

TOWN AND COUNTRY PLANNING ACT 1990

**PLANNING PERMISSION
SUBJECT TO CONDITIONS**

Decision Date: 22nd April 2014

Terence O'Rourke Ltd
Everdene House
Deansleigh Road
Bournemouth
Dorset
BH7 7DU

The Council hereby grant outline planning permission for:

Outline planning permission for phase 1 of Northstowe comprising of up to 1500 dwellings; a primary school; a mixed-use local centre (including a community building and provision for non-residential institutions, financial and professional services, shops, cafes and restaurants, drinking establishments and hot food takeaways); leisure, community, residential institutions, cultural, health and employment provision (business, general industry and storage and distribution) including a household recycling centre; formal and informal recreational space and landscaped areas; and infrastructure works including site re-profiling and associated drainage works, foul and surface water pumping stations, two flood attenuation ponds on land east of Hatton's Road; and associated works including the demolition of existing buildings and structures.

At: Land south of Longstanton Park and Ride and adjacent to the B1050 at Station Road and adjacent to Hatton's Road, Longstanton.

For: Gallagher Longstanton Ltd.

In accordance with your application dated 27th February 2012 and the plans, drawings and documents which form part of the application, subject to conditions set out below.

Explanatory Notes & Terms:

"Commence" and "Commencement" means initiation of the development as defined in Section 56(4) of the Town and Country Planning Act 1990, save that initiation of Enabling Works shall not constitute "Commence" or "Commencement" unless any condition specifically provides otherwise.

"Enabling Works" for example but not exhaustively means (i) surveying, (ii) environmental and hazardous substance testing and sampling (including the making of trial boreholes, window sampling and test pits in connection with such testing and sampling), (iii) soil tests, (iv) pegging out, (v) tree protection, (vi) ecological survey and mitigation works, (vii) archaeological investigation and (viii) demolition and removal of buildings and other structures on the Site, or similar related works.

"Earthworks" means the strategic site-wide land re-profiling, remediation works and principal foul and surface water drainage infrastructure works (waterpark, Hatton's Road attenuation ponds, and strategic swale and ditch corridors) associated with the Strategic Engineering Elements and Development Parcels.

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“Strategic Engineering Elements” means, foul water pumping station, surface water pumping and rising main, access from the B1050, primary roads and “Dedicated Busway” along with other aspects of Hatton’s Road attenuation ponds, the waterpark and strategic swale and ditch corridors not covered by “Earthworks”.

“Development Parcel” means a phase or part of the development other than Strategic Engineering Elements for instance this would include housing, employment, the local centre, primary school, the sports pitches, formal park, play areas, allotments and community orchard, as approved as part of the approved Phasing Plan.

“Dedicated Busway” means the Busway route shown on approved Parameters Plan 2.

“Primary Development Site” means the planning application site excluding the Hatton’s Road attenuation ponds.

“Employment Area” refers to the employment land to the north of the local centre and south of the Cambridgeshire Guided Busway Park and Ride stop and ancillary facilities.

Where any minor or non-material amendments to this permission may be approved by the LPA then any reference in any condition to "in accordance with" shall be interpreted as meaning in accordance with any amended document, plan, scheme, statement, strategy, programme, drawing or details. Where any condition refers to the situation where the LPA may otherwise agree in writing, any approval or agreement by the LPA in these circumstances shall only be provided where they do not result in any new or materially different likely significant environmental effects compared to those assessed prior to the date of this permission.

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CONDITIONS:

Commencement of Works

1. No works, hereby approved, shall commence in relation to the Earthworks until approval of the details of the landscaping (level of detail to be in accordance with condition 28) and layout have been obtained from the local planning authority in writing. The development shall be carried out as approved.

No development on any individual Development Parcel or Strategic Engineering Element shall Commence until approval of the details (as appropriate) of the appearance, landscaping, access, layout and scale (hereinafter called the reserved matters) within that Development Parcel or related to that Strategic Engineering Element has been obtained from the local planning authority in writing. The development shall be carried out as approved.

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

Reserved Matters

2. The first application for approval of reserved matters shall be made to the Local Planning Authority no later than three years from the date of this permission.

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

3. The commencement of each development parcel pursuant to this outline consent shall begin before the expiration of two years from the date of the last reserved matter of that parcel 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. Application(s) for approval of all the reserved matters shall be made to the Local Planning Authority before the expiration of 10 years, from the date of this permission.

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

Approved Plans

5. The development, hereby permitted, shall be carried out in accordance with the following approved plans unless otherwise agreed in writing by the Local Planning Authority:

- a) Site location plan (red/blue line plan) ref: 155316/00;
- b) Tree retention/loss plan: drawing 155316/ph1/sk014 TR&RP;

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- c) Water drainage strategy drawings: primary development site 2951/200/D-01 rev C and Hatton's Road Attenuation ponds 2988/FLD/302 rev D;
 - d) Foul water drainage strategy drawing 2951/200/D-03 rev B;
 - e) Ecological mitigation strategy: Environmental Statement figures 6.10a primary development site and 6.10b Hatton's Road attenuation ponds;
 - f) Parameters Plan 1a) Core area Land use, open space & landscape;
 - g) Parameters Plan 1b) Attenuation ponds Land use, open space & landscape;
 - h) Parameters Plan 2 Movement and access;
 - i) Parameters Plan 3 Building heights plan;
 - j) Parameters Plan 4 Density plan;
 - k) Figure 5 of the Construction Management Strategy (Earthworks Strategy)

REASON: To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

Development Limits

- 6. Any development carried out under this permission, hereby approved, shall not exceed the development levels set out in the description of development.

REASON: To ensure that the development and associated mitigation measures takes place in accordance with the principles, parameters and assessment contained within the Application Documentation and Environmental Statement.

Phasing

- 7. i) No development shall commence apart from enabling works, earthworks and strategic engineering elements, unless agreed in writing by the Local Planning Authority until such time as a Phasing Plan for the application site has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved phasing contained within the phasing plan unless otherwise agreed in writing by the Local Planning Authority.
- ii) Notwithstanding the information contained in the Design and Access Statement, no development shall commence subject to i) above in respect of any Development Parcel, pursuant to this outline permission, until a Site Wide Phasing Plan for the development hereby permitted, and which inter alia accords with the section 106 triggers, where applicable, has been submitted to and approved in writing by the Local Planning Authority. The Site Wide Phasing Plan shall include the sequence of providing the following elements:
 - a) Residential development parcels;
 - b) The busway and local bus services;
 - c) Major distributor roads/routes within the site, including timing of provision and opening of access points into the site;
 - d) Strategic footpaths and cycleways;
 - e) The local centre and community facilities including the primary school and sports hub;
 - f) Employment land and household waste recycling centre;
 - g) Strategic foul and surface water features and SUDS;

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- h) Formal and informal public open space, allotments, community orchard and parks;
 - i) Strategic electricity, telecommunications and gas networks;
 - j) Infrastructure for the provision of fibre optic cables;
 - k) Environmental mitigation measures.

REASON: To clarify how the site is to be phased to assist with the determination of subsequent reserved matters applications and in order to ensure that infrastructure provision and environmental mitigation are provided in time to cater for the needs and impacts arising out of the development in accordance with NAAP policies NS/1 and NS/2, which set out the vision and development principles for the delivery of the town.

Design Code

8. No development, hereby approved, shall commence in respect of any of the Strategic Engineering Elements and each Development Parcel until the Design Code has been submitted to and approved in writing by the Local Planning Authority, unless otherwise agreed.

The Design Code shall include both 'Strategic Design Principles' and 'Detailed Design Elements'. The Design Code shall address all pertinent matters associated with the following subject areas:

- i) Strategic Design Principles:
 - a) The approach to design quality and its consistent implementation;
 - b) The form and character of the site and the vision for Northstowe;
 - c) Design objectives for key areas of the town including retail centres, edges with existing villages, waterpark and heritage assets.
 - d) Sequential design principles for the 'approach, entrance and arrival' to key gateways from the existing transport network, CGB junctions and primary destinations such as the retail centres.
 - e) The approach and design principles to urban form, space and architectural styles to respect the contextual analysis of Cambridgeshire characteristics.
 - f) The rationale of character districts identifying primary characteristics and differences.
 - g) The approach to designed traffic speeds.
 - h) The approach and design of blocks, the principles of their structure, building typologies, back-to-back distances, car parking, cycle parking and storage, refuse storage and collection, and servicing for commercial properties.
 - i) The approach, hierarchy, design principles, species and pallet of materials of hard and soft landscaping in the townscape.
- ii) Detailed Design Elements
 - a) The overall vision and character of the development and its setting;
 - b) The creation of character areas and neighbourhoods addressing the principles of the mix of uses;

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- c) The conceptual design and approach to the public realm, including enclosure, natural surveillance, public art, materials, street furniture and signage, the incorporation of utilities and landscaping;
 - d) The principles of, the street and public spaces hierarchy to address, movement and permeability, mobility and visually impaired users and traffic calming measures and making reference to the phasing of land parcels;
 - e) Direction on the creation of an integrated streetscenes along the busway and primary streets, through the consistent use of scale, enclosure and massing, by providing direction on building scale and massing, the proportion of built frontage, house and plot width, associated house types, building heights, and eaves heights;
 - f) The design of the transport network hierarchy, streets, cycle routes, footpaths and public spaces, providing typical street cross-sections, which should include details of tree planting and tree species, underground utility/service trench routes, type and specification, and on street parking, including design details;
 - g) The principles and structure of the blocks addressing key groupings or individual buildings, building form, massing, heights, scale and legibility, building typologies, density and use. This shall include the design principles addressing primary frontages, fronts and backs, pedestrian and vehicular access points, on plot car and cycle parking, threshold definition and surveillance of public realm areas, building materials and performance standards and design features;
 - h) Approach to incorporation of ancillary infrastructure/buildings such as substations, pumping stations, waste and recycling provision for all building types and recycling points. Approach to the provision of electric vehicle charging points/infrastructure, pipes, flues, vents, meter boxes, external letterboxes, fibres, wires and cables required by statutory undertakers as part of building design;
 - i) Details of the approach to vehicular parking across the entire site including the amount of parking, location and layout of parking for all purposes, including but not restricted to parking for people with disabilities and visitors' parking.
 - j) Details of the approach to cycle parking for all uses, including the distribution (resident/visitor parking and location in the development), type of rack, spacing and any secure or non-secure structures associated with the storage of cycles.
 - k) The approach to the character and treatment of the structural planting to the development areas within the primary open land, secondary open land, hedge or footpath corridors and retained trees (including the approach to SUDS design integration into the green ways);
 - l) The approach to the lighting strategy and how this will be applied to different areas of the development with different lighting needs, so as to maximise energy efficiency, minimise light pollution and avoid street clutter;
 - m) Measures to demonstrate how the design can maximise resource efficiency and climate change adaptation through external, passive means, such as landscaping, orientation, massing, and external building features,
 - n) Details of measures to minimise opportunities for crime,
 - o) Details of the Design Code review procedure and of circumstances where a review shall be implemented.

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

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Code, and how to use the Design Code. All subsequent reserved matter applications shall accord with the details of the approved design code, and be accompanied by a statement which demonstrates compliance with the code.

REASON: To ensure high quality design and coordinated development in accordance with Policy NS/1 the Vision for Northstowe, NS/2 Development Principles, NS/12 Landscape Principles, NS/14 Landscaping within Northstowe of the Northstowe Area Action Plan, 2007 and to facilitate continuity through cumulative phases of development in accordance with Policy DP/5 of the South Cambridgeshire Development Control Policies Document, Local Development Framework, 2007.

Contaminated Land Investigation and/ or Remediation

9. A. No development, hereby approved, shall Commence in relation to any Earthworks, any of the Strategic Engineering Elements or any Development Parcel until the application site has been subject to the supplementary investigation and recording of contamination as recommended in the WSP Geo environmental Assessment Interpretative Report February 2012 and final remediation objectives have been determined through risk assessment and agreed in writing by the Local Planning Authority, in accordance with a programme agreed by the Local Planning Authority.
- B. No development shall commence in relation to each Strategic Engineering Element or Development Parcel until detailed proposals for the removal, containment or otherwise rendering harmless any contamination in that Development Parcel or for that Strategic Engineering Element (the Remediation Method Statement) have been submitted to and approved in writing by the Local Planning Authority.
- C. If during remediation works, any contamination is identified that has not been considered in the Remediation Method Statement, then remediation proposals for this contamination should be agreed in writing by the Local Planning Authority and additional works that may be required pursuant to the remediation proposals shall be completed.
- D. No development shall be brought into use or occupied in relation to each respective part of the Strategic Engineering Elements or any Development Parcel until
- i) The works specified in the Remediation Method Statement and where appropriate any additional remediation works associated with contamination not identified in the Remediation Method Statement or any other measures to demonstrate that the land is suitable for the proposed end use, have been completed in relation to that Development Parcel or Strategic Engineering Element.
 - ii) A verification report has been submitted to and approved in writing by the Local Planning Authority, in accordance with the approved Remediation Method Statement and where appropriate any additional remediation works associated with contamination not identified in the Remediation Method Statement or any other measures to demonstrate that the land is suitable for the proposed end use.

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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 DP/1 of the adopted Local Development Framework 2007.

Unexploded Ordnance

10. a) No development, hereby approved, shall Commence until a Northstowe town wide scheme (inclusive of all phases) detailed risk management programme / plan for unexploded ordnance (UXO) and mitigation as appropriate, is submitted in writing to the local planning authority for approval. Development shall be carried out fully in accordance with the approved UXO risk management and mitigation programme / plan.

b) No property, hereby approved, shall be occupied until the approved Northstowe town wide UXO risk management and mitigation programme / plan has been implemented in full as to the removal of high risk UXO matters in Phase 1 and Phase 2 of the new town of Northstowe, or implemented in full as to other necessary mitigation which are covered under the detailed risk management programme / plan approved pursuant to paragraph a) above and a mitigation completion verification report has been submitted to and approved in writing by the Local Planning Authority, confirming that that all risks to (including the possible evacuation of) existing and proposed premises have been satisfactorily mitigated.

c) If, at any time during development, high risk UXO not previously identified (as part of the approved Northstowe town wide UXO risk management and mitigation programme / plan approved under 42a) is encountered / found to be present on Phase 1 or Phase 2, no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a revised and/or additional UXO risk management and mitigation programme / plan is submitted detailing how the high risk UXO not previously identified shall be dealt with, and is approved in writing by the Local Planning Authority. The revised and/or additional UXO risk management and mitigation programme / plan shall be implemented as approved and following completion of mitigation a completion verification report shall be prepared and submitted in writing to the Local Planning Authority for approval confirming that that all risks to (including the possible evacuation of) existing and proposed premises have been satisfactorily mitigated.

REASON: To ensure that the risks from Northstowe site wide unexploded ordnance to future users of the land and existing neighbouring land are eliminated and or minimised to ensure that development can take place without unacceptable risk to workers and neighbours including any unacceptable major disruption to the wider public on and off site that may arise as a result of evacuation/s associated with the mitigation of UXO, in accordance with Policy DP/1 of the adopted Local Development Framework 2007 and the Phasing and Delivery Strategy Addendum to the Development Framework Document endorsed by the Northstowe Joint Development Control Committee on 4 October 2012.

Fire Hydrants

11. Unless otherwise agreed in writing by the local planning authority, a scheme for the provision of fire hydrants shall be submitted to the local planning authority for approval with

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all reserved matters applications for layout in relation to any Development Parcel. 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 Development Parcel.

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

Archaeology

12. No development, hereby approved, in respect of any Earth Works, each of the Strategic Engineering Elements or each Development Parcel shall commence until a programme of archaeological investigation and recording in accordance with the Mitigation Strategy detailed in Chapter 5 (Cultural Heritage) of the Environmental Statement and the Written Scheme of Investigation submitted as Technical Appendix B3 has been submitted to and approved in writing by the Local Planning Authority. The programme shall include the following components, completion of each will trigger the phased discharge of the condition:

- i) fieldwork in accordance with the approved programme of archaeological work which shall be completed in accordance with the approved scheme for each identified archaeological site before any development commences on that site;
- ii) post-excavation assessment (to be produced for each archaeological site within 12 months of the completion of fieldwork);
- iii) Completion of post-excavation analysis; preparation and deposition of site archive at a store approved by the local planning authority; completion of an archive report; and the submission of a publication report (to be completed within 2 years of completion of the archaeological site assessments).

REASON: To ensure the implementation of an appropriate archaeological Investigation, recording, reporting and publication in accordance with policy CH/2 of the adopted Local Development Framework 2007.

Housing – Market Mix

13. The submission of any reserved matters application relating to a Development Parcel for residential development, pursuant to this outline permission, shall include a schedule of the mix of market dwellings proposed within that parcel demonstrating how the proposed mix relates to the overall mix of market dwellings within the development site as a whole, as detailed within the Design & Access Statement; 25% 2 bed properties, 46% 3 bed properties, 22% 4 bed properties and 7% 5 plus bed properties and taking into account local knowledge of market demand.

REASON: To ensure that the overall mix of dwellings across the site as a whole is based on the indicative housing mix stated in the Phase 1 Design and Access Statement, which seeks to ensure development contains a mix of residential units providing accommodation in a range of types, sizes and affordability, to meet local needs.

Housing – Room Sizes

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14. Each Reserved Matters application for layout in relation to a Development Parcel for residential development (and whether for affordable or market housing or a combination of the two) shall detail minimum room sizes and minimum gross internal floor areas in square metres for each dwelling type and designed occupancy in accordance with sizes stipulated in the adopted Local Plan of the planning authority, if the adopted Local Plan includes Residential Space Standards as a Policy requirement, and/or relevant Guidance issued on behalf of the Department for Communities and Local Government in such regard following the Consultation Paper headed "Housing Standards Review" published in August 2013.

REASON: To ensure that the residential accommodation provides adequate sized dwelling accommodation that is capable of flexible internal use and which accords with paragraph 50 of the National Planning Policy Framework and with D3 of the Northstowe Area Action Plan and Policy H/11 of the emerging South Cambridgeshire Local Plan 2013.

Housing - Lifetime Homes

15. Design certificates specifying the Life Time Homes Standard for each affordable dwelling type shall be submitted for approval with each reserved matters application for layout in relation to each Development Parcel, pursuant to this outline permission, containing residential dwellings.

Each affordable dwelling type within that Development Parcel shall not be occupied until a completion certificate confirming compliance with the approved Life Time Homes Standard has been submitted in writing to the Local Planning Authority, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure adaptable mobility standards in public sector funded housing in accordance with the South Cambridgeshire Local Development Framework Affordable Housing Supplementary Planning Document, 2010.

Housing - Code for Sustainable Homes

16. Design certificates specifying a minimum of level 4 Code for Sustainable Homes (or any such national measure of sustainability for house design that replaces that scheme, equivalent to this level) for each dwelling within any Development Parcel, pursuant to this outline permission, shall be submitted co-currently with each reserved matters application relating to the particular Development Parcel for residential dwellings.

Each dwelling within that development parcel shall not be occupied until a completion certificate confirming compliance with no less than Level 4 Code for Sustainable Homes has been approved in writing by the Local Planning Authority, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure an increased level of sustainability across the development as a whole in accordance with Policy NS/23 of the Northstowe Area Action Plan, 2007.

Transport – B1050 Improvements

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17. No development, hereby approved, in respect to any of the Strategic Engineering Elements or any Development Parcel shall commence until a scheme detailing the proposed improvement works for the B1050, including the form of the site access junction arrangements, has been submitted to and approved in writing by the Local Planning Authority; and no building shall be occupied until the approved scheme has been carried out in accordance with the approved plans.

REASON: To ensure that the development conforms with Objective D6/g and Policy NS/10 of the Northstowe Area Action Plan in the interest of highway safety with regard to Primary Road Access arrangements and highway capacity.

Transport – Walking & Cycling Routes

18. Each reserved matters application in relation to any Development Parcel, pursuant to this outline permission, shall include a scheme including a programme of works detailing the walking and cycle routes for the area within that Development Parcel that will allow the occupants of that Development Parcel access as applicable to facilities in Longstanton Village, towards Rampton Drift, to the B1050 and to the Longstanton Park and Ride site, and onsite community facilities and the local centre, including where appropriate reference to the temporary and permanent re-routing of footpaths/bridleways. The relevant Development Parcel shall not Commence until the scheme has been approved in writing by the Local Planning Authority. No building shall be occupied within that Development Parcel until the approved scheme has been carried out.

REASON: To ensure that the development conforms to Policy NS/11 of the Northstowe Area Action Plan by the provision of safe walking and cycling routes between each part of the development and Longstanton village, the B1050 and the Cambridgeshire Guided Busway Park and Ride site.

Transport – Dedicated Busway

19. No development, hereby approved, in respect to any Development Parcel shall Commence until a scheme including a programme of works detailing the proposed Dedicated Busway route through the development site hereby approved has been submitted to and approved in writing by the Local Planning Authority. This shall identify a programme for the phased construction of the busway, including i) for use in part as a circular route for temporary bus services through Phase 1 ii) footpaths and cycleways alongside the busway and iii) full construction of the busway to the Longstanton Park and Ride site and the edges of the applicant's landholdings, to ensure adjacent phases of the town can connect to the busway prior to the occupation of 900 dwellings.

REASON: To ensure that the development conforms to Policy NS/11 of the Northstowe Area Action Plan through the provision of a dedicated Busway route through the development linking to the Cambridgeshire Guided Busway.

Transport – Traffic Monitoring

20. No development hereby approved, in respect to any Earth Works, any of the Strategic Engineering Elements or any Development Parcel shall Commence until details of a Traffic Monitoring and Management Strategy have been submitted to and approved by the Local

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Planning Authority. Implementation of the approved Traffic Monitoring and Management Strategy should commence at least three months prior to Commencement of Development in accordance with the approved strategy.

REASON: To ensure that the development conforms to Policies NS/10 and NS/24 of the Northstowe Area Action Plan through the implementation of a robust traffic monitoring and management strategy to identify and mitigate the impact of development traffic upon the local highway network. Monitoring will need to commence not less than three months prior to the commencement of construction work on the development site to allow time for Automatic Traffic Count equipment to be installed and baseline traffic flows to be identified before construction traffic is generated by the development.

Transport – Adoption Strategy

21. Prior to the first occupation of any buildings in respect to any Development Parcel, pursuant to this outline permission, an Adoption Strategy shall be submitted to and approved in writing by the Local Planning Authority. The Adoption Strategy shall set out:

- i. The elements of the transport network within the site which will be offered for adoption by the Local Highway Authority.
- ii. The elements of the transport network within the site which will be retained in private ownership, or other, and in each case detail of the management arrangements for these elements of the network.
- iii. The elements of the recreational path network that will be offered for adoption as Public Rights of Way.
- iv. The elements of the recreational path network which will be retained in private ownership, and the management arrangements for these elements of the network; making reference to the overall Strategy for the Management of Public Realm.

The development shall thereafter be implemented in accordance with the approved Adoption Strategy.

REASON: To ensure that the development conforms to Policies NS/10 and NS/11 of the Northstowe Area Action Plan by identifying future management arrangements for the various elements of the transport network within the development site.

Transport – Electric Vehicle charging

22. No development, hereby approved, shall commence in relation to any Development Parcel until a site wide electric vehicle charging infrastructure strategy and implementation plan has been submitted to and approved in writing by the local planning authority, having regard to parking associated with various use classes and the provision of electric vehicle cabling infrastructure.

Unless otherwise agreed in writing by the local planning authority, each reserved matters application for layout in relation to any Development Parcel shall include a statement to demonstrate compliance with the approved electric vehicle charging strategy, which will include, where relevant to the overall strategy, details of the number, location, installation and management of the electric vehicle charging points

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The electric vehicle charging points shall be implemented prior to occupation and maintained in accordance with the approved strategy / plan and details.

REASON: To ensure that the development conforms to NPPF and South Cambridgeshire's District Design Guide SPD adopted in March 2010, Appendix 4, Air Quality through the implementation of a robust Low Emissions Monitoring, Management and Review Strategy to identify and mitigate the impacts of traffic / transport emissions on local air quality, public health and habitats during the construction and operational phases of the development and in accordance with submitted Document 14- Northstowe Phase 1 Planning Application, Low Emissions Strategy, February 2012.

Drainage – Surface Water Drainage Strategy

23. No development, hereby approved, in respect to any Earthworks, any of the Strategic Engineering Elements or any Development Parcel shall Commence until a detailed Strategic Surface Water Drainage Strategy for the application site, (excluding the Hatton's Road attenuation ponds) based upon a SUDS management train, as adopted by publication 'Sustainable Drainage Manual CIRIA C697' or other such guidance that may be in force and an assessment of the hydrological and hydro-geological context of the development, has been submitted to and approved in writing by the local planning authority, provided always that such facilities are acceptable to the adopting bodies. The strategy shall be in accordance with the surface water drainage strategy drawing 2951/200/D-01 rev C, unless otherwise agreed in writing by the local planning authority. The strategic surface water drainage strategy shall include:

- Details of existing and proposed drainage routes, including groundwater.
- Provision for exceedence of the strategic system such that overland flow routes are directed away from property.
- Detailed calculations for any on or off-site storage requirements, including precautionary factors for potential future impermeable expansion areas or extensions.
- Detailed calculations for the proposed discharge rates to the receiving watercourses, inclusive of any necessary base-flow rates.
- A detailed scheme for the operation of the pumped system, which will need to include specification and design, monitoring/telemetry system within the receiving watercourses and a programme for management and maintenance in perpetuity.
- Details of how the scheme and any proposed structures, including pumped system shall be maintained and managed after completion as required.
- Exceedence of the system has been considered through the provision of overland flow routes.
- Detailed design of storage volumes incorporating silt capacity over a 100yr period;
- The scheme shall be fully implemented, in accordance with the zoning and phasing arrangements embodied within the scheme or within any other period as may subsequently be agreed, in writing, by the local planning authority.

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The scheme shall be implemented in full, in accordance with the timing / phasing arrangements embodied within the approved details or within any other period as may subsequently be agreed, in writing, by the local planning authority. All reserved matters applications in respect to development parcels shall be designed in accordance with the approved scheme.

REASON: In order to safeguard against the risk of flooding, to ensure adequate flood control, maintenance and efficient use and management of water within the site, to ensure the quality of the water entering receiving water courses is appropriate and monitored and to promote the use of sustainable urban drainage systems to limit the volume and pace of water leaving the site in accordance with Policies NE/11 of the adopted Local Development Framework 2007.

Drainage – Surface Water Management

24. No development, hereby approved, in respect to any of the Strategic Engineering Elements or any Development Parcel shall commence until a detailed scheme for surface water management has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- a) Detail of the long term ownership, responsibilities for the management and a long term Maintenance Schedule for the entire Strategic Surface Water Drainage System, shall be submitted to, and approved in writing by the Local Planning Authority. The relevant areas shall thereafter be managed in accordance with the approved scheme.
- b) A programme for the interim ownership, responsibilities for the management and maintenance schedule of the strategic surface water drainage scheme during construction, shall be submitted to, and approved in writing by the Local Planning Authority. The relevant areas shall thereafter be managed in accordance with the approved scheme.

Prior to the commencement of each Development Parcel pursuant to this permission:

- c) A programme for the future ownership and responsibilities for the management of the surface water to which that development parcel relates shall be submitted to and approved in writing by the Local Planning Authority and shall compliment the approved surface water drainage strategy pursuant to Planning Condition 23. The relevant areas shall thereafter be managed in accordance with the approved scheme.

REASON: To ensure the satisfactory management of the surface water scheme in perpetuity with the development in accordance with NAAP policy NS/21.

Drainage – Foul

25. Prior to the Commencement of any Development Parcel, pursuant to this outline permission, a detailed scheme for on-site Foul Water Drainage, shall be submitted to, and approved in writing by, the local planning authority. The scheme should be in accordance with the foul water drainage strategy drawing 2951/200/D-03 rev B, unless otherwise agreed in writing by the local planning authority.

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The scheme shall have reference to how the drainage pipe-work and infrastructure shall be monitored during implementation, fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme or within any other period as may subsequently be agreed, in writing, by the local planning authority.

REASON: To prevent the increased risk of flooding and/or pollution of the water environment and to ensure no surface or ground water infiltration in accordance with Policies NE/10 and NE/11 of the adopted Local Development Framework 2007.

Drainage - Off Site Flood Mitigation

26. Prior to the Commencement of any Development Parcel, pursuant to this outline permission, a programme for the delivery of the proposed off site flood risk mitigation works for Longstanton Village shall be submitted to, and approved in writing by, the local planning authority. The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the programme or within any other period as may subsequently be agreed, in writing, by the local planning authority. The ownership, maintenance (including schedule) and management responsibilities in perpetuity must also be identified and included within the programme and agreed in writing prior to Commencement of any Development Parcel.

REASON: To reduce the risk of exacerbation of flood risk to the Village of Longstanton in accordance with NAAP Policy NS/21.

Drainage – Grampian Condition

27. No more than 500 dwellings, of the development, hereby permitted, shall be occupied until such time as a land drainage solution for the Uttons Drove Waste Water Treatment Works has been agreed and fully implemented in accordance with the approved scheme unless otherwise agreed in writing by the Local Planning Authority.

The Land Drainage Solution shall include the installation of a pumping station, to the prior agreed specifications of the local planning authority, at Webb's Hole Sluice.

REASON: To prevent the exacerbation of flooding and pollution of the water environment by ensuring the satisfactory disposal of treated foul drainage from and the integrity of, the Utton's Drove Sewage Treatment Works in accordance with Policies NE/10 and NE/11 of the adopted Local Development Framework 2007.

Landscaping – Landscape Designs and Specifications

28. Reserved matters submissions for Earthworks and each of the Strategic Engineering Elements and each Development Parcel, pursuant to this outline permission, shall include landscape designs and specifications for i) the Earthworks or ii) the relevant part of the Strategic Engineering Elements or iii) Development Parcel, as applicable.

The details shall where appropriate include the following, unless otherwise agreed in writing by the Local Planning Authority:

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For Earthworks:-

Drawings defining land profiling (mounding, shaping and contouring works), associated land drainage works (strategic swale and ditch corridors) and relationship with development edges.

For each of the Strategic Engineering Elements and each Development Parcel:-

A landscape strategy including:

- a) Drawings at 1:500 or other agreed scale showing Landscape Character Areas and themes, relevant existing landscape features (vegetation, water, contours and changes in level etc.); areas of soft landscape and vegetation types, (amenity grass, meadow, woodland etc.), areas of hard landscape (roads, pathways, access routes, built areas etc.), and the proposed function of landscape areas.
- b) A landscape management plan stating the long term vision for the landscape and describing the relevant landscape operations to achieve this through landscape restoration, maintenance and management before, during and after construction.
- c) The typical treatment of the perimeter of the site.
- d) The typical landscape treatment of roads (the Busway, primary, secondary and other roads access roads through the development) and pedestrian and cycle routes.
- e) Typical tree pit details in both soft and hard surfacing
- f) Typical details of hard surface materials (size, type, colour and typical cross sections)
- g) Typical details of minor artefacts and structures, including furniture, lighting, refuse or other storage units and signs
- h) Details of localised mounding, shaping and contouring works and associated land drainage works.
- i) Details of landscape specifications including construction methods, maintenance operations, site preparation, importation and storage of materials, excavation depths including dimensions for tree pits.

In addition, for each Development Parcel, where relevant:-

- a) Typical details of play equipment, including safety surfacing

No development within the Development Parcel for which reserved matters approval is sought shall be occupied until the landscaping scheme has been approved in writing by the Local Planning Authority. The scheme shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

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REASON: In the interests of the amenity of residents and to ensure that a detailed approach to the development of the built-up area (or parcels thereof) is agreed, in order to safeguard the setting and special character of the site and its surroundings, and to ensure a suitable relationship and integration of the built development with its surroundings in accordance with NAAP policies NS/12, NS/13 and NS/14, which set out the principles for an appropriate setting for the new town.

Landscaping – Landscape Management

29. All planting, seeding or turfing in the approved soft landscape details for the relevant Development Parcels, shall be carried out in the first planting season following the completion of the appropriate element of development.

Any trees, plants, turf or seeded areas which within a period of 10 years for strategic planting and 5 years for all other planting are removed or are noticeably damaged or diseased, or have failed to establish or make reasonable growth, shall be replaced in the next planting season with others of the same size and species, unless the LPA give written approval of a variation of the first planting.

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

Landscaping – Tree Protection

30. No demolition, site clearance or building operations, pursuant to this outline permission, shall commence in respect of any Earthworks, each Development Parcel or any part of the Strategic Engineering Elements until tree protection for that part of the development has been carried out in accordance with tree protection details specified in the Trees Survey and arboricultural Implications Assessment Report and drawing 155316/PH1.SK014 TR&RP.

REASON: To protect trees which are to be retained in order to enhance the development, biodiversity and the visual amenities of the area in accordance with Policies DP/1 and NE/6 of the adopted Local Development Framework 2007.

Construction Environmental Management Plan

31. Prior to the Commencement of any Earthworks, pursuant to this outline permission, a site wide Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority.

The site wide CEMP shall include:

- a) 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.
- b) Archaeological protection and mitigation measures to be implemented during the construction process

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- c) A detailed method statement for the removal or long-term management / eradication of any Japanese knotweed on the relevant parts of the site – to include proposed measures to prevent the spread of Japanese knotweed during any operations such as mowing, strimming or soil movement. It shall also contain measures to ensure that any soils brought to the site are free of the seeds / root / stem of any invasive plant covered under the Wildlife and Countryside Act 1981.
 - d) 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
 - e) Details of haul routes within the relevant parts of the site
 - f) 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
 - g) Collection and Delivery times for construction purposes
 - h) 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.
 - i) 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)
 - j) Where relevant results of a noise assessment of the potential impact of construction noise on Hatton Park Primary School and residential properties on the B1050 closest to the main site entrance and details of suitable mitigation measures as appropriate (in accordance with relevant standards and best practice)
 - k) Details of best practice measures to be applied to prevent contamination of the water environment during construction
 - l) Measures for soil handling
 - m) Details of concrete crusher if required or alternative procedure
 - n) Details of odour control systems including maintenance and manufacture specifications
 - o) Maximum noise mitigation levels for construction equipment, plant and vehicles
 - p) Site lighting for the relevant part of the site
 - q) Screening and hoarding details
 - r) Access and protection arrangements around the site for pedestrians, cyclists and other road users
 - s) Procedures for interference with public highways
 - t) External safety and information signing notices
 - u) Liaison, consultation and publicity arrangements, including dedicated points of contact
 - v) Complaints procedures, including complaints response procedures
 - w) Membership of the considerate contractors' scheme.
 - x) The provision of safe walking and cycling routes through the construction site including the management of existing Public Rights of Way and links to the Longstanton Park and Ride site, as well as routes serving completed phases of the development.

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- y) A Travel Plan setting out measures to encourage site operatives and visitors to travel to and from the site using sustainable means of transport.
 - z) Piling method statement detailing mitigation measures, where piling is proposed.

Prior to commencement of each Strategic Engineering Element or Development Parcel, pursuant to this outline permission, a detailed CEMP shall be submitted to and approved in writing by the Local Planning Authority in respect of the relevant Strategic Engineering Element or Development Parcel. The detailed CEMP shall include reference as appropriate to each of the items referred to in relation to the site wide CEMP.

The CEMP for the Earthworks and each Development Parcel or Strategic Engineering Element shall be implemented in accordance with the approved details unless otherwise approved in writing by the Local Planning Authority.

Construction and demolition works shall be limited to 0800 hours to 1800 hours Monday to Friday and 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless agreed in writing by the local planning authority or in accordance with agreed emergency procedures for deviation.

REASON: To ensure the environmental impact of the construction of the development is adequately mitigated and in the interests of the amenity of nearby residents/occupiers.

EIA Mitigation

32. The development, hereby approved, shall be carried out in accordance with the mitigation measures as set out in the Environmental Statement, dated February 2012 and its supplementary documents and strategies unless otherwise agreed in writing by the local planning authority.

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

Ecological Management Plan

33. No development, hereby approved, shall Commence in respect of Earth Works, each of the Strategic Engineering Elements or each Development Parcel, until full details of the relevant measures for ecological mitigation have been set out in an Ecological Management Plan (EcMP) and approved in writing by the LPA. The EcMP shall accord with the ecological mitigation strategy as set out in Figures 6.10a primary development site and 6.10b Hatton's Road attenuation ponds of the Environmental Statement, unless agreed in writing with the LPA.

The EcMP shall include the following as appropriate:

- a) A summary of all habitat and species surveys to identify areas of importance to biodiversity
- b) A plan showing areas of importance for biodiversity and the extent of the area covered by the EcMP

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- c) Full details of measures for the protection and suitable mitigation of all legally protected species and those habitats and species identified as being of importance to biodiversity both during construction and post-development
- d) Identification of habitats and species worthy of management and enhancement together with the setting of appropriate conservation objectives. Prescriptions shall be provided to detail how habitat and species management and enhancement shall be provided.
- e) Details of a planting regime for the community orchard surrounding the new artificial badger sett
- f) Details of habitat creation and management for aquatic and terrestrial invertebrates
- g) Proposals for ecological enhancement measures and management of habitats and features created within the soft landscape areas
- h) A summary work schedule table, including an indication of timings that the prescriptions and protection measures shall be implemented or undertaken within
- i) A ten year strategy for post development monitoring of the effective implementation of the EcMP and a means for its periodic review with the LPA to ensure effective implementation of the prescriptions and delivery of objectives
- j) Confirmation of suitably qualified personnel responsible for over-seeing implementation of the EcMP commitments, such as an Ecological Clerk of Works (including an outline of the role)

All species and habitat protection, enhancement, restoration and creation measures shall be carried out in accordance with the approved EcMP unless otherwise agreed in writing by the LPA.

REASON: To ensure that the development of the site conserves and enhances ecology in accordance with NAAP policies NS/16 and NS/17, which seek to minimise any adverse impact on the existing species and habitats of particular biodiversity importance that may arise as a result of development.

Noise Mitigation

34. Within any reserved matters application for layout in relation to any Development Parcel containing residential development pursuant to this outline permission, a noise assessment and noise attenuation / insulation scheme (having regard to the building fabric, glazing and mechanical ventilation requirements) for the residential units, to protect occupants from B1050, the on and off-site Cambridgeshire Guided Busway (CGB) and internal site construction and traffic noise, shall be submitted to and approved in writing by the Local Planning Authority.

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The noise insulation scheme 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) shall be reasonably achieved and shall include a timescale for phased implementation, as necessary.

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

REASON: To ensure that sufficient noise attenuation is provided to all residential properties to protect residents from the impact of B1050, CGB and internal site traffic noise and safeguard the amenity and health of future residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007.

Operational Noise – Non Residential Use Classes.

35. No development, hereby approved, shall commence in relation to any Development Parcel incorporating uses other than residential dwellings, until a noise impact assessment including, where appropriate, a scheme for the insulation of any building(s) or use(s) and associated plant / equipment, and / or noise mitigation measures to minimise the level of noise emanating from the said building(s) or use(s) has been submitted to and approved in writing by the local planning authority.

The approved scheme of insulation / mitigation shall be fully implemented before the relevant use(s), building(s) or plant / equipment are commenced (in relation to uses), occupied (in relation to buildings) or used (in relation to plant / equipment) and shall thereafter be maintained in strict accordance with the approved details.

REASON: To protect the amenity of nearby properties in accordance with policy in accordance with Policy NE/15 of the adopted Local Development Framework 2007.

External Lighting

36. Within each reserved matters application which includes the provision of any form of illumination in relation to any Development Parcel pursuant to this outline permission the reserved matters details for appearance shall include details of the height, type, position and angle of glare of any final site lighting / floodlights including horizontal and vertical isolux contours. The details and measures so approved shall be carried out and maintained in accordance with the approved lighting scheme/plan.

REASON: To protect the amenity of the nearby residential properties in accordance with Policy NE/14 of the adopted Local Development Framework 2007.

Air Quality

37. No development, hereby approved, shall Commence in relation to any Development Parcel, until details of a Low Emissions Monitoring, Management and Review Strategy including the provision of an annual LES review report has been submitted to and approved in writing by the Local Planning Authority. Implementation of the Low Emissions Monitoring,

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Management and Review Strategy should commence at least three months prior to Commencement in relation to any Development Parcel in accordance with the approved strategy unless otherwise approved in writing by the local planning authority.

REASON: To ensure that the development conforms to NPPF and South Cambridgeshire's District Design Guide SPD adopted in March 2010, Appendix 4, Air Quality through the implementation of a robust Low Emissions Monitoring, Management and Review Strategy to identify and mitigate the impacts of traffic / transport emissions on local air quality, public health and habitats during the construction and operational phases of the development and in accordance with submitted Document 14- Northstowe Phase 1 Planning Application, Low Emissions Strategy, February 2012.

Low Carbon Strategy

38. Prior to or concurrently with the submission of the first reserved matters application for any Development Parcel containing residential units, pursuant to this outline permission, a low carbon sustainable living strategy shall be submitted to, and approved by, the local planning authority.

All subsequent reserved matters applications in relation to any Development Parcel shall be accompanied by a statement demonstrating compliance with the strategy.

The development of each Development Parcel shall then be carried out in accordance with the agreed strategy.

REASON: To ensure an energy efficient and sustainable development in accordance with Policies NE/1 and NE/3 of the adopted Local Development Framework 2007 and NAAP policy NS/23.

Energy Delivery Strategy

39. Unless otherwise agreed in writing by the local planning authority reserved matters applications for layout in relation to each Development Parcel, pursuant to this outline permission, shall include an Energy Delivery Strategy setting out methods to be used to achieve a target of no less than 10% of regulated energy to be generated from renewable or low carbon sources above the Building Regulations in place at the time of adoption of Policy NE/1 and NE/3 of the Local Development Framework 2007 and NAAP policy NS/23 to be submitted to and approved in writing by the Local Planning Authority. The Development Parcel shall thereafter be implemented in accordance with the approved strategy, unless otherwise agreed in writing by the LPA.

The developer may present alternative approaches able to achieve equivalent levels of energy saving or carbon emission reductions, in accordance with the energy hierarchy, where low or renewable energy technologies are not commercially or technically viable.

REASON: To ensure an energy efficient and sustainable development in accordance with Policies NE/1 and NE/3 of the adopted Local Development Framework 2007 and NAAP policy NS/23.

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Waste Management Strategy

40. Unless otherwise agreed in writing by the local planning authority, any reserved matters application for layout in relation to each Development Parcel pursuant to this outline approval shall be accompanied by a Waste Management & Minimisation Strategy (WMMS), including the completed RECAP Waste Management Design Guide Toolkit and supporting reference material, addressing the management of municipal waste generation during the occupation stage of the development. No development shall take place in relation to that Development Parcel until the strategy has been approved in writing by the Local Planning Authority and thereafter implemented in accordance with the approved details unless otherwise approved in writing by the Local Planning Authority and thereafter implemented in accordance with the approved details unless otherwise approved in writing by the Local Planning Authority.

The Waste Management & Minimisation Strategy (WMMS) must demonstrate how waste will be managed in accordance with the requirements of the RECAP Waste Management Design Guide Supplementary Planning Document 2012 and the principles of the waste hierarchy, thereby maximising waste prevention, re-use and recycling from domestic households and commercial properties and contributing to sustainable development. The WMMS should include:

- i. A completed RECAP Waste Management Design Guide Toolkit and supporting reference material
- ii. A detailed Waste Audit to include anticipated waste type, source, volume, weight etc. of municipal waste generation during the occupation stage of the development
- iii. Proposals for the management of municipal waste generated during the occupation stage of the development, to include the design and provision of permanent facilities e.g. internal and external segregation and storage of recyclables, non-recyclables and compostable materials; access to storage and collection points by users and waste collection vehicles
- iv. Arrangements for the provision, on-site storage, delivery and installation of waste containers prior to occupation of any dwelling
- v. Proposals for the design and provision of temporary community recycling (bring) facilities, including installation, ownership, on-going management and maintenance arrangements
- vi. Arrangements for the efficient and effective integration of proposals into waste and recycling collection services provided by the Waste Collection Authority
- vii. A timetable for implementing all proposals
- viii. Provision for monitoring the implementation of all proposals

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

REASON: To ensure that waste is managed sustainably during the occupation of the development in accordance with objectives of Policy P1/3 of the Cambridgeshire and Peterborough Structure Plan (2003).

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Water Conservation Strategy

41. Notwithstanding the information contained within the Water Conservation Strategy submitted as part of this application, no part of any of the Strategic Engineering Elements or any Development Parcel, pursuant to this outline permission, shall commence until a scheme detailing water conservation and management measures has been submitted to and approved in writing by the Local Planning Authority. Each Development Parcel shall thereafter be implemented in accordance with the approved scheme unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure practicable water conservation measures in accordance with Policy NE/12 of the adopted Local Development Framework and NAAP policy NS/21.

BREEAM Standards

42. Design certificates specifying a minimum BREEAM level of 'Very Good' for each non-residential building within that Development Parcel, pursuant to this outline permission, shall be submitted with each reserved matters application for layout in relation of each Development Parcel containing non-residential buildings.

Each non-residential building within that development parcel shall not be occupied until a completion certificate confirming compliance with the minimum BREEAM level of 'Very Good' has been approved in writing by the Local Planning Authority, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure an increased level of sustainability across the development as a whole in accordance with Policy NS/23 of the Northstowe Area Action Plan, 2007.

Fibre Optic Telecommunication Infrastructure

43. Unless demonstrated to the satisfaction of the local planning authority that provision of fibre optic cable to the site is not feasible, prior to the commencement of each Development Parcel, pursuant to this outline permission, a scheme detailing the provision of open access ducting for fibre optic cable to serve a range of telecommunication services, shall be submitted to and approved in writing by the Local Planning Authority, including site infrastructure plans. The scheme shall ensure that a) a site-wide network is in place and provided as part of the strategic engineering works; and b) that the developers of each Development Parcel are required to complete the infrastructure to facilitate the provision of fibre optic cable to each dwelling and commercial premises upon the occupation of each building.

The development of the site hereby permitted shall be carried out in accordance with the approved strategy unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that the needs of future residents to connect to the internet does not necessarily entail engineering works to an otherwise finished and high quality living environment, in accordance with NAAP Policy NS/22.

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INFORMATIVES:

1. Design Code – Condition 8)

Pursuant to Condition 8 'Design Code', the Design code should be produced in accordance with the "Design Codes for Strategic Development Sites within the Cambridge Fringe Areas and Northstowe – Informal Guidance Note" updated version November 2012 approved by the Northstowe Joint Development Control Committee on 28th November 2012.

2. Contaminated Land – Condition 9)

Pursuant to Condition 9, 'Contaminated Land' investigation should be in accordance with current best practice and guidance such as BS10175, Investigation of Potentially Contaminated Sites and follow the risk management framework provided in CLR11, Model Procedures for the Management of Land Contamination, when dealing with land affected by contamination.

Reference should be made to the Environment Agency Guiding Principles for Land Contamination for the type of information required in order to assess risks to controlled waters from the site. The Local Authority can advise on risk to other receptors, e.g. human health.

3. Fire Hydrants – Condition 11)

Pursuant to Condition 11, 'Fire Hydrants' the number and location of fire hydrants throughout the development shall be determined following a risk assessment carried out with reference to the guidance contained within the national guidance document 'Provision of water for fighting, 3rd edition' in consultation with the relevant water authority at the cost of the developer. All proposals must be mindful of the requirements of Building Regulations approved document B5 'Access and facilities for the Fire and Rescue Services'.

4. Archaeology – Condition 12)

Pursuant to Condition 12, 'Archaeology' a Historic Environment Management Plan (HEMP) should be produced to support the mitigation strategy for this development. This should include details of sites/areas to be subject to excavation in advance of development (including infrastructure and temporary works) and, details of measures to protect any areas identified for preservation in situ. The HEMP will be used to guide the release of land prior to any ground works proposed in archaeological sensitive areas.

5. Market Mix dwellings – Condition 13)

Pursuant to Planning Condition 13, 'Market Dwelling Mix' the approved Design & Access Statement set out an indicative framework for a market dwelling mix. Each development parcel for residential dwellings will need to set out its mix in line with the site wide framework indicated within the Design & Access Statement unless it is demonstrated that a different mix would better meet the needs of Northstowe, taking into account local knowledge of market demand. Any significant departure to the range established for the market dwelling mix will not be acceptable where it would be deemed to impact upon the education requirements for Northstowe.

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6. Dwelling Room Sizes – Condition 14)

Pursuant to condition 14, Northstowe aims to be a high quality place to live with adaptable buildings able to accommodate a range of needs throughout the lifetime of its occupants and as living needs within dwellings change over time. In order to optimise this flexibility the local planning authority seeks to ensure that the overall size of each dwelling unit can accommodate adequate room sizes in order to permit the accommodation of the normal range of domestic furniture and living space appropriate to their intended use.

7. Lifetime Homes – Condition 15)

Pursuant to Condition 15, 'Lifetime Homes' all residential properties of an affordable rent or shared ownership tenure shall be designed and built to the design criteria, as set out within the Lifetime Homes Design Guide, published November 2011.

8. Code for Sustainable Homes – Condition 16)

Pursuant to Condition 16, 'Code for Sustainable Homes' all residential dwellings shall be designed and built to achieve level 4 of the Code for Sustainable Homes, as set out within The Code for Sustainable Homes: Setting the Sustainability Standards for new homes, published February 2008.

If there is any disagreement as to the equivalence in any replacement scheme for the Code for Sustainable Homes, guidance will be sought from the lead and relevant Government department.

9. Site Access – Condition 17)

Pursuant to condition 17, prior to the implementation of the scheme, an Agreement under Section 278 of the Highways Act 1980 will be required to secure Local Highway Authority approval for the scheme, in addition to the necessary approvals under the relevant Sections of the Traffic Management Act 2004.

10. Walking and Cycling Routes – Condition 18)

Pursuant to Condition 18, details of any proposed temporary or permanent diversion for Public Rights of Way should be submitted to the County Council for review prior to the submission of formal applications under the relevant Sections (57-59) of the Countryside and Rights of Way Act 2000. All formal approvals and statutory orders should be obtained prior to the commencement of any works on the relevant Development Parcel.

Prior to the implementation of the scheme, an Agreement under Section 38 of the Highway Act 1980 will be required to secure Local Highway Authority approval for the scheme.

Each Development Parcel shall be designed to provide walking and cycling routes to all the facilities and locations identified, however, it is acknowledged that connections can only be provided to the parcel boundary and that until such time as the continuation of routes is provided to neighbouring strategic land or development parcels these routes will remain temporarily unconnected. The submitted scheme for each Development

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Parcel shall include a plan showing how the walking and cycling routes within that Development Parcel connect to the destinations listed via the strategic footpaths and cycleways identified in the approved Phasing Plan (Condition 7 of this permission). Detailed design General Arrangement drawings will be required showing the proposed construction and engineering details of each route within the development parcel, including surfacing, street lighting, drainage and fencing details. The design and materials selection shall be in accordance with the guidance set out in the Design Code. At the earliest opportunity cycleway/footway links should be provided giving access from the phase 1 development to Rampton Road to allow for access for residents of Rampton Drift.

11. Dedicated Busway – Condition 19)

Pursuant to Condition 19, any works that will impact upon the Cambridgeshire Guided Busway (CGB), including the connection between the Dedicated Busway and the CGB, will require the necessary statutory permissions to be sought from the County Council as the authority responsible for the management and operation of the CGB, as set out in the Cambridgeshire Guided Busway Order 2005.

The design and materials selection shall be in accordance with the guidance set out in the Design Code.

12. Surface Water Drainage Strategy – Condition 23)

Pursuant to Condition 23 'Surface Water Drainage' a detailed Strategic Surface Water Drainage Strategy is required which meets current best practice including CIRA SUDS Guidance. The Strategy must include a drawing which builds on 2951/200/D-01 rev C. Each element of the condition as set out in the bullets must be included within the Strategy including full calculations.

Provision for exceedance of the strategic system such that overland flow routes are directed away from property above a 1 in 100 year event and up to and including a 1 in 200 yr. rainfall event. Routes to be shown and demonstrated within model and shown on drawing with ground/cover levels.

Detailed calculations for any on or off-site storage requirements, including precautionary factors for potential future impermeable expansion areas or extensions. Including calculations demonstrating storage design for 1 in 100 year critical storm event with Climate Change with sensitivity for future impermeable areas (permitted development). Detailed calculations for the proposed discharge rates to the receiving watercourses, inclusive of any necessary base-flow rates. A range of rainfall and discharge scenarios must be included to show that the storage is appropriate and that there is no detriment to the receiving watercourse.

A detailed scheme for the operation of the pumped system, which will need to include specification and design, monitoring/telemetry system within the receiving watercourses and a programme for management and maintenance (including notification and procedure when failure) in perpetuity.

Details of how the full scheme and any proposed structures, including pumped system shall be maintained and managed after completion as required.

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Detailed design of storage volumes incorporating silt capacity over a 100yr period; including demonstration that the entire process of runoff control promotes silt control/dissipation before entering the Water Park.

Full phasing plan of the works in relation to the new impermeable areas will also be included.

Concept details of how biodiversity and landscape enhancement measures shall be integrated within the SUDS so as to maintain satisfactory performance.

Detailed drawing showing the land occupied by SUDS features pursuant to land ownership transfer.

Please note any watercourses within the site which require certain works (e.g. diversions and/ or culverting) will require prior written consent from Cambridgeshire County Council under the Land Drainage Act 1991. This is irrespective of any planning permission given. Failure to obtain such consents may result in Enforcement action. Please contact floodandwater@cambridgeshire.gov.uk

13. Surface Water Management – Condition 24)

Pursuant to condition 24, please note any watercourses within the site which require certain works (e.g. diversions and/ or culverting) will require prior written consent from Cambridgeshire County Council under the Land Drainage Act 1991. This is irrespective of any planning permission given. Failure to obtain such consents may result in Enforcement action. Please contact floodandwater@cambridgeshire.gov.uk

The scheme should identify the owner of the water park including pump facility and green corridors including owners of any runoff conveyance route (swales and watercourses) along with the entire strategic SUDS and more detailed development parcel SUDS including source control. A satisfactory maintenance schedule shall be provided for each of the SUDS features (strategic and development parcels) along with inspection intervals demonstrating that the schedule will be adhered to in perpetuity of Northstowe development.

All surface water drainage systems, water bodies and water courses required to serve the development should be maintained and managed by one or more publicly accountable bodies to ensure a comprehensive and integrated approach to surface water drainage with clearly defined areas of responsibility and funding.

14. Off Site Flood Mitigation – Condition 26)

Pursuant to Condition 26, 'Offsite Flood Mitigation' a summary is to be submitted to explain existing scenarios and the betterment scenarios that the ponds will offer to Longstanton Village. Full drawings to be submitted showing depth, location and flow control structures. Ownership in perpetuity to be identified along with any responsible body delegated to maintain the facilities and full maintenance schedule including inspection intervals must be submitted.

15. Landscape – Condition 28)

Pursuant to Condition 28:

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The landscape drawings should cover both the layout and design elements of the landscape scheme. The site management processes before, during and after construction should be outlined in the Landscape Management Plan, where appropriate.

The landform will affect the form and function of the new landscape. Where soils are imported onto the site, soil quality and the handling of soils should follow the latest BS, for example BS 3882 2007 or subsequent replacements.

It is possible that the earthworks and lakes on the northern edge of the development will come under the Reservoirs Act 1975, and so will require the design input of an Environment Agency approved Reservoir Panel Engineer. Design requirements may place restrictions on the type and amount of planting that can be carried out on reservoir bunds, and this must be taken into account when proposals are drawn up for this major green space.

Appropriate and well-designed hard and soft landscape details are essential to a landscape scheme which works well and contributes to the character and sense of place of the development. The South Cambridgeshire SPD Landscapes in New Developments provides examples of the required information and landscape standards. <http://www.scams.gov.uk/sites/www.scams.gov.uk/files/documents/Adopted%20Landscape%20SPD.pdf>

16. Landscape Management – Condition 29)

Pursuant to Condition 29, given its long term nature the applicant should monitor the success of established landscape areas throughout the lifetime of the development. Regular dialogue with the SCDC landscape team, or nominated monitoring officer, will enable any required changes in specification, establishment and management of the landscape to be agreed as the scheme progresses.

17. Tree Protection – Condition 30)

Pursuant to Condition 30, 'Tree Protection' in accordance with current BS 5837 and industry best practice trees identified for retention are to be protected through demolition and development. Any changes to details to be notified and approved by SCDC tree officer prior to changes on site.

18. Construction Environmental Management Plan – Condition 31)

Pursuant to condition 31, standard delivery and collection times during construction and demolition are 0700 hrs and 1900 hours on Monday – Saturday and no collections or deliveries on Sundays or Bank and public holidays.

The proposed dust monitoring procedure and methodology should be agreed prior to commencement and before the investigation of any construction dust related complaints that may be received.

19. Ecological Management Plan – Condition 33)

Pursuant to Condition 33, 'Ecological Management Plan (EcMP)' the EcMP should be used as the primary guiding document for ecology issues relating to development at the

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site. Where the EcMP cannot provide clear guidance as to how to resolve a matter then the Ecological Clerk of Works shall be consulted, and where necessary the Local Planning Authority Ecology Officer will provide direction on sensitive matters. This includes concept details of how biodiversity and landscape enhancement measures shall be integrated within the SUDS so as to maintain satisfactory performance.

Sensitive work areas and species' mobility: The EcMP outlines the areas of importance for biodiversity and its content with regard to those areas should be followed. However, it should be noted that biodiversity is not static and there is potential for species to colonise areas that may have previously been recorded as low ecological value. The input of the Ecological Clerk of Works should be considered as very important with regard to forward planning and ensuring that development parcels do not generate biodiversity value whilst left fallow.

Breeding birds: All bird nests, eggs and young are protected under the Wildlife & Countryside Act 1981 (as amended) which makes it illegal to intentionally take, damage or destroy the nest of any wild bird while it is use or being built. Therefore, no removal of vegetation (including but not limited to trees, scrub, hedgerows, grassland) should take place between 1st March and 31st August inclusive to prevent committing an offence under the Wildlife & Countryside Act 1981 (as amended).

Protected Species: If any protected species (e.g. bats, badgers, otters, water voles, reptiles, amphibians, breeding birds) are found at any point, all work should cease immediately. Killing, injuring or disturbing any of these species could constitute a criminal offence. Before any further work takes place the Ecological Clerk of Works should be consulted for advice on how to proceed. Work should not recommence until an appropriate level of biodiversity survey and assessment has been carried out, and a mitigation strategy prepared and/or a means of safe working agreed with the local planning authority Ecology Officer. In some instances it may be necessary to secure a license from Natural England.

Badgers: All deep excavations should be suitably ramped and any pipe-work associated with the development covered overnight to minimise the risk of badgers being inadvertently killed and injured within the active site after dark. This is to ensure the protection of badgers and avoid committing a criminal offence under the Badger Act 1992

Japanese Knotweed: The applicant should be aware that Japanese Knotweed (*Fallopia japonica*) may be present on the proposed development site. Under the terms of the Wildlife and Countryside act 1981 it is an offence to cause Japanese Knotweed to grow. Spoil containing parts of Japanese knotweed may be subject to control under the Waste Regulations 2011. Disturbance or movement of soil on the site may result in the spread of Japanese Knotweed which is highly undesirable with regard to the potential impact upon biodiversity and cost associated with site clean-up.

20. Operational Noise – Condition 35)

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Pursuant to Condition 35 'Operational Noise' a noise and vibration assessment including mitigation/insulation scheme for non-residential use classes (e.g. Employment areas, retail units, waste recycling facilities, community buildings, markets, recreational uses such as sports and games areas and any associated operational plant and equipment) will have due regard to and shall be in accordance with industry best practice / technical guidance including DEFRA's Noise Policy statement for England (as referenced in the NPPF, March 2012) and South Cambridgeshire District Council's Supplementary Planning Document - "District Design Guide: High Quality and Sustainable Development in South Cambridgeshire", Adopted March 2010: Chapter 10 - Environmental Health & in particular Appendix 6: Noise: link-

<http://www.scambs.gov.uk/sites/www.scambs.gov.uk/files/documents/Adopted%20Design%20Guide%20SPD%20FINAL%20%28Appendices%29.pdf>

21. Waste Management – Condition 40)

Pursuant to Condition 40 'Waste Management' a Waste Management and Minimisation Strategy (WMMS) should be submitted including a completed RECAP Waste Management Design Guide Toolkit.

22. Water Conservation & Management – Condition 41)

Pursuant to Planning Condition 41, 'Water Conservation Strategy' the Water Conservation and Management measures should set out efficient use of water resources including potential for waste water re-use. The strategy should seek to aim for a domestic consumption rate of 99 litres per day by evaluating the potential for large scale infrastructure to improve upon the 33-50% reduction on mains water use where technically and financially viable.

23. BREEAM Standards – condition 42)

Pursuant to Condition 42, 'BREEAM Standards' all non-residential buildings shall be designed and built to achieve a level of 'Very Good' of the BREEAM Standards, in accordance with the BREEAM (2011) New Construction guidance.

24. Fibre Optic Infrastructure – Condition 43)

Pursuant to Condition 43, 'Fibre Optic Telecommunication Infrastructure' in accordance with the UK government target of fast reliable broadband for all and access to superfast broadband for at least 90% of the UK, all new residential and employment developments are required to provide infrastructure to enable broadband (24Mbps minimum) to be delivered to premises, including open access ducting to industry standards.

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

In relation to this application, it was considered and the process managed in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

2. Circular 04/2008 (Planning Related Fees) states that where an application is made under Article 21 of the Town and Country Planning (General Development Procedure) Order 1995 [now superseded by Article 30 of the Town and Country Planning (Development Management Procedure) (England) Order 2010], a fee will be payable for any consent, agreement or approval required by condition or limitation attached to the grant of planning permission (or reserved matter consent).

The fee is £97 per request or £28 where the permission relates to an extension or alteration to a dwellinghouse or other development in the curtilage of a dwellinghouse. The request can be informal through the submission of a letter or plans, or formal through the completion of an application form and the submission of plans. Any number of conditions may be included on a single request. The form is available on the Council's website www.scambs.gov.uk (application forms - 1app forms-application for the approval of details - pack 25.)

3. It is important that all conditions, particularly pre-commencement conditions, are fully complied with, and where appropriate, discharged prior to the implementation of the development. Failure to discharge such conditions may invalidate the planning permission granted. The development must be carried out fully in accordance with the requirements of any details approved by condition.
4. In order to obtain an official postal address, any new buildings should be formally registered with South Cambridgeshire District Council. Unregistered addresses cannot be passed to Royal Mail for allocation of postcodes. Applicants can find additional information, a scale of charges and an application form at www.scambs.gov.uk/snn. Alternatively, applicants can contact the Address Management Team: call 08450 450 500 or email address.management@scambs.gov.uk. Please note new addresses cannot be assigned by the Council until the footings of any new buildings are in place.
5. All new buildings that are to be used by the public must, where reasonable and practicable, be accessible to disabled persons and provide facilities for them. The applicant's attention is therefore drawn to the requirements of Section 76 of the Town and Country Planning Act

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1990 and the Building Regulations 2000 (as amended) with respect to access for disabled people.

6. The applicant's attention is drawn to the requirements of the Party Wall etc. Act 1996 if works are proposed to a party wall.
7. The approved plans for this application are as originally submitted unless otherwise specified in this Decision Notice. The development should be completed strictly in accordance with these plans. Any amendment to these approved plans must be first agreed in writing by the Local Planning Authority.
8. If this development involves any works of a building or engineering nature, please note that before any such works are commenced it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consent under the Building Regulations is also obtained. Advice in respect of Buildings Regulations can be obtained from Building Control Services at South Cambridgeshire District Council. Their contact details are: tel. 03450 450 500 or building.control@scambs.gov.uk or via the website www.scambs.gov.uk.
9. A delegation report or committee report, setting out the basis of this decision, is available on the Council's website.

To help us enhance our service to you please click on the link and complete the customer service questionnaire: www.surveymonkey.com/s/2S522FZ



Nigel Blazeby
Development Control Manager



Jane Green
Head of New Communities

South Cambridgeshire Hall, Cambourne Business Park, Cambourne, Cambridge, CB23 6EA

THIS PERMISSION DOES NOT CONSTITUTE APPROVAL UNDER BUILDING REGULATIONS AND IS NOT A LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT. IT DOES NOT CONVEY ANY APPROVAL OR CONSENT WHICH MAY BE REQUIRED UNDER ANY ENACTMENT, BYE-LAW, ORDER OR REGULATION OTHER THAN SECTION 92(2) OF THE TOWN AND COUNTRY PLANNING ACT 1990 AND ARTICLES 4 AND 22 OF THE TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

SEE NOTES OVERLEAF

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NOTES

Appeals to the Secretary of State

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so using a form which you can get from the Customer Support Unit, Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

Alternatively, an online appeals service is available through the Appeals area of the Planning Portal - see www.planningportal.gov.uk/pcs. The Planning Inspectorate will publish details of your appeal on the internet. This may include a copy of the original planning application form and relevant supporting documents supplied to the local authority, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information you are happy will be made available to others in this way, including personal information belonging to you. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

Fully completed appeal forms must be received by the Planning Inspectorate within six months of the date of this decision notice.

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

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

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

Purchase Notices

If either the Local Planning Authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonable beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL
CAMBRIDGESHIRE

Form 4
Ref. S/0388/12/OL

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In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990