).
4. up to 1,366 sqm of flexible Class E and Class F floorspace (NIA) (excluding Class E (g) ,(iii)) at ground floor level of the two commercial buildings.

Reason: To ensure that the development is implemented within the approved parameters upon which the application has been assessed, 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).

Drainage

**Surface Water Drainage Design**

1. Prior to commencement of each phase of development, a detailed design of the surface water drainage within that phase, including a management and maintenance plan of surface water drainage within that phase, shall be submitted to and approved in writing by the Local Planning Authority. The design submitted shall distinguish between those parts of the system which are to be adopted by a statutory undertaker and those which are to remain under private ownership. Those elements of the surface water drainage system not adopted by a statutory undertaker shall thereafter be maintained and managed in accordance with the approved management and maintenance plan.

The scheme for each phase shall be based upon the principles within the agreed:

1. Flood Risk Assessment and Drainage Strategy, PJA Civil Engineering Ltd, Ref: 05425-R-03-C-FRA Rev C, Dated: 6 June 2022
2. Technical Note, PJA Civil Engineering Ltd, Ref:05425 Version E, Dated: 17 April 2023

and shall also include:

1. Full results of the proposed drainage system modelling in the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events (as well as 1% AEP plus climate change), inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;
2. Detailed drawings of the entire proposed surface water drainage system, attenuation and flow control measures, including levels, gradients, dimensions and pipe reference numbers, designed to accord with the CIRIA C753 SuDS Manual (or any equivalent guidance that may supersede or replace it);
3. Full detail on SuDS proposals (including location, type, size, depths, side slopes and cross sections);
4. Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupiers;
5. Demonstration that the surface water drainage of the site is in accordance with DEFRA non-statutory technical standards for sustainable drainage systems;
6. Full details of the maintenance/adoption of the surface water drainage system;
7. Permissions/consents to connect to a receiving watercourse or sewer;
8. CCTV survey and assessment of the downstream network to demonstrate sufficient capacity to receive additional volumes of surface water;
9. For the first Phase only, an investigation into downstream connectivity of the First Public Drain Overflow, via dye tracing, of the culverted section beneath the railway lines, adjoining the Site should be undertaken.  A Summary Report, with accompanying photographs and plans, should be prepared and submitted to the Local Planning Authority.  Where obstructions and/or defects are visibly identified, these should be highlighted to aid the Lead Local Flood Authority in undertaking their statutory duties
10. Measures taken to prevent pollution of the receiving groundwater and/or surface water

The approved surface water drainage scheme for each phase of development shall be subsequently implemented in full accordance with the approved details prior to the first occupation of any part of the phase of development or in accordance with an implementation programme agreed in writing with the Local Planning Authority and retained thereafter.

Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development and to ensure that the principles of sustainable drainage can be incorporated into the development, noting that initial preparatory and/or construction works may compromise the ability to mitigate harmful impacts in accordance with Policies CC/7 and CC/8 of the South Cambridgeshire Local Plan 2018.

**Surface Water Drainage (Construction Phase)**

1. Each reserved matters application for layout for a phase of the development shall include details of measures indicating how additional surface water run-off from that phase will be avoided/mitigated during the construction works of that phase. The details shall be submitted to and approved in writing by the local planning authority. The details for a phase shall include collection, balancing and/or settlement systems for these flows as required for that phase. The approved measures and systems for a phase shall be brought into operation before any works to construct any buildings or hard surfaces commence for that phase.

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

**System Survey & Report**

1. Upon completion of the approved surface water drainage system for a phase, including any attenuation ponds, SuDs and swales, and prior to their adoption by a statutory undertaker or management company; a survey and report for that phase from an independent surveyor shall be submitted to and approved in writing by the Local Planning Authority. The survey and report shall be carried out by an appropriately qualified Chartered Surveyor or Chartered Engineer which demonstrates that the surface water drainage system has been constructed and is fully in accordance with the approved details. Where any corrective/remedial works are necessary, details of those works with a timetable for their completion, shall be provided the written approval of the Local Planning Authority. Any corrective/remedial works required for a phase shall be carried out in accordance with the approved details and timetable for that phase and subsequently re-surveyed by an appropriately qualified Chartered Surveyor or Chartered Engineer, with their findings submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the effective operation of the surface water drainage scheme following construction of the development in accordance with Policies CC/7 and CC/8 of the South Cambridgeshire Local Plan 2018.

**Foul Water**

1. Each reserved matters application for layout for a phase shall include a scheme for the provision and implementation of foul water drainage for that phase. The scheme for a phase shall subsequently be implemented in accordance with the approved details for that phase prior to the first occupation of any part of that phase or in accordance with an implementation programme agreed in writing with the Local Planning Authority.

Reason: To reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul water drainage in accordance with Policies CC/7 and CC/8 of the South Cambridgeshire Local Plan 2018.

Residential amenity

**Construction Environmental Management Plan (2) (DCEMP)**

1. Prior to commencement of each reserved matters application for a phase, a written updated DCEMP shall be submitted to the local planning authority for its written approval. The updated DCEMP for a phase or part thereof shall include references as appropriate to each of the items specified in relation to the site wide DCEMP as required in condition [*insert no*.].

The development of each phase shall be implemented in accordance with the approved details for that phase.

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

**Internal Noise Levels**

1. Each reserved matters application for layout for a phase containing residential development pursuant to this outline permission shall include (for the written approval of the local planning authority) a noise assessment and noise attenuation / insulation scheme for such residential development (having regard to the building’s fabric, glazing and mechanical ventilation requirements) identifying measures to protect occupiers of that residential development from traffic noise emanating from Milton Road, the A14, primary routes through the site, and the Cambridge Guided Busway, which shall be submitted to the Local Planning Authority for approval.

The noise insulation scheme for a reserved matters application shall demonstrate that the external and internal noise levels recommended in British Standard 8233:1999 “Sound Insulation and noise reduction for buildings-Code of Practice” (or as superseded) can be reasonably achieved for the relevant part of the development and shall include a timescale for phased implementation of any recommended mitigation measure contained in the assessment.

The scheme for each part of the residential development within a phase or part thereof as approved shall be fully implemented prior to first occupation of that part of the residential development and shall thereafter be retained in perpetuity.

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

**Noise (plant/equipment)**

1. Each reserved matters application for layout for a phase shall include (for the written approval of the local planning authority) a noise assessment and a scheme for the insulation of the building(s) and/or associated plant / equipment or other attenuation measures within that reserved matters application, in order to minimise the level of noise emanating from the said building(s) and/or plant. The scheme as approved for a building or part thereof and/or plant thereof shall be fully implemented before the first use of that building or part thereof and/or plant hereby permitted is commenced and shall thereafter be maintained in strict accordance with the approved details.

Reason: To protect the amenity of nearby properties in accordance with Policies HQ/1 and SC/10 of the South Cambridgeshire Local Plan 2018.

**Air Source Heat Pumps**

1. Each reserved matters application for layout for a phase shall include (for the written approval of the local planning authority) an assessment of the noise impact of plant and or equipment for any renewable energy provision sources such as any air source heat pump or wind turbine to be provided on the proposed buildings within that phase which is to include a scheme for noise insulation and other appropriate mitigation necessary, in order to minimise/mitigate the level of noise emanating from such plant and/or equipment. The approved noise insulation scheme for a building or part thereof within a phase shall be fully implemented before the use of that building or part thereof within that phase hereby permitted is commenced and shall thereafter be maintained in strict accordance with the approved details.

Reason: To protect the amenity of nearby properties in accordance with Policies HQ/1 and SC/10 of the South Cambridgeshire Local Plan 2018.

**Odour – details of extraction systems**

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

The approved extraction/filtration/abatement ventilation scheme for each non-residential premises within a phase shall be installed before that non-residential premises on that phase is occupied/ use hereby permitted is commenced and shall thereafter 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: Odour and Other Fugitive Emissions to Air of the South Cambridgeshire Local Plan.

Residential standards etc

**Housing Mix**

1. Applications for reserved matters for a phase of development which contains residential units shall include the following details of housing mix:
2. A plan showing the location and distribution of market and affordable units (including tenure type)
3. Internal areas for each unit of accommodation; and
4. A schedule of dwelling sizes (by number of bedrooms).

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.

**Residential Space Standards**

1. For each reserved matters application for layout in relation to any phase of development containing residential development pursuant to this outline permission details of the layout of the dwelling(s) as required by condition [*insert no.*] above, shall demonstrate that all the dwelling(s) meet or exceed the Government's Technical Housing Standards - Nationally Described Space Standard (2015) or successor document.

Reason: To ensure a reasonable level of residential amenity and quality of life and the long-term sustainability and usability of the dwelling(s) in accordance with Policy H/12 of the South Cambridgeshire Local Plan 2018.

**M4(2) Units**

1. At least 5% of all residential units within each reserved matters phase of development shall be designed to meet the accessible and adaptable dwellings M4 (2) standard of the Building Regulations 2010 (as amended) or successor document. A compliance statement shall be submitted with any reserved matters application for layout in relation to any phase of development or part thereof containing residential development pursuant to this outline permission to demonstrate the key principles have been achieved. In the event that such standards are replaced by an alternative national measure for building design applicable at the time of submission of any reserved matters application then the equivalent measures shall be applicable to the relevant part of the proposed development.

Reason: In order to create accessible and adaptable homes, in accordance with Policy H/9 of the South Cambridgeshire Local Plan 2018.

**Lift access**

1. Within any reserved matters application for layout in relation to any phase of development containing residential development pursuant to this outline permission details of any lifts proposed within the proposed residential building(s) shall be provided. Any such lifts within a residential building shall be in a safe and operational condition prior to the first occupation of the relevant residential access cores of that building. The lifts shall be retained and maintained in a safe and operational condition for the lifetime of the building(s) which they serve.

Reason: In order to create accessible and adaptable homes, in accordance with Policy H/9 of the South Cambridgeshire Local Plan 2018.

Sustainability

**Sustainability and Energy Statements**

1. Each reserved matters application for layout in relation to any phase of development pursuant to this outline permission shall be accompanied by a Sustainability Statement setting out how the proposals meet the sustainability targets and commitments set out in the Cambridge North Sustainability Strategy, Hoare Lea, Revision 03 26 May 2022 as updated by (i) the Addendum to the Sustainability Strategy, Hoare Lea, Revision 1, 23 August 2022; (ii) the Cambridge North Energy Strategy, Hoare Lea, Issue 01 27 May 2022; and (iii) the Energy Strategy Addendum, Hilson Moran, 20 September 2022. Where the statement relates to part of the residential development, the statement shall also include details for the development of separate energy consumption targets for that part of the residential development within the phase of development.

The Sustainability Statement shall be subsequently implemented in full accordance with the approved details and maintained thereafter.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings. (South Cambridgeshire Local Plan policies CC/1, CC/3, CC/4 and the Greater Cambridge Sustainable Design and Construction SPD, 2020)

**Water Conservation**

1. Each reserved matters application for layout in relation to any phase of development pursuant to this outline permission which include a residential component shall be accompanied by a Water Conservation Strategy for the written approval of the local planning authority. The strategy shall include a water efficiency specification for each dwelling type, based on the Fitting Approach sets out in Part G of the Building Regulations 2010 (2015 edition or any future successor) demonstrating that all dwellings (when considered as a whole) are able to achieve a typical design standard of water use of no more than 89 litres/person/day, as far as reasonably practicable. The approved strategy for a residential dwelling shall be subsequently implemented in full accordance with the approved details prior to first occupation of that residential dwelling and thereafter shall be retained.

Reason: To ensure that the development makes efficient use of water and promotes the principles of sustainable construction (South Cambridgeshire Local Plan policy CC/4 and the Greater Cambridge Sustainable Design and Construction SPD, 2020)

Waste

**Refuse Vehicle Circulation Routes**

1. Each reserved matters application for layout in relation to any phase of development which contains residential development pursuant to this outline permission shall provide details of the circulation route for refuse collection vehicles.

The details shall include:

1. a full/completed construction specification for the route, which shall be of a suitable build quality to withstand heavy goods vehicles without causing damage to surfaces or vehicles; and
2. a plan defining the extent of the area to which that specification will be applied.

No dwelling forming part of the development shall be occupied until the refuse vehicle circulation route in connection with the refuse collection for that dwelling has been laid out and constructed in accordance with the approved details. The route shall be maintained in accordance with the approved details.

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

Reason: To avoid harm to the character of the area and to protect the amenity of neighbouring occupiers in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

**Flats - communal waste**

1. Each reserved matters application for layout in relation to any phase of development which contains residential development pursuant to this outline permission shall include a scheme for the written approval of the local planning authority addressing on-site storage facilities for waste and recycling for that residential development. The scheme shall identify for that residential element of the development:
2. The specific position for wheeled bins, or any other means of storage, will be stationed for resident access and emptying by vehicles.
3. That the collection point should be within 10m of the kerbside of the adopted highway/ refuse collection vehicle access point.
4. The quantity of bins on-site and their capacity for waste, recycling and garden and food waste (these shall include provision for a minimum of 50% recycling/organic capacity)
5. Any additional storage areas relevant to high density accommodation blocks for bulky waste items.
6. Details of any management arrangements if bins are to be moved to a collection point for emptying.

No residential unit shall first be occupied until the approved scheme and its arrangements for that particular unit have been provided and shall thereafter be retained for the lifetime of the development.

Reason: To ensure that the need for refuse and recycling is successfully integrated into the development in accordance with policy HQ/1 of the South Cambridgeshire Local Plan 2018.

**Commercial Waste Collection**

1. Each reserved matters application for layout in relation to any building within a phase of development which contains commercial development pursuant to this outline permission shall include a scheme for the written approval of the local planning authority for the on-site storage facilities for commercial waste, including waste for recycling for that commercial development. The scheme shall identify the specific positions of where wheeled bins, or any other means of storage for the commercial element, will be stationed and the specific arrangements to enable collection from within 10m of the kerbside of the adopted highway/ refuse collection vehicle access point. The approved scheme for a commercial unit within a phase or part thereof shall be carried out before the first use of such commercial unit is commenced and shall thereafter be retained as such for the lifetime of the development.

Reason: To ensure that the need for refuse and recycling is successfully integrated into the development in accordance with policy HQ/1 of the South Cambridgeshire Local Plan 2018.

**Height Limitations on Buildings and Structures (compliance)**

1. No building or other structure, whether temporary or permanent shall be permitted to be erected on the site at any time which exceeds 51 metres Above Mean Sea Level (AMSL).

Reason: Any development that penetrates the Instrumental Flight Procedures (IFP's) or Obstacle Limitation Surfaces (OLS) surrounding Cambridge Airport could endanger aircraft movements and the safe operation of the aerodrome.

Residential standards

**Broadband provision (compliance)**

1. No dwelling shall be first occupied until the necessary infrastructure to enable that dwelling to directly connect to and receive fibre optic broadband is installed and is capable of being fully operative.

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

PD restriction

**Change of Use Class E & F (compliance)**

1. Notwithstanding the provisions of Article 3 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that order with or without modification), the ground floor use of the commercial and residential buildings shall only be used for uses within Class C3, Class E (excluding Class E (g) (iii)) and/or Class F and for no other use. The exception to this is the community room to be provided in Building S13-S16 which shall be used for uses within Use Class F2(b) only and for no other for no other use.

Reason: The application has been assessed on its individual merits and the use of the premises for any other purpose may result in harm which would require re-examination of its impact in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018. To ensure the community use is retained as such for the benefit of the residential community in accordance with policy SC/4 of the South Cambridgeshire Local Plan 2018.

**Schedule 1 – Approved Plans for the Full Application**

|  |  |  |
| --- | --- | --- |
| drawing reference | title | Date |
| Site-Wide - General | |  |
| 239-ACME-PLA-S00-0010 | Location Plan | June 2022 |
| 239-ACME-PLA-S00-0011 | Site Plan | June 2022 |
| Site-Wide Landscape Plans - Detail | |  |
| 630\_01(MP)001 P5 | Landscape Masterplan | April 2023 |
| 630\_01(MP)002 P3 | Ecology Strategy Ground Floor | April 2023 |
| 630\_01(MP)003 P1 | Ecology Strategy Roof | June 2022 |
| 630\_01(MP)004 P3 | Public Open Space Provision | April 2023 |
| 630\_01(MP)005 P2 | Hard Landscape Strategy (West) | October 2022 |
| 630\_01(MP)006 P2 | Hard Landscape Strategy (East) | October 2022 |
| 630\_01(MP)007 P2 | Hard Landscape Strategy (Wild Park) | October 2022 |
| 630\_01(MP)008 P2 | Tree Strategy | October 2022 |
| 630\_01(MP)009 P1 | Planting Strategy (West) | June 2022 |
| 630\_01(MP)010 P1 | Planting Strategy (East) | June 2022 |
| 630\_01(MP)011 P1 | Levels and Drainage (West) | June 2022 |
| 630\_01(MP)012 P1 | Levels and Drainage (East) | June 2022 |
| 630\_01(MP)013 P1 | Levels and Drainage (Wild Park) | June 2022 |
| 630\_01(MP)014 P3 | Attenuation Strategy | April 2023 |
| 630\_01(MP)015 P1 | Furniture Strategy (West) | June 2022 |
| 630\_01(MP)016 P1 | Furniture Strategy (East) | June 2022 |
| 630\_01(MP)017 P1 | Furniture Strategy (Wild Park) | June 2022 |
| 630\_01(MP)019 P1 | Roof Strategy | June 2022 |
| 630\_01(MP)020 P3 | Tree Root Cell Extents | April 2023 |
| 630\_01(MP)021 P2 | Wild Park and Aggregates Yard Interface | October 2022 |
| 630\_01(MP)022 P1 | Cycle Strategy (West) | October 2022 |
| 630\_01(MP)023 P1 | Cycle Strategy (East) | October 2022 |
| 630\_01(MP)024 P1 | Proximity to Mineral Safeguarded areas | October 2022 |
| 630\_01(MP)101 P1 | Milton Avenue 1 of 2 | June 2022 |
| 630\_01(MP)102 P1 | Milton Avenue 2 of 2 | June 2022 |
| 630\_01(MP)103 P2 | Chesterton Way 1 of 3 | October 2022 |
| 630\_01(MP)104 P2 | Chesterton Way 2 of 3 | October 2022 |
| 630\_01(MP)105 P2 | Chesterton Way 3 of 3 | October 2022 |
| 630\_01(MP)106 P2 | Cowley Road North | October 2022 |
| 630\_01(MP)107 P2 | Cowley Road East | October 2022 |
| 630\_01(MP)108 P1 | The Link | June 2022 |
| 630\_01(MP)109 P2 | Bramblefields Way | October 2022 |
| 630\_01(MP)201 P2 | 1 Milton Avenue and Milton Walk | October 2022 |
| 630\_01(MP)202 P2 | Chesterton Square | October 2022 |
| 630\_01(MP)203 P2 | Station Row | October 2022 |
| 630\_01(MP)204 P1 | Station Row Features | June 2022 |
| 630\_01(MP)205 P2 | Piazza | October 2022 |
| 630\_01(MP)206 P1 | Station Row Passage | June 2022 |
| 630\_01(MP)207 P1 | Chesterton Passage | June 2022 |
| 630\_01(MP)208 P1 | Cowley Circus | June 2022 |
| 630\_01(MP)209 P3 | Wild Park | April 2023 |
| 630\_01(MP)210 P2 | Typical Meanwhile Use for Pocket Park | October 2022 |
| 630\_01(MP)212 P1 | Roof Garden – Labs | June 2022 |
| 630\_01(MP)213 P1 | Roof Garden – 1 Milton Avenue | June 2022 |
| 630\_01(MP)301 P1 | Residential Masterplan | June 2022 |
| 630\_01(MP)304 P1 | Play Areas – LEAP and LAP | June 2022 |
| 630\_01(MP)305 P1 | Play Areas – Natural Play | June 2022 |
| 630\_01(MP)306 P1 | Play Areas – Wild Park | June 2022 |
| 630\_01(MP)307 P1 | Residential Roof Garden Masterplan | June 2022 |
| 630\_01(MP)308 P1 | Roof Garden Features | June 2022 |
| 630\_01(CD)001 P1 | Typical Tree pit in hard landscaping | June 2022 |
| 630\_01(CD)002 P1 | Typical Tree pit in soft landscaping | June 2022 |
| 630\_01(CD)003 P1 | Typical Tree pit in raised planter over basement | June 2022 |
| 630\_01(CD)004 P1 | Rain garden kerb detail | June 2022 |
| 630\_01(CD)005 P1 | Biodiverse Roof typical detail | June 2022 |
| 630\_01(CD)007 P1 | Chesterton Square paving detail | June 2022 |
| 630\_01(CD)008 P1 | Chesterton Gardens paving detail | June 2022 |
| 630\_01(SC)001 P2 | Chesterton Square | October 2022 |
| 630\_01(SC)002 P1 | Station Row – Causeway | June 2022 |
| 630\_01(SC)003 P1 | Station Row – Steps | June 2022 |
| 630\_01(SC)004 P1 | Station Row – Banks and bench seating | June 2022 |
| 630\_01(SC)006 P2 | 1 Milton Avenue | October 2022 |
| 630\_01(SC)007 P1 | Milton Avenue | June 2022 |
| 630\_01(SC)009 P2 | Cowley Road East | October 2022 |
| 630\_01(SC)010 P1 | Chesterton Gardens: Pergola | June 2022 |
| 630\_01(SC)012 P1 | Chesterton Gardens: Earth mounds | June 2022 |
| 22\_02771\_OUT Tree Survey Drawing | Chesterton Sidings Cambridge Plans | October 2022 |
| Site-Wide Highways Plans - Detail | |  |
| 05425-C-2103-P7 | Lab Servicing Access SPA | October 2022 |
| 05425-C-2110-P4 | Milton Avenue Cycle | October 2022 |
| 05425-C-2113- P7 | Cowley Circus | October 2022 |
| 05425-C-2203-P2 | Fire Tender Tracking (Sheet 1 of 2) | October 2022 |
| 05425-C-2204-P2 | Fire Tender Tracking (Sheet 2 of 2) | October 2022 |
| 05425-C-2205-P1 | Lab Servicing Access Swept Path Analysis Refuse Vehicle | June 2022 |
| 05425-C-2206-P2 | Rigid Truck Tracking | October 2022 |
| 05425-C-2207-P1 | Refuse Vehicle Tracking (Plan) | June 2022 |
| 05425-C-2208-P0 | Whole Site Refuse Vehicle Tracking | October 2022 |
| S4 | |  |
| 1781-MAKE-S04-PA1999 Rev 01 | S4 Basement Plan | October 2022 |
| 1781-MAKE-S04-PA2000 Rev 01 | S4 Ground Floor Plan | October 2022 |
| 1781-MAKE-S04-PA2001 Rev 01 | S4 Level 01 Plan | October 2022 |
| 1781-MAKE-S04-PA2002 Rev 01 | S4 Levels 02-04 Typical Plan | October 2022 |
| 1781-MAKE-S04-PA2005 Rev 01 | S4 Level 05 Plan | October 2022 |
| 1781-MAKE-S04-PA2006 Rev 01 | S4 Level 06 Plan | October 2022 |
| 1781-MAKE-S04-PA2007 Rev 01 | S4 Level 07 Plan: Plant | October 2022 |
| 1781-MAKE-S04-PA2008 Rev 01) | S4 Roof Plan | October 2022 |
| 1781-MAKE-S04-PA2200 | S4 Proposed East Elevation | June 2022 |
| 1781-MAKE-S04-PA2201 | S4 Proposed South-East Elevation | June 2022 |
| 1781-MAKE-S04-PA2202 | S4 Proposed South-West Elevation | June 2022 |
| 1781-MAKE-S04-PA2203 | S4 Proposed North-West Elevation | June 2022 |
| 1781-MAKE-S04-PA2250 Rev 01 | S4 Proposed Section AA and Section BB (Short and Long Section) | October 2022 |
| S5 | |  |
| 239-ACME-PLA-S05-0100 | S5 Location Plan | June 2022 |
| 239-ACME-PLA-S05-1100 | S5 Ground Floor Plan | June 2022 |
| 239-ACME-PLA-S05-1101 | S5 First Floor Plan | June 2022 |
| 239-ACME-PLA-S05-1102 | S5 Second Floor Plan | June 2022 |
| 239-ACME-PLA-S05-1103 | S5 Third Floor Plan | June 2022 |
| 239-ACME-PLA-S05-1104 | S5 Fourth Floor Plan | June 2022 |
| 239-ACME-PLA-S05-1105 | S5 Roof Plan | June 2022 |
| 239-ACME-PLA-S05-1110 | S5 Basement Plan Acme | June 2022 |
| 239-ACME-PLA-S05-1200 | S5 Mobility Hub Section | June 2022 |
| 239-ACME-PLA-S05-1300 | Western And Eastern Elevations | June 2022 |
| 239-ACME-PLA-S05-1301 | Northern And Southern Elevations | June 2022 |
| S6 and S7 | |  |
| 1818-MAKE-S06-PA1949 Rev 01 | S6 and S7 Combined Basement Plan | October 2022 |
| 1818-MAKE-S06-PA1950 Rev 02 | S6 and S7 Combined Ground Floor Plan | October 2022 |
| 1818-MAKE-S06-PA1999 Rev 01 | S6 Basement Plan | October 2022 |
| 1818-MAKE-S06-PA2000 Rev 02 | S6 Ground Floor Plan | October 2022 |
| 1818-MAKE-S06-PA2001 | S6 Levels 01-02 Typical Plan | June 2022 |
| 1818-MAKE-S06-PA2003 | S6 Level 03 Plan | June 2022 |
| 1818-MAKE-S06-PA2004 | S6 Level 04 Plan: Plant | June 2022 |
| 1818-MAKE-S06-PA2005 | S6 Roof Plan | June 2022 |
| 1818-MAKE-S07-PA1999 Rev 01 | S7 Basement Plan | October 2022 |
| 1818-MAKE-S07-PA2000 Rev 02 | S7 Ground Floor Plan | October 2022 |
| 1818-MAKE-S07-PA2001 | S7 Levels 01-02 Typical Plan | June 2022 |
| 1818-MAKE-S07-PA2003 | S7 Level 03 Plan | June 2022 |
| 818-MAKE-S07-PA2004 | S7 Level 04 Plan: Plant | June 2022 |
| 818-MAKE-S07-PA2005 | S7 Roof Plan | June 2022 |
| 1818-MAKE-S06-PA2150 Rev 01 | S6 and S7 Combined North-West Elevation | October 2022 |
| 1818-MAKE-S06-PA2151 Rev 01 | S6 and S7 Combined South-East Elevation | October 2022 |
| 1818-MAKE-S06-PA2200 Rev 01 | S6 Proposed North-West Elevation | October 2022 |
| 1818-MAKE-S06-PA2201 | S6 Proposed North-East Elevation | June 2022 |
| 1818-MAKE-S06-PA2202 Rev 01 | S6 Proposed South-East Elevation | October 2022 |
| 1818-MAKE-S06-PA2203 | S6 Proposed South-West Elevation | June 2022 |
| 1818-MAKE-S06-PA2240 | S6 and S7 Proposed Combined Section AA (Long Section) | June 2022 |
| 1818-MAKE-S06-PA2250 | S6 Proposed Section BB and Section CC (Short and Long Section) | June 2022 |
| 1818-MAKE-S07-PA2200 Rev 01 | S7 Proposed North-West Elevation | October 2022 |
| 1818-MAKE-S07-PA2201 Rev 01 | S7 Proposed North-East Elevation | October 2022 |
| 1818-MAKE-S07-PA2202 Rev 01 | S7 Proposed South-East Elevation | October 2022 |
| 1818-MAKE-S07-PA2203 | S7 Proposed South-West Elevation | June 2022 |
| 1818-MAKE-S07-PA2250 | S7 Proposed Section DD and Section EE (Short and Long Section) | June 2022 |

**Schedule 2 – Approved Plans for the Outline Application**

|  |  |  |
| --- | --- | --- |
| drawing reference | title | Date |
| 239-ACME-PLA-S01-0101 Rev A | Existing Site Conditions | October 2022 |
| 239-ACME-PLA-S01-0102 Rev A | Building Layout and Application Type | October 2022 |
| 239-ACME-PLA-S01-0103 Rev A | Maximum Building Envelope – Basement | October 2022 |
| 239-ACME-PLA-S01-0104 Rev A | Maximum Building Envelope – Ground Floor Level | October 2022 |
| 239-ACME-PLA-S01-0105 Rev A | Maximum Building Envelope – Typical Level | October 2022 |
| 239-ACME-PLA-S01-0106 Rev A | Building Heights Plan | October 2022 |
| 239-ACME-PLA-S01-0107 Rev A | Proposed Uses – Ground Floor | October 2022 |
| 239-ACME-PLA-S01-0108 Rev A | Access Plan | October 2022 |
| 239-ACME-PLA-S01-0109 Rev A | Landscape and Open Spaces Plan | October 2022 |
| 239-ACME-PLA-S01-0300 | Parameter Plans Area Schedule | June 2022 |

## Informatives

**Below Ground Works**

Below ground works for the purpose of the above conditions is defined as earth movement and site preparation.

This is because below ground works will not prejudice the discharge of conditions worded as ‘Prior to commencement of development’, with the exception of below ground works’

**Town and Country Planning Act 1990 (as amended)**

This planning permission (both full and outline) is linked to and should be read in conjunction with an Agreement made pursuant to s106 of the Town and Country Planning Act 1990.

**Cadent Gas**

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions

Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

**Cambridge Airport: Bird Hazard Management Plan**

The Bird Hazard Management Plan must ensure that flat/shallow pitched roofs be constructed to allow access to all areas by foot using permanent fixed access stairs ladders or similar. The owner/occupier must not allow gulls, to nest, roost or loaf on the building. Checks must be made weekly or sooner if bird activity dictates, during the breeding season. Outside of the breeding season gull activity must be monitored and the roof checked regularly to ensure that gulls do not utilise the roof. Any gulls found nesting, roosting or loafing must be dispersed by the owner/occupier when detected or when requested by Cambridge Airport Operations staff. In some instances, it may be necessary to contact Cambridge Airport Operations staff before bird dispersal takes place. The owner/occupier must remove any nests or eggs found on the roof. The breeding season for gulls typically runs from March to June. The owner/occupier must obtain the appropriate licences where applicable from Natural England before the removal of nests and eggs.

**Cambridge Airport: Crane**

Given the nature of the proposed development it is possible that a crane may be required during its construction. The applicant's attention is drawn to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4, Cranes and Other Construction Issues available at <https://www.aoa.org.uk/policy-campaigns/operations-safety/> and CAA CAP1096 <https://publicapps.caa.co.uk/modalapplication.aspx?appid=11&mode=detail&id=5705>

**Cambridge Airport: Landscaping**

The development is close to the airport and the landscaping which it includes may attract birds which in turn may create an unacceptable increase in birdstrike hazard. Any such landscaping should, therefore, be carefully designed to minimise its attractiveness to hazardous species of birds. The applicant’s attention is drawn to Advice Note 3, 'Potential Bird Hazards: Amenity Landscaping and Building Design' (available at <http://www.aoa.org.uk/policy-campaigns/operations-safety/>

**Drainage: CCTV Surveys (drainage)**

A CCTV survey of the surface water drainage system, into which it is proposed to drain surface water from the site is required. The purpose of the survey is to:

* Survey all of the relevant pipework, opens section of watercourse and associated chambers and features, downstream to the confluence with the River Cam.
* Report on all defects, damage and deficiencies in respect of the elements of the system that it is possible to survey.
* Indicate any reasons why the survey could not be fully carried out.
* Provide recommendations for repair or improvement to the sections of the system surveyed.
* Produce a plan and preferably a video of the sections surveyed that indicates the date, time, location and distances surveyed and any significant observations with respect to flood risk.

Should it be found that the proposed discharge location was unsuitable, remedial action should be taken to ensure that the system is of suitable condition to receive the flows, or a viable alternative would be required.

**Drainage: Green Roofs**

All green roofs should be designed, constructed and maintained in line with the CIRIA SuDS Manual (C753) and the Green Roof Code (GRO).

**Drainage: Ordinary Watercourse Consent**

Constructions or alterations within an ordinary watercourse (temporary or permanent) require consent from the Lead Local Flood Authority under the Land Drainage Act 1991. Ordinary watercourses include every river, drain, stream, ditch, dyke, sewer (other than public sewer) and passage through which water flows that do not form part of Main Rivers (Main Rivers are regulated by the Environment Agency). The applicant should refer to Cambridgeshire County Council’s Culvert Policy for further guidance:

<https://www.cambridgeshire.gov.uk/business/planning-and-development/water-minerals-and-waste/watercourse-management/>

Please note the council does not regulate ordinary watercourses in Internal Drainage Board areas.

**Drainage: Pollution Control**

Surface water and groundwater bodies are highly vulnerable to pollution and the impact of construction activities. It is essential that the risk of pollution (particularly during the construction phase) is considered and mitigated appropriately. It is important to remember that flow within the watercourse is likely to vary by season and it could be dry at certain times throughout the year. Dry watercourses should not be overlooked as these watercourses may flow or even flood following heavy rainfall.

**Drainage: First Public Drain**

In accordance with condition [*insert condition n*o.], defects identified as requiring repairs shall be defined in accordance with the Manual of Sewer Condition Classification 5th Edition, this information must be supplied and agreed in writing by the local planning authority.

**Cambridge Northern Fringe Aggregates Railhead**

The Cambridge Northern Fringe Aggregates Railhead, which is also known as Chesterton Sidings, is located to adjacent to the north-east of this development site. The development permitted has been designed to ensure adequate mitigation has been provided for the uses detailed in the planning application, so they are not significantly adversely affected by the ongoing use of the railhead. However, should a more sensitive use be introduced (even if it is within the same Use Class), that requires additional mitigation to ensure that the new use and occupiers would not be significantly adversely affected by the operations of the railhead, the onus, in line with the agent of change principle, is on the owner and / or occupier to provide any required mitigation