

**TOWN AND COUNTRY PLANNING ACT 1990**

**PLANNING PERMISSION**  
SUBJECT TO CONDITIONS

**Decision Date: 9 January 2017**

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Mr Paul Kitson,  
Homes & Communities Agency  
c/o Agent

The Council hereby grants permission for Development of Phase 2 of Northstowe with details of appearance, landscaping, layout, scale and access reserved (save for the matters submitted in respect of the Southern Access Road (West)) comprising:

- 1) development of the main Phase 2 development area for up to 3,500 dwellings, two primary schools, secondary school, town centre including employment uses, formal and informal recreational space and landscaped areas, eastern sports hub, remainder of the western sports hub (to complete the provision delivered at Phase 1), busway, a primary road to link to the southern access, construction haul route, engineering and infrastructure works; and
- 2) construction of a highway link (Southern Access Road (West)) between the proposed new town of Northstowe and the B1050, improvements to the B1050, and associated landscaping and drainage.

At: Land to the East of B1050 and Longstanton, West of the Cambridgeshire Guided Busway (CGB) and North of Oakington  
For: Mr Paul Kitson, Homes & Communities Agency

In accordance with your application dated 22-Aug-2014 and the plans, drawings and documents which form part of the application, subject to conditions set out below.

DEFINITIONS: The terminology set out below may be subject to change, but has been provided to give an indication of the anticipated terms that should be referenced in the planning conditions.

'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, (viii) UXO clearance, (ix) contaminated land remediation, (x) ground improvement works (xi) demolition and removal of buildings and other structures on the Site, (xii) creation of enabling works access and temporary haul roads or similar related works.

'Earthworks' means the principal foul and surface water drainage and flood risk infrastructure works (strategic attenuation pond and strategic swale and ditch corridors) associated with the Strategic Engineering Elements, Strategic Landscaping Elements and Development Parcels.

'Southern Access Road(west)' means the access road and associated drainage and landscaping shown on Drawing P1100 UA006156-03 General Arrangement and Typical Section Plan

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'Strategic Engineering Elements' means primary streets and dedicated busway along with other aspects of the waterpark and strategic swale and ditch corridors not covered by 'Earthworks'.

'Strategic Landscaping Elements' means the formal and/or informal greenways and public open spaces, town park/square, waterpark and green separation areas.

'Development Parcel' means a phase or part of the development other than Strategic Engineering Elements and/or Strategic Landscaping Elements, for instance this would include residential dwellings, the town centre, secondary school, primary school and/or sports hub as approved.

'Dedicated Busway' means the Busway route shown on Plan 8 Movement and Access Parameter Plan and Plan 8B Movement and Access Parameter Plan.

'Primary Development Site' means the planning application site excluding the Southern Access Road (West) and transport corridors through the remainder of the site.

'Site' and 'Northstowe Phase 1 Site' shall have the same definitions as are in the Section 106 planning agreement relating to this planning permission.

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.

**1. Commencement of Works**

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 23) and layout have been obtained from the local planning authority in writing. The development shall be carried out in accordance with the approved details.

No development in respect of any individual Development Parcel or Strategic Engineering Element or Strategic Landscape 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 or Strategic Landscape 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. Details of landscaping and layout are required before commencement of Earthworks because such details will directly inform and impact upon the size and location of Earthworks.

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**2. Primary Development Site - Reserved Matters**

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

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

**3. Primary Development Site - Reserved Matters**

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. Primary Development Site - Reserved Matters**

Application(s) for approval of all the reserved matters shall be made to the Local Planning Authority before the expiration of 15 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 to provide a consistent approach to the development of the site alongside adjoining developments.

**5. Southern Access Road West – Full Planning Permission Time Limit**

The Southern Access Road (West) hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

REASON - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon.

**6. Approved Plans**

i) 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 or where a condition specifically provides that notwithstanding a Parameter Plan something at variance with the specified Plan will be required:

- a. Plan 1 Issue A Site Location Plan
- b. Plan 2 Issue A Red / Blue Line Plan Phase 2
- c. Plan 3 Issue A Application Areas Plan

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- d. Plan 4 Issue 01 Existing Site Levels
  - e. Plan 05 Issue C Landscape and Open Space Parameter Plan
  - f. Plan 06 Issue C Land Use Parameter Plan
  - g. Plan 07 Issue B Residential Density Parameter Plan
  - h. Plan 08 Issue B Movement and Access Parameter Plan
  - i. Plan 08B Issue B Movement and Access Parameter Plan
  - j. Plan 09 Issue C Building Heights Parameter Plan
  - k. Plan 10 Issue 01 Proposed Site Levels
  - l. P1100 Issue 03 SARW General Arrangement and Typical Section
  - m. P1101 Issue 03 SARW General Arrangement Drainage Plan & Long Section Sheet 1 of 6
  - n. P1102 Issue 03 SARW General Arrangement Drainage Plan & Long Section Sheet 2 of 6
  - o. P1103 Issue 02 SARW General Arrangement Drainage Plan & Long Section Sheet 3 of 6
  - p. P1104 Issue 02 SARW General Arrangement Drainage Plan & Long Section Sheet 4 of 6
  - q. P1105 Issue 02 SARW General Arrangement Drainage Plan & Long Section Sheet 5 of 6
  - r. P1106 Issue 03 SARW General Arrangement Drainage Plan & Long Section Sheet 6 of 6
  - s. P1107 Issue 03 SARW Wilson's Road Bridge General Arrangement & Typical Sections
  - t. P1108 Issue 02 SARW Equestrian Crossing with Longstanton Road General Arrangement

ii) The development, hereby permitted, shall be carried out in accordance with the following submitted documents unless otherwise agreed in writing by the Local Planning Authority or where a condition specifically provides that notwithstanding a document something at variance with the specified document will be required or else that the submitted document (once approved) provides for a variance:

- a. Environmental Statement (August 2014)
- b. Arboricultural Survey Report and Plans – Main Phase 2 Development Site (August 2014)
- c. Arboricultural Survey Report and Plans – Southern Access Road (West) (August 2014)
- d. Town Centre Strategy (August 2014)
- e. Sport Strategy (May 2015)
- f. Sustainability Statement (August 2014)
- g. Energy Strategy (August 2014)

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- h. Economic Development Strategy (July 2014)
  - i. Section 7.7 of the Northstowe Phase 2 Transport Assessment Main Report (August 2014)
  - j. Flood Risk Assessment and Drainage Strategy August 2014 by Hyder Consulting (UK) Limited'
  - k. Northstowe Phase 2 –Affordable Housing' letter from the Homes and Communities Agency dated 16 November 2016
  - l. Planning Statement, August 2014 (as amended by the approved Parameter Plans and Northstowe Phase 2 Affordable Housing letter from the Homes and Communities Agency dated 16 November 2016)
  - m. Geo Environmental Assessment and Outline Remedial Strategy Report (August 2014)
  - n. Health Impact Assessment (August 2014)
  - o. Arboricultural survey report and plans (Southern Access Road(West)) of Lockhart Garratt ref: 14-0822 3750 D01 v3 (August 2014)
  - p. Arboricultural survey report and plans (Phase 2 – Main development area) of Lockhart Garratt ref: 14-0731 3750 D01 v5 (August 2014)

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

**7. Development Limits**

Any development carried out under this permission, hereby approved, shall not exceed the development levels set out in the description of development (as set out in the application Planning Statement, August 2014 as amended by the 'Northstowe Phase 2 –Affordable Housing' letter from the Homes and Communities Agency dated 16 November 2016).

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.

**8. Phasing**

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 Site Wide Phasing Plan for the application site has been submitted to and approved in writing by the Local Planning Authority and which Site Wide Phasing Plan shall inter alia contain sufficient information to show how each relevant Development Parcel shall accord with the section 106 triggers, where applicable. The development shall be carried out in accordance with the approved phasing contained within the Site Wide Phasing Plan unless otherwise agreed in writing by the Local Planning Authority. The Site Wide Phasing Plan shall include but not be limited to the sequence of providing the following elements:

Residential development parcels; The busway and local bus services;  
Major distributor roads/routes within the site, including timing of provision and opening of access points into the site;

Strategic footpaths and cycleways;

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The town centre and community facilities including the secondary school, primary schools and sports hubs (including pavilion and junior changing rooms);

Strategic foul and surface water features and SUDS;

Formal and informal public open space, town park/square, allotments, community orchard and parks, NEAPs, LEAPs and SIPs;

Strategic electricity, telecommunications and gas networks;

Infrastructure for the provision of fibre optic cables;

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.

**9. Design Code**

Prior to or concurrent with the submission of the first of the reserved matters applications for the development, but excluding enabling works and earthworks for the Campus Site (as described in the S106), a Phase 2 Design Code shall be submitted to and approved in writing by the Local Planning Authority.

The Design Code shall include 'Detailed Design Elements', generally in accordance with the approved Town Wide Design Code. The Design Code shall address all pertinent matters associated with the following subject areas:

- 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;
- c. The conceptual design and approach to all public realm areas, including enclosure, natural surveillance, public art, materials, street furniture and signage, sustainable drainage, the incorporation of utilities and landscaping for all public spaces;
- 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. The establishment of an approach to development parcel boundaries that ensures, consistency of design on either side of primary streets and the dedicated busway, or around other primary public realm areas, is provided. This shall include an approach to making land parcels

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available for self-build and custom build developments;

f. The design of the transport network hierarchy, streets, cycle routes, footpaths and public spaces, providing typical street cross-sections, which shall establish approaches to tree planting and tree species, underground utility/service trench routes type and specification, and on street parking, all including typical construction design details in accordance with Cambridgeshire County Council Highways requirements for the adoption of highways;

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. 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 primary development site including the amount of parking, location and layout of parking, and parking for people with disabilities;

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, and allowing for 1 cycle space per bedroom;

k. A landscape strategy describing the design principles, character, treatment and organisation of strategic green spaces including play spaces and the public realm. It will show how the landscape will function and how the various open spaces and landscape elements will be coordinated. The strategy shall also include examples of landscape typologies and a palate of materials showing typical hard and soft landscaping details for the strategic greenspaces and the public realm.

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. Measures to preserve and enhance the Longstanton Conservation Area;

p. Details of the Design Code review procedure and of circumstances where a review shall be implemented,

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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 shall use the Design 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.

**10. Fire Strategy**

a) No development shall commence, apart from Enabling Works, Earthworks, Strategic Engineering Elements and Strategic Landscaping Elements, until details for the provision of emergency fire provision for the development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

b) 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 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. The provision of an emergency fire strategy is required prior to the commencement of development, apart from prior to the works outlined above, to ensure that all fire protection options remain feasible at the time of submission of the fire strategy.

**11. Housing (Market Mix)**

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 primary development site as a whole, taking into account the indicative mix of dwellings detailed within the Planning Statement and local knowledge of market demand. Each Development Parcel for residential development shall be constructed in accordance with the approved market mix for that parcel.

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 Planning Statement, which seeks to ensure development contains a mix of residential units providing accommodation in a range of types, sizes and



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affordability, to meet local needs.

**12. Housing - Lifetime Homes (Affordable and Market Dwellings)**

Design statements shall be submitted specifying the Life Time Homes Standard for:

Each affordable rent dwelling type, with details submitted for approval to the Local Planning Authority with each reserved matters application for layout in relation to any Development Parcel containing affordable rent dwellings.

15% of all homes (other than affordable rent properties), with details submitted for approval to the Local Planning Authority with each reserved matters application for layout in relation to any Development Parcel containing residential dwellings.

No affordable rent property or other dwelling type specified to meet the Lifetime Homes Standard within that Development Parcel shall be occupied until a statement confirming compliance with the approved Life Time Homes Standard has been submitted in writing to, and approved by, the Local Planning Authority, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure adaptable mobility standards in accordance with the South Cambridgeshire Local Development Framework.

**13. Economy**

Prior to the commencement of development of any sub-phase within the town centre, the applicant in partnership with the Local Planning Authority shall submit further details as specified in the approved Economic Development Strategy for approval in writing by the Local Planning Authority. The further details shall incorporate inward investment, enterprise development and sector development showing the links to culture and place making. Subsequent applications for any sub-phase of the town centre shall be in accordance with and shall implement the principles set out in the approved additional economic development strategy details.

REASON: Details are required prior to the commencement of any sub-phase of the town centre to support the timely delivery of development and to ensure that the town centre will have significant local economic benefits.

**14. Town Centre Strategy**

Notwithstanding the submitted Town Centre Strategy dated August 2014 an updated Town Centre Strategy to provide more detail on the layout and distribution of activities and enable the early delivery of the town centre shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any dwellings. The approved updated Town Centre Strategy shall be implemented in its entirety and in accordance with the approved phasing plan of the strategy. Each Reserved Matters application for development in the defined town centre shall be in accordance with the approved updated Town Centre Strategy. Any variation to the approved strategy shall be first agreed in writing by the Local Planning Authority.

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REASON: To ensure the delivery of an adequate town centre in accordance with NAAP policy NS/5.

**15. Sport**

Prior to or concurrent with the reserved matters submissions for each of the secondary school or sports hub(s) development parcels the following documents shall be submitted to and approved in writing by the Local Planning Authority:

(i) A detailed assessment of existing ground conditions (including drainage and topography) of the land proposed for the community and school playing fields which identifies constraints which could affect playing field quality; and

(ii) Based on the results of the assessment to be carried out pursuant to (i) above, a detailed scheme which ensures that the playing field will be provided to an acceptable quality. The scheme shall include a written specification of soils structure, proposed drainage, cultivation and other operations associated with grass and sports turf establishment and a programme of implementation.

The approved scheme shall be carried out in full and in accordance with a timeframe agreed with the Local Planning Authority. The land shall thereafter be maintained in accordance with the scheme and made available for playing field use in accordance with the scheme.

REASON: To ensure that the playing fields are prepared to an adequate standard and is fit for purpose and to accord with NAAP policy NS/19.

**16. Sport and Community /Arts**

Use of the indoor/outdoor facilities on the proposed Campus Site (as defined in the S106) shall not commence until a community use agreement has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to playing fields, artificial grass pitch, multi-use games areas, sports hall, swimming pool, use of the secondary school hall for sports, community and arts facilities and include details of pricing policy, hours of use, access by non-school users, management responsibilities and a mechanism for review, and anything else which the Local Planning Authority considers necessary in order to secure the effective community use of the facilities. The facilities shall not be used at any time other than in strict compliance with the approved agreement.

REASON: To secure well managed safe community access to the sports, community and arts facilities, to ensure sufficient benefit to the development of sport and to accord with NAAP policy NS/19.

**17. Groundwater and Contamination**

Unless otherwise agreed in writing, no development other than agreed enabling works, approved by this planning permission, shall commence on any sub-phase until a remediation strategy that includes the following components to deal with the risks associated with contamination on that sub-phase (unless the strategy states any remedial actions should be applicable across phases) has

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been submitted to and approved, in writing, by the Local Planning Authority:

1. A Preliminary Risk Assessment (PRA) including a Conceptual Site Model (CSM) of that phase of the site indicating potential sources, pathways and receptors, including those off site.
2. The results of supplementary investigation and recording of contamination as recommended in the Northstowe Phase 2 Geo Environmental Assessment and Outline Remedial Strategy Report (dated August 2014) and a detailed risk assessment, including a revised CSM.
3. Based on the risk assessment in (2) an options appraisal and Remediation Method Statement giving full details of the remediation measures required and how they are to be undertaken. The Remediation Method Statement shall include a plan providing details of how the remediation works shall be judged to be complete and arrangements for contingency actions. The plan shall also detail a long term monitoring and maintenance plan as necessary.
4. If, during development, including the remediation phase, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted a supplementary Remediation Method Statement detailing how this contamination shall be dealt with and obtained written approval from the Local Planning Authority. The contamination shall be remediated in accordance with the approved supplementary Remediation Method Statement.
5. No development shall be brought into use or occupied on any sub-phase until a verification report demonstrating completion of works on that sub phase as set out in the Remediation Method Statement(s) (parts 3 and 4 above) have been completed. The verification report shall be submitted to and approved in writing by the Local Planning Authority, and demonstrate that the land is suitable for the proposed end use. The long term monitoring and maintenance plan in (3) shall be updated and be implemented as approved.

REASON: The remediation strategy is required prior to commencement of development to ensure that risks from land contamination associated with current and previous land uses 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 the health of future users of the land, workers, neighbours and other offsite receptors and the natural environment or general amenity in line with National Planning Policy Framework (NPPF), paragraphs 109, 120, 121 and Environment Agency Groundwater Protection: Principles and Practice (GP3).

**18. Drainage – Site Wide Surface Water Drainage Strategy**

A site wide Surface Water Drainage Strategy for the application site, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, shall be submitted to and approved in writing by the local planning authority, prior to commencement of that Development Parcel to which the drainage relates, provided always that such facilities are acceptable to the adopting bodies. The strategy shall be in accordance with the surface water drainage strategy drawing C025-UA006156-01, unless otherwise agreed in writing by the local planning authority. The site wide surface water drainage strategy shall include:

- Details of existing and proposed drainage routes, including groundwater.
- Detailed calculations for any on or off-site storage requirements, including precautionary factors for potential future impermeable expansion areas or extensions.

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- 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 the monitoring/telemetry system within the receiving watercourses.
- Details of how the scheme and any proposed structures shall be maintained and managed after completion as required.

Infiltration systems shall only be used where it can be demonstrated that they will not pose a risk to groundwater quality. The approved scheme shall be fully implemented, in accordance with the timing / phasing arrangements embodied within the approved scheme or within any other period as may subsequently be agreed, in writing, by the local planning authority.

REASON: The site wide Surface Water Drainage Strategy is required prior to the commencement of a development parcel to which the drainage relates to ensure a satisfactory method of surface water scheme in perpetuity and to protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF), paragraphs 109, 120, 121 and Environment Agency Groundwater Protection: Principles and Practice (GP3).

**19. Drainage – Reserved Matters**

Any reserved matters application shall include a detailed surface water strategy, which shall be in accordance with the agreed Site Wide Surface Water Drainage Strategy (as required under condition 18), pursuant to the reserved matters site for which approval is sought.

The detailed surface water strategy shall include a detailed specification which shall include:

- i. plans of the proposed drainage system, showing drainage catchments, existing and proposed levels, long and cross sections, maintenance access;
- ii. design details of each element;
- iii. detailed calculations to demonstrate the capacity of receiving on-site strategic water retention features without the risk of flooding to land or buildings;
- iv. adoption arrangements;
- v. a construction method statement;
- vi. and a maintenance and management plan.

The detailed surface water strategy shall also demonstrate that the exceedance of the designed system has been considered through the provision of overland flow routes. The development shall be carried out in accordance with the approved details and no building pursuant to the particular reserved matters for which approval is being sought shall be occupied or used until such time as the approved detailed surface water measures have been fully completed in accordance with the approved details.

REASON: In order to safeguard against the risk of flooding to ensure adequate flood control,

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maintenance and efficient use and management of water within the site, to ensure the quality of the water entering receiving water course 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. NAAP Policy NS/21.

**20. Drainage – Foul**

- i) Strategic Engineering – Prior to the commencement of Strategic Engineering Elements a strategic scheme for on-site and off-site Foul Water Drainage shall be submitted to, and approved in writing by, the local planning authority. The scheme shall be in accordance with the foul water drainage strategy drawing C028-UA006156-01 (Appendix 8 of the Flood Risk Assessment and Drainage Strategy dated August 2014), unless otherwise agreed in writing by the Local Planning Authority. 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
- ii) Development Parcel - Prior to the commencement of each Development Parcel, pursuant to this outline permission, a detailed scheme for on-site Foul Water Drainage for that Development Parcel, including arrangements for implementation, shall be submitted to, and approved in writing by, the local planning authority. The scheme shall be in accordance with the strategic foul drainage proposals agreed under (i) and the foul water drainage strategy drawing C028-UA006156-01 (Appendix 8 of the Flood Risk Assessment and Drainage Strategy dated August 2014), unless otherwise agreed in writing by the Local Planning Authority. The approved Foul Water Drainage scheme shall be fully implemented for each Development Parcel in accordance with the agreed implementation arrangements unless agreed in writing by the Local Planning Authority.

REASON: A detailed scheme for on-site and off-site foul water drainage is required prior to the commencement of any Development Parcel 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.

**21. Drainage – adoption of SUDS infrastructure**

Prior to occupation of the development a scheme relating to the management and maintenance of the Sustainable Drainage System (SuDS) including Award Drains shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for the following:

- (i) details of the management regime which shall set out the responsibility for the maintenance of the

SuDS in accordance with the approved Maintenance Scheme, following their provision;

- (ii) details of a maintenance scheme in respect of the repair and maintenance of the SuDS (the Maintenance Scheme);

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(iii) details of a monitoring and review scheme.

The SuDS shall thereafter be maintained in accordance with the approved scheme.

REASON: To ensure the satisfactory management of the surface water scheme in perpetuity with the development.

**22. Development and Flood Risk**

No dwellings shall be occupied at the proposed development (Northstowe Phase 2) unless otherwise agreed in writing by the local planning authority until such time as the matters set out below are completed to the satisfaction of the local planning authority:

a) Raising of part of the Swavesey Drain left bank, to a consolidated minimum crest level of 5.3m AOD and minimum crest width of 5m, at Mare Fen (from downstream of Station Road to the Scratch Bank). The location and specifications of the raised and widened bank shall be identified on a plan and submitted to and approved by the local planning authority prior to the commencement of works to raise and widen the bank. The bank shall be raised and widened in accordance with the approved plan and specifications.

b) Measures shall be in place to maintain the bank in perpetuity.

REASON: To prevent the exacerbation of flooding and pollution of the water environment by ensuring the satisfactory disposal of treated foul water drainage from, and to ensure 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.

**23. Landscape and Design - Reserved Matters**

Reserved matters submissions for Earthworks, each of the Strategic Engineering Elements, each of the Strategic Landscaping 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) the relevant part of the Strategic Landscaping Elements or iv) Development Parcel, as applicable.

The details shall where appropriate include the following, in accordance with the Design Code where relevant, unless otherwise agreed in writing by the Local Planning Authority.

For Earthworks:

Drawings and cross-sections shall be submitted to the Local Planning Authority for approval at an agreed and appropriate scale describing the existing and proposed site levels, land profiling (areas of cut, areas of fill, mounding, shaping and contouring works), associated land drainage works (strategic swale and ditch corridors) and relationships with development and site edges and boundaries.

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For the relevant part of Strategic Landscape Elements, Strategic Engineering Elements or Development Parcels:

Landscape Implementation drawings and cross sections at an agreed and appropriate scale, together with supporting text describing:

- a) Existing and proposed site levels, with particular reference to the relationship with proposed development edges and boundaries, water bodies, landscape features and buildings.
- b) Details of localised mounding, shaping and contouring works and associated land drainage works.
- c) The treatment of the perimeter of the site, site boundaries and landscape parcels.
- d) The landscape treatment and design of roads (the Busway, primary, secondary and other roads access roads through the development) and pedestrian and cycle routes.
- e) Details of hard surface materials (size, type, colour and typical cross sections)
- f) Details of minor artefacts and structures, including furniture, lighting, refuse or other storage units and signs
- g) Details of play equipment, including safety surfacing.
- h) Details of soft landscape proposals including species, sizes and planting rates for trees shrubs, herbaceous plants, aquatic plants, and turf and seed mixtures.
- i) Details of tree pits or trenches for both hard and soft areas, tree crates or other supporting planting infrastructure, and methods for staking and guying and watering.
- j) Landscape specifications including construction methods, maintenance operations, site preparation, importation and storage of materials, excavation depths including dimensions for tree pits, planting methods and aftercare.

The Earthworks, Strategic Engineering Elements, Strategic Landscaping Elements and Development Parcels shall be constructed in accordance with the approved details.

REASON: To ensure adequate landscaping in accordance with Policies NS/12, NS/13, NS/14 and NS/15 of the adopted Northstowe Area Action Plan (2007).

**24. Landscape Management and Maintenance Plan**

Prior to or concurrent with the submission of reserved matters applications for 'Strategic Engineering Elements' 'Strategic Landscaping Elements' and 'Development Parcels', but excluding enabling works for the Campus Site (as defined in the S106), a Landscape Management and Maintenance Plan shall be submitted to and approved in writing by the local planning authority to cover the entire application site.

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The Landscape Management Plan shall state the long term vision for the landscape and shall describe the relevant landscape operations to achieve this through landscape restoration, maintenance and management before, during and after construction.

The Landscape Maintenance Plan shall specify the maintenance procedures, operations, and their frequency, and maintenance standards that will be implemented to ensure the successful establishment and longevity of all hard and soft landscape areas, before, during and after construction.

The approved plan shall be fully implemented in accordance with the approved details.

REASON: To ensure adequate landscaping in accordance with Policies NS/12, NS/13, NS/14 and NS/15 of the adopted Northstowe Area Action Plan (2007).

**25. Landscaping Implementation**

All planting, seeding or turfing in the approved soft landscape details for the relevant Development Parcels or Southern Access Road (west), shall be carried out in the first planting season following the completion of the appropriate element of development unless agreed in writing with the Local Planning Authority. All hard and soft landscape works shall be carried out in accordance with the approved details and in accordance with the relevant British Standards or codes of good practice.

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.

**26. Tree Protection**

No demolition, site clearance or building operations shall commence in respect of any Earthworks, each Development Parcel or any part of the Strategic Engineering Elements until details of physical tree protection for that part of the development have been approved in writing by the local planning authority and the approved physical tree protection for that part of the development has been installed in accordance with the approved tree protection details and guiding principles and details set out in the arboricultural survey report and plans (Phase 2 – Main development area) of Lockhart Garratt ref: 14-0731 3750 D01 v5 (August 2014) with the exception of surveying, 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), soil tests, pegging out, ecological surveying and mitigation works, archaeological investigation and UXO clearance.

REASON: The condition is required prior to demolition, site clearance or building operations 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



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Development Framework 2007.

**27. Ecological Management Plan**

Prior to works on the Southern Access Road (West) and prior to or concurrent with the submission of reserved matters applications for each Strategic Engineering Element, Strategic Landscaping Element or each Development Parcel, full details of the relevant measures for ecological mitigation shall be set out in an Ecological Management Plan (EcMP) which shall be submitted to and approved in writing by the LPA. The EcMP shall accord with the Framework Ecological Management Plan as set out in Appendix D of the Planning Statement, unless agreed in writing with the LPA.

The EcMP shall include, but not be limited to, the following:

- 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;
- 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 habitat creation and management for aquatic and terrestrial invertebrates;
- f) Proposals for ecological enhancement measures and management of habitats and features created within the soft landscape areas;
- g) A summary work schedule table, including an indication of timings that the prescriptions and protection measures shall be implemented by or undertaken within;
- h) A 10 year strategy for the monitoring of the implementation of the Ecology Management Plan (EcMP), and a means for its periodic review with the LPA;
- i) Details of the approach to engaging suitably qualified personnel responsible for overseeing 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.

The EcMP shall be fully implemented as approved and all relevant reserved matters applications shall be designed in accordance with the approved EcMP.

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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. Full details of the relevant measures for ecological mitigation are required prior to works on the Southern Access Road (West) because if works commence on the road before the submission of ecological details there would be no opportunity to relocate species.

**28. Farmland Bird Mitigation**

No development, site investigation, groundworks or vegetation removal, except for UXO mitigation and directly associated enabling works, shall commence until such time as a plan for farmland bird mitigation, including a timeline for the phasing of farmland bird mitigation works, has been submitted to and approved in writing by the Local Planning Authority. . Permission to commence enabling works not directly associated with UXO mitigation shall be approved in writing by the Local Planning Authority if these enabling works are to commence before a plan for farmland bird mitigation, including a timeline for the phasing of mitigation works, has been submitted to and approved in writing by the Local Planning Authority. The approved farmland bird mitigation plan shall be implemented in accordance with the approved timeline for the phasing of farmland bird mitigation works. Any variation to the approved farmland bird mitigation plan shall be first agreed in writing by the Local Planning Authority.

REASON: To ensure adequate mitigation for farmland birds in accordance with NAAP policies NS/16 and NS/17. Most development cannot commence before a scheme for farmland bird mitigation has been submitted and approved because such development could have a detrimental impact on existing farmland bird species before mitigation could occur.

**29. Heritage**

No development shall commence until a Written Scheme of Investigation (WSI) has been submitted to and approved in writing by the Local Planning Authority. The WSI shall include but not be limited to the following components, completion of each will trigger the phased discharge of the condition:

- 1 Recording of existing built heritage assets and collation of records relating to built heritage assets which have been demolished, and publication of the results
- 2 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 Earthworks, Strategic Engineering Element and/or development parcel commences on that archaeological site
- 3 Post-excavation assessment (to be produced for each archaeological site within 12 months of the completion of fieldwork)
- 4 Completion of post-excavation analysis; preparation and deposition of site archive at a store agreed with 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 post-excavation assessments).

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The approved scheme shall be carried out in its entirety unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure the implementation of investigation, recording, reporting and publication of heritage assets in accordance with policy CH/2 of the adopted Local Development Framework 2007. The WSI is required prior to the commencement of development to ensure that development does not destroy heritage assets before they are recorded.

**30. Management of pillboxes and Longstanton Paddocks**

a.No development, including Strategic Engineering Elements and Strategic Landscaping Elements, on any Development Parcel containing or adjacent to pillboxes but excluding the Campus Site (as defined in the S106) shall commence until a written scheme for the long term use and care of the pillboxes has been submitted to and approved in writing by the Local Planning Authority.

b.No development, including Strategic Engineering Elements and Strategic Landscaping Elements, on any Development Parcel containing or adjacent to Longstanton Paddocks, apart from Enabling Works and Earthworks, shall commence until a written scheme for the long term use and care of the Longstanton Paddocks has been submitted to and approved in writing by the Local Planning Authority.

The approved schemes shall be carried out in their entirety unless agreed in writing by the Local Planning Authority.

REASON: To protect the heritage of the locality in accordance with adopted NAAP Policy NS/18 and Policy CH/5 of the adopted Development Control Policies DPD (2007).The details are required prior to the commencement of development to ensure that satisfactory measures are taken to protect the **pillboxes and Longstanton Paddocks from inappropriate development.**

**31. Longstanton Conservation Area**

Notwithstanding the details set out on Plan 8 (Issue B) and Plan 8B (Issue B) a scheme for the location of the cycle/pedestrian route across Longstanton Conservation Area between Northstowe and the village of Longstanton shall be agreed in writing with the Local Planning Authority prior to the first occupation of the town centre. The approved cycle/pedestrian route shall be fully implemented to the satisfaction of the Local Planning Authority before the first occupation of the town centre.

REASON: To protect the character of the conservation area.

**32. Low Carbon Strategy**

Prior to or concurrently with the submission of reserved matters applications for any Development Parcel containing residential units, pursuant to this outline permission, a statement shall be submitted demonstrating compliance with the Low Carbon Strategy (as set out in the Energy Strategy, August 2014 and Sustainability Statement, August 2014) and shall be agreed in writing by the Local Planning Authority.

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The development of each Development Parcel shall be carried out in accordance with the approved details.

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.

**33. Energy Delivery Strategy**

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 provide an Energy Delivery Strategy which shall demonstrate exemplar status in line with the Northstowe Area Action Plan (2007) and the Energy Strategy (August 2014).

The Energy Delivery Strategy for each development parcel shall focus on significantly reducing CO2 emissions using enhanced Fabric Energy Efficiency standards and low/zero Carbon technologies across that development parcel, and shall include the total predicted energy requirement of the development and its carbon reduction impact and shall set out a schedule of proposed on-site renewable energy technologies across the development. It shall include the respective contributions of different technologies, location, design and where applicable any maintenance programmes. Every development parcel shall thereafter be implemented in accordance with the approved strategy, unless otherwise agreed in writing by the LPA.

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 to deliver exemplar status in accordance with policy NS/23 of the Northstowe Area Action Plan, 2007.

**34. BREEAM Standards**

Design certificates specifying a minimum BREEAM level of 'Very Good' for each non-residential building below 1000m<sup>2</sup> and for all secondary and primary school buildings, and specifying a minimum BREEAM level of 'Excellent' for each non-residential building of 1000m<sup>2</sup> or more 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 relevant minimum BREEAM level 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.

**35. Water Conservation Strategy**

Notwithstanding the information contained within the Water Conservation Strategy submitted as part of this application and included in the Sustainability Statement (August 2014), no part of any

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Development Parcel containing residential development, pursuant to this outline permission, shall commence until a scheme detailing water conservation and management measures for that particular Development Parcel has been submitted to and approved in writing by the Local Planning Authority. The scheme shall detail water efficiency measures sufficient to ensure that potential consumption of potable water by persons occupying a new dwelling does not exceed 105 litres per person per day. Each Development Parcel shall thereafter be implemented in accordance with the approved scheme unless otherwise agreed in writing by the Local Planning Authority.

REASON: There is a high demand for limited water resources in the East of England; therefore it is necessary to manage water use by incorporating practicable water conservation measures in accordance with Policy NE/12 of the adopted Local Development Framework and NAAP policy NS/21. The condition is required pre-commencement to ensure that the water conservation measures can be incorporated into each new dwelling.

**36. Fibre Optic Telecommunication Infrastructure**

Prior to the commencement of any Strategic Engineering Works, any Development Parcel or before the first occupation of the Campus Site (as defined in the S106) whichever is the earlier, 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; b) that the site-wide network includes the provision of open access ducting for fibre optic cable to the boundary of Rampton Drift; and c) 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. A scheme for fibre optic infrastructure is required prior to the commencement of any Strategic Engineering Works and Development Parcel because it would be disruptive to retrofit the infrastructure once development had begun.

**37. National Grid**

No development, hereby approved, in respect to any Enabling Works, Earthworks, any of the Strategic Engineering Elements, any Strategic Landscape Elements or any Development Parcel shall commence until a strategy detailing the location of any existing National Grid apparatus and its safeguarding has been submitted to and approved in writing by the local planning authority. All reserved matters applications in respect to Development Parcels shall be designed in accordance with the approved strategy.

REASON: The developer is required to provide details before the commencement of development to ensure the protection of National Grid apparatus.

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**38. Unexploded Ordnance (UXO)**

i. No development / property, hereby approved, shall be occupied until the Northstowe town wide UXO risk management and mitigation programme / plan for unexploded ordnance (UXO) as detailed in the Zetica Site Safe report titled 'NORTHSTOWE PHASE 1, PLANNING CONDITION DISCHARGE, Unexploded Ordnance (Condition 10), Revision C, 12th November, 2014' has been

implemented in full as to the removal of high risk UXO matters in all Development Phases of the new town of Northstowe, or implemented in full for that part of the site as to other necessary mitigation which are covered under the detailed said Zetica Site Safe report 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 for that part of the site.

ii. If, at any time during development, high risk UXO not previously identified in the Zetica Site Safe report titled 'NORTHSTOWE PHASE 1, PLANNING CONDITION DISCHARGE, Unexploded Ordnance (Condition 10), Revision C, 12th November, 2014', is encountered / found to be present on any Phase, 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, residents 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.

**39. Construction Environmental Management Plan**

Prior to the Commencement of any development 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) Contractors' 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
- b) Details of haul routes within the relevant parts of the site
- c) 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

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- d) 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.
- e) 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)
- f) Where relevant results of a noise assessment of the potential impact of construction noise on Rampton Drift and Longstanton residential properties and details of suitable noise mitigation measures as appropriate (in accordance with relevant standards and best practice)
- g) Details of best practice measures to be applied to prevent contamination of the water environment during construction
- h) Measures for soil handling and management including soil that is potentially contaminated
- i) Details of concrete crusher if required or alternative procedure
- j) Details of odour control systems including maintenance and manufacture specifications
- k) Maximum noise mitigation levels for construction equipment, plant and vehicles
- l) Site lighting for the relevant part of the site
- m) Screening and hoarding details
- n) Liaison, consultation and publicity arrangements, including dedicated points of contact
- o) Complaints procedures, including complaints response procedures
- p) Membership of the considerate contractors' scheme
- q) Archaeological protection and mitigation measures to be implemented during the construction process

Prior to the Commencement of the Southern Access Road (west), Earthworks, any of the Strategic Engineering or Landscape Element or any Development Parcel a sub-phase specific (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The sub-phase specific CEMP shall include details as specified in any approved site wide CEMP.

The sub-phase specific CEMP for the Southern Access Road (west), the Earthworks, any of the Strategic Engineering or Landscape Element or any Development Parcel shall be implemented in accordance with the approved details unless otherwise approved in writing by the Local Planning Authority.

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 in accordance with Policy NS/24 Construction Strategy of the Northstowe Area Action Plan, 2007 and POLICY DP/3 Development Criteria & DP/6 Construction Methods of the adopted Local Development Framework 2007. The CEMP is required prior to the commencement of development to ensure that there is no harm to the amenity of existing occupiers once development commences.

**40. Construction Working and Construction Deliveries / Collection Permitted Hours**

All construction, demolition, enabling and earthworks are only permitted between 0800 hours to 1800 hours Monday to Friday and 0800 hours to 1300 hours on Saturday. No works are permitted

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at any 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.

No deliveries of construction materials or plant and machinery and no removal of any spoil from the site or similar collections from the site shall take place before 0700 hours or after 1900 hours on Mondays to Fridays, before 0800 hours or after 1400 hours on Saturdays, and not at all on Sundays or recognised public holidays.

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 in accordance with Policy NS/24 Construction Strategy of the Northstowe Area Action Plan, 2007 and Policy DP/6 Construction Methods of the adopted Local Development Framework 2007.

**41. External Artificial Lighting**

Within each reserved matters application that includes any form of external lighting illumination affecting a sensitive receptor, an artificial lighting scheme to include details of the height, type, position and angle of glare of any relevant final site lighting / floodlights, the intensity of illumination and predicted horizontal and vertical isolux lighting contours and an assessment of artificial lighting impact on any sensitive residential premises on and off site, shall be submitted to and approved in writing by the Local Planning Authority before the external lighting is erected. The details and measures so approved shall be carried out and maintained thereafter in accordance with the approved details.

REASON: The details of the artificial lighting scheme are required before the erection of the external lighting to protect the character and appearance of the area and the amenity of existing and future residential properties in accordance with National Planning Policy Framework (NPPF) paragraphs 120, 125 and Policy NE/14 of the adopted Local Development Framework 2007.

**42. Operational Noise – Non Residential Use Classes**

Within any reserved matters application, excluding reserved matters applications for Enabling Works and Earthworks, in relation to any Development Parcel or Strategic Landscaping Element incorporating uses other than residential dwellings, an operational 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) and associated plant / equipment shall be 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 accordance with the approved details.

REASON: To protect the health and quality of life / amenity of nearby properties in accordance with policy in accordance with National Planning Policy Framework (NPPF) paragraphs 109, 120, 123



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and Policy NE/15 of the adopted Local Development Framework 2007.

**43. Operational Traffic Noise Mitigation Scheme On-Site**

Within any reserved matters application in relation to any Development Parcel containing residential development a noise impact assessment and a noise attenuation / insulation scheme (having regard to the building fabric, glazing and background and purge / rapid ventilation requirements) to protect occupants or other users internally and externally as appropriate from the on and off-site Cambridgeshire Guided Busway (CGB) / Dedicated Busway and internal site road / street corridor traffic noise in accordance with the requirements of British Standard 8233:2014 'Sound Insulation and noise reduction for buildings-Code of Practice' (or as superseded), shall be submitted to and approved in writing by the Local Planning Authority.

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

REASON: To ensure that sufficient noise attenuation is provided to all residential properties to protect residents and users of public open spaces from the impact of the CGB and internal site traffic noise and safeguard the amenity and health of future residents in accordance with National Planning Policy Framework (NPPF) paragraphs 109, 120, 123 and policy DP/3 Development Criteria and NE/15 of the adopted Local Development Framework 2007.

**44. Operational Traffic Noise Assessment and Mitigation Scheme Off-Site**

Prior to operation of the Southern Access Road (west), the dedicated busway corridor, any proposed primary road corridor and shared busway / primary road corridor a detailed traffic noise impact assessment and details of a noise mitigation scheme as appropriate, to protect existing residential premises or other noise sensitive premises internally and externally from traffic noise from the Southern Access Road (west), the dedicated busway corridor, any proposed primary road corridor and shared busway / primary road corridor shall have been submitted to and agreed in writing by the LPA.

The scheme as approved shall be fully implemented and retained thereafter.

REASON: To ensure that sufficient noise attenuation is provided to existing residential properties or other noise sensitive premises off site to protect them from the impact of traffic noise from the Southern Access Road (west), the dedicated busway corridor, any proposed primary road corridor and shared busway / primary road corridor and safeguard the quality of life / amenity and health of residents in accordance with National Planning Policy Framework (NPPF) paragraphs 109, 120, 123 and policy DP/3 Development Criteria and NE/15 of the adopted Local Development Framework 2007.

**45. Waste & Recycling Management Strategy**

Unless otherwise agreed in writing by the local planning authority, any reserved matters application for layout in relation to each Development Parcel shall be accompanied by a Waste Management &

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Minimisation Strategy (WMMS).

The Waste Management & Minimisation Strategy (WMMS) shall 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:

- a. A completed RECAP Waste Management Design Guide Toolkit and supporting reference material
- b. A detailed Waste Audit to include anticipated waste type, source, volume, weight etc. of municipal waste generation during the occupation stage of the development
- c. Proposals for the management of municipal waste generated during the occupation stage of the development, to include
  - the design, provision, management, maintenance and renewal of internal and external waste systems for the segregation, storage and collection of recyclables, non-recyclables and compostable materials e.g. internal storage caddies, external underground waste systems, wheeled bin system etc.
  - access to storage and/or collection points by users and waste collection vehicles
- d. Arrangements for the provision, on-site storage, delivery and installation of waste containers prior to occupation of any dwelling
- e. Arrangements for the commissioning of underground waste systems if appropriate, prior to occupation.
- f. Proposals for the design and provision of temporary community recycling (bring) facilities, including installation, ownership, on-going management and maintenance arrangements
- g. Arrangements for the efficient and effective integration of proposals into waste and recycling collection services provided by the Waste Collection Authority
- h. A timetable for implementing all proposals
- i. Provision for monitoring the implementation of all proposals

No development shall take place in relation to any Development Parcel until the Waste Management & Minimisation Strategy (WMMS) 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.

The approved facilities shall be provided prior to the occupation, use or opening for business of any

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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 National Planning Policy for Waste and objectives of Policy P1/3 of the Cambridgeshire and Peterborough Structure Plan (2003).

**46. Air Quality**

No development, hereby approved, shall commence in respect of any Development Parcel, until details of a Low Emissions Monitoring, Management and Review Strategy (the 'Strategy'), including the provision of an annual LES review report, has been submitted to and approved in writing by the Local Planning Authority for the relevant works. Implementation of the Low Emissions Monitoring, 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 agreed in writing by the local planning authority. The annual LES review report shall be provided until at least two years after the completion of Phase 2.

All Development Parcels shall be constructed in accordance with the approved Strategy.

REASON: To ensure that the development conforms to the 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 the principles of the submitted Homes and Communities Agency, Northstowe Phase 2, Low Emissions Strategy (Hyder Report No 5040-UA006156- UE31-R01 Document 07 August 2014 appended to the Sustainability Statement as Appendix B); in the

interest of reducing carbon dioxide emissions in accordance with South Cambridgeshire (LDF) Development Control Policies (DPD 2007), policy NE/1, NE/2 and NE/3 and policy NE/16 Emissions. The Low Emissions Monitoring, Management and Review Strategy is required prior to commencement due to the need to ascertain relevant and representative background pollutant levels and to account for construction related air quality impacts as the proposal is a long term construction project so construction and operational air quality impacts need to be considered.

**47. Transport – A14**

No part of the proposed development beyond that referred to as sub-phase A (which comprises the Secondary School and surface water attenuation ponds) and the highway element of sub-phase B (which includes the construction of the Southern Access Road (West) and Primary Road through the Phase 3 area to link to it) in section 7.7 of the Northstowe Phase 2 Transport Assessment Main Report (dated August 2014) shall be occupied prior to the opening of (i) the Bar Hill Junction of the A14 Cambridge to Huntingdon improvement scheme; (ii) the widening of the A14 between Bar Hill and Girton of the A14 Cambridge to Huntingdon improvement scheme; and (iii) the widening of the B1050 to dual carriageway between its junctions with the A14 at Bar Hill and the proposed Northstowe Southern Access Road (West).

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REASON: To ensure the appropriate access to the Primary Development Site to safe and efficient operation of the A14 Trunk Road.

**48. Transport – Equine, Walking & Cycling Routes**

Each reserved matters application for residential development in relation to any Development Parcel, pursuant to this planning permission, shall include details of the equine, 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 Phase 1 and the town centre area, 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 fully carried out.

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

**49. Transport – shared busway and general traffic road**

The section of shared busway and traffic route during Phase 2 ('the shared route') as identified on Plans 8 and 8B Movement and Access Parameter Plan Issue B is permitted for shared traffic for the period of time until Phase 3 commences or the traffic flows on the shared Busway/general traffic link exceeds an agreed flow threshold, whichever is the sooner. The applicant shall agree a flow threshold in writing with the Local Planning Authority prior to the first use of the shared route. Prior to the commencement of Phase 3, or when traffic flows on the link exceed a flow threshold to be agreed with the Local Planning Authority, whichever is the sooner, an alternative route for general traffic will be agreed in writing with the Local Planning Authority and be provided from the junction with the busway into the development. Following the completion of Phase 2 should the flows not have exceeded the threshold to be agreed with the Local Highway Authority, then 'the shared route' shall revert to bus use only and an alternative route for general traffic will be agreed in writing with the Local Planning Authority and be provided before 'the shared route' converts to bus use only.

REASON: To ensure that the sharing of the section of access road as Busway and general traffic is for the interim with the route design minimising risks of any future difficulties in converting the route to a dedicated busway and there is a mechanism for bringing forward an alternative route should traffic levels lead to delays as well as before Phase 3 commences.

**50. Transport –Busway**

No development in respect to any Development Parcel, except for the Campus Site as defined in the S106, shall commence until a scheme detailing the proposed Dedicated Busway route through the development site has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in its entirety.

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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. This is required prior to commencement as the dedicated Busway is a Strategic Engineering Element.

**51. Transport – Traffic Monitoring and Mitigation**

Prior to occupation of any residential dwellings the following details shall be submitted to and approved in writing by the Local Planning Authority:

i) details of a Traffic Monitoring and Management Strategy. This shall outline the methodology for the collection of traffic flow data around and within the development including the method of collection and reporting including frequency and further details required as set out in parts ii and iii below. The strategy and need for monitoring shall be necessary up to five years post completion of Phase two.

ii) Monitoring to assess whether the traffic flows on (i) the shared busway/ primary road and (ii) the Southern Access Road West are at capacity. The flows will be monitored on the sections with permanent counters installed. Should the neutral month (March or September) average for the AM and PM peak hours on a Tuesday and Thursday or a peak hour on a Saturday exceed a one directional traffic flow threshold, the level of which shall be agreed in writing with the Local Planning Authority, the section will be deemed to be 'above capacity' and the need for improvements and their implementation will be agreed with the Local Planning Authority with any agreed measures to be installed by the applicant.

iii) Monitoring to assess whether the traffic flows at the B1050 junction associated with Northstowe are such that the roundabout is above capacity. The eastbound and westbound flows on the Southern Access Road will be monitored on an annual basis with a permanent counter installed. Should the neutral month and neutral day average (Tuesdays and Thursdays in March or September) for the AM peak hour exceed a traffic flow threshold agreed in writing with the Local Planning Authority the need for improvements to the roundabout will be agreed in writing with the Local Planning Authority and measures implemented prior to occupation of further Sub Phases of the approved development with any agreed measures to be installed by the applicant.

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.

**52. Transport – Adoption Strategy**

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:

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- 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.

All measures in the approved Adoption Strategy shall be fully implemented.

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.

**53. Transport – Parking Management Strategy**

Prior to the first occupation of any buildings in respect to any Development Parcel, pursuant to this permission, a Parking Management Strategy for both motorised vehicles (based on an average of 1.75 spaces per dwelling) and cycles shall be submitted to and approved in writing by the Local Planning Authority. The Strategy shall set out the approach to parking provision for the development including the town centre, and the means of managing parking demand and enforcement including any Special Enforcement Area and car clubs within the Phase 2 development and have consideration of the adjacent area of Rampton Drift. All Development Parcels shall be constructed in accordance with the approved Parking Management Strategy, unless otherwise agreed in writing with the Local Planning Authority.

REASON: To ensure that there is adequate provision of parking across Phase 2 to take into account the needs of residents, visitors, without resulting in on street parking congestion and inappropriate parking.

**54. Transport – Electric Vehicle charging**

No development, hereby approved, shall commence in relation to any Development Parcel, excluding the Campus Site as defined in the S106, 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, excluding the Campus Site as defined in the S106, shall include a statement to demonstrate compliance with the approved electric vehicle

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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.

Any reserved matters application(s) for layout in relation to the Campus Site as defined in the S106 shall include an electric vehicle charging strategy, which will include details of the number, location, installation and management of the electric vehicle charging points.

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

REASON: To promote the use of sustainable forms of transport in accordance with National Planning Policy Framework (NPPF) paragraph 35 and Policy NS/2 Development Principles & Policy NS/23 An Exemplar in Sustainability of the Northstowe Area Action Plan, 2007 and NE/1, NE/2 and NE/3 in the interest of reducing carbon dioxide emissions policy and policy NE/16 Emissions of South Cambridgeshire (LDF) Development Control Policies (DPD 2007). This is required prior to commencement as further reserved matters applications will need to incorporate the electric vehicle charging infrastructure strategy.

**55. Transport – Pedestrian, Cyclist and Equine Crossings**

No development shall commence until a programme for providing improved crossing facilities at i) the junction of the Cambridgeshire Guided Busway with the Dedicated Busway; ii) the junction of the Southern Access Road and Longstanton Road; and iii) the junction of the Construction Haul Road and Longstanton Road, has been submitted to and agreed in writing by the local planning authority. The programme shall include dates or triggers for the submission of detailed design proposals in each case and a scheme for implementation.

REASON: The condition is required prior to commencement to ensure that there is adequate time for the provision of crossing facilities to create safe routes for non-motorised road users to and from the development.

**56. Transport – Framework Travel Plan**

A Framework Travel Plan shall be submitted to and agreed in writing by the Local Planning Authority prior to the first occupation of the development. The Travel Plan shall contain a package of measures for reducing the number of vehicle trips to the site. The approved Travel Plan shall be implemented upon the development being brought into first use.. The Travel Plan shall make reference to and build upon the Framework Travel Plan for Phase 1 and shall include an action plan of the proposed measures with timescales for their implementation, details of an ongoing programme of monitoring, review and targets for reductions in car use, and details of its management and coordination. Monitoring and review shall include the submission of an annual travel plan update report for approval in writing by the Local Planning Authority which contains the results of annually repeated travel surveys and demonstrates progress towards meeting targets.

**B Specific Travel Plans**

No education or workplace development, that meets the criteria of Category 3 or above as set out in Appendix 1 of Cambridgeshire County Council Pre Application planning advice and other services Charging Schedules 2014-15 shall be occupied until a specific Travel Plan, has been submitted to

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and approved in writing by the Local Planning Authority. The development of the respective site or buildings shall be implemented in accordance with the approved Travel Plan. The approved Travel Plan shall be implemented and commence from the occupation of the building and monitoring shall continue for a minimum period of 5 years. REASON: To mitigate the impact of development traffic upon the local highway network.

**57. Transport – Cycle Parking**

Notwithstanding the Parking Management Strategy, each application for reserved matters shall ensure cycle parking provision across Phase 2 of 1 cycle space per bedroom for each Development Parcel containing residential properties. All Development Parcels containing residential properties shall be constructed in accordance with this requirement.

REASON: To ensure that there is adequate provision of cycle parking in accordance with the Submitted Local Plan.

**58. Transport – Rampton Drift Access**

No development that alters the existing access to Rampton Drift shall commence until an access strategy for Rampton Drift has been submitted to and approved in writing by the Local Planning Authority. The strategy shall detail the timing, location and means of closure of Rampton Road, between Rampton Drift and Longstanton, and access to Rampton Drift including details of routes and location. The development shall be carried out in accordance with the approved details.

REASON: This is required prior to commencement to ensure that acceptable access to Rampton Drift is provided at all times during the development of Phase 2.

**59. Transport – Off Site Highway and footway Improvements (Grampian Condition)**

Prior to occupation of any residential dwellings the following schemes together with a programme for their implementation shall be submitted to and approved in writing by the local planning authority. The works shall be provided in accordance with the approved schemes prior to occupation of sub-Phase C and include:

- Improvements to the CGB crossing at Rampton Drift ;
- Improvements to the bridlepath between Wilsons Road Longstanton and the Southern Access Road West
- traffic management along Ramper Road between Longstanton and Swavesey;
- traffic management along Rampton Road between Willingham and Rampton; and
- details of a scheme to improve the capacity of the B1050 Willingham Junction.

REASON: To mitigate the impact of development traffic upon the local highway network and provide a high standard of facilities for walkers and cyclists.



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**60. Transport - Works to Public Rights of Way**

No development affecting an existing public right of way within the site shall commence until a scheme detailing any amendments to the public rights of way that are affected by the development, with a schedule of timing of any temporary and/or permanent PROW closures, diversions, stopping up or and creations has been submitted to and approved in writing by the Local Planning Authority in consultation with the County Council's Asset Information Team. The approved works shall be fully implemented in accordance with the approved schedule of timing.

REASON: To ensure that all amendments to the PROW network are planned and agreed in advance to the commencement of the development, to enable the development to proceed smoothly, and relevant timelines and closures can be communicated to relevant parties including Parish Councils for dissemination to local communities.

**61. Transport - Southern Access Road West**

No development shall be occupied beyond that of sub phase A until such a time that the works for the Southern Access Road (West) and the B1050 linking to the Highways England works are completed unless by further agreement in writing with the Local Planning Authority and the Local Highway Authority.

REASON: To ensure that the works are completed prior to the occupation of Phase 2 beyond sub phase A.

**62. Burial Space**

Prior to occupation of the 1250th dwelling in Phase 2, details for provision of a burial ground, including phased implementation, shall be submitted to and approved in writing by the Local Planning Authority. The approved burial ground shall be installed in accordance with the agreed details and phasing plan. Any variation to the approved burial ground shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure the provision of adequate burial space at Northstowe.

**63. Local Equipped Areas**

Notwithstanding the Landscape and Open Space Parameter Plan Revision C the location of the three Local Equipped Areas for Play (LEAPs) shall be determined by the Youth and Play Strategy and constructed in accordance with the Youth and Play Strategy.

Reason: To ensure the adequate provision of Local Equipped Areas for Play in accordance with Policy NS/19 of the adopted Northstowe Area Action Plan DPD 2007.

**64. Self-Build and Custom Build**

Prior to the commencement of any development parcel containing residential development a site wide scheme for the provision of self-build and custom build developments shall be submitted to the

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Local Planning Authority for approval in writing. All subsequent reserved matters applications for development parcels containing residential development shall be in accordance with the approved site wide scheme and shall include a statement demonstrating compliance with the approved site wide scheme unless otherwise approved in writing by the Local Planning Authority.

REASON: To ensure the provision of self-build and custom built developments at the application site. The condition is required prior to the commencement of any development parcel containing residential development to ensure that these development parcels adequately incorporate self-build and custom built developments.

**65. Third Party Land**

No development shall commence on any part of the Site not bound by the Planning Agreement unless and until all estates and interests in such part of the Site that need to be bound to ensure satisfactory performance / enforcement of the obligations contained in the Planning Agreement have been bound to the satisfaction (as confirmed in writing) of the Local Planning Authority.

No more than 1800 dwellings shall be occupied across the Northstowe Phase 1 Site and the Site until all estates and interests in that part of the Site required for the provision of the Sports Hub West and the land required for the primary access to the Second Primary School Land that need to be bound to ensure satisfactory performance / enforcement of the obligations contained in the Planning Agreement have been bound to the satisfaction (as confirmed in writing) of the Local Planning Authority.

REASON: To ensure the provision of necessary infrastructure at the Site at the requisite time.

**66. SOUTHERN ACCESS ROAD (WEST)**

**B1050 Cycle Route**

Further details shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the B1050 roundabout, for provision of an additional cycle route located on the western side of the B1050 from north east of the Southern Access Road (West) roundabout to the A14 improvements to the south within the application boundary. The cycle route shall be designed to tie-in to the proposed cycle route to be provided as part of the Phase 1 application (ref: S/0388/12/OL) and proposed A14 junction improvements at Bar Hill. The additional cycle route shall be constructed in accordance with the approved details.

REASON: This is required prior to commencement to ensure that reasonable provisions are made for the cycle route alongside the B1050 within the scheme extents, to enable this scheme to be completed.

**67. SOUTHERN ACCESS ROAD (WEST)**

**Landscape Design Proposals**

No development shall commence in relation to the Southern Access Road (West) until full details of

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hard and soft landscape proposals have been submitted and approved in writing by the Local Planning Authority.

Hard Landscape details shall include:

- Proposed finished levels and contours
- Works to existing watercourses (culverts, headwalls etc.)
- Proposals for new waterbodies, attenuation ponds etc.
- Pedestrian/cycle /equestrian paths and circulation spaces.
- Hard surface details.
- Boundary treatments.
- Minor artefacts and structures (street furniture, signage etc.)
- Retained landscape features and proposals for restoration where relevant
- A timetable for the implementation of hard landscape works.

Soft landscape details shall include

- Retained trees, hedgerows and areas of soft landscape and proposals for their protection during construction and restoration where relevant.
- Planting plans
- Schedule of plants (Trees, shrubs, herbaceous plants turf and seed mixtures) including species, sizes, numbers, and planting and seeding densities.
- Written specification including cultivation, planting operations and landscape sundries (tree stakes, plant shelters, mulch, fertilisers etc.)
- A landscape management and maintenance specification describing how the landscape will be established and managed throughout the maintenance period.
- A timetable for the implementation of soft landscape works.

The approved hard and soft landscaping details shall be fully completed in accordance with the approved timetables for implementation.

REASON: This is prior to commencement to ensure adequate landscaping is provided in accordance with Policies NS/12, NS/13, NS/14 and NS/15 of the adopted Northstowe Area Action Plan (2007).

**68. SOUTHERN ACCESS ROAD (WEST)**

**Sustainable Drainage**

No development shall be commenced in relation to the Southern Access Road (West) until details of the surface water drainage works have been submitted to and approved in writing by the local planning authority. Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in the National Planning Policy Framework and the National Planning Policy Guidance, and the results of the assessment provided to the local planning authority. The system should be designed such that there is no surcharging for a 1 in 30 year event and no flooding for a 1 in 200 year event + 30% allowance for climate change. The submitted details shall be in accordance with the 'Flood Risk Assessment and Drainage Strategy August 2014 by Hyder Consulting (UK) Limited' and:

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1. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
2. provide a management and maintenance plan for the lifetime of the development.

The approved works shall be fully implemented before the first operation of the Southern Access Road (West).

REASON: This is prior to commencement to ensure adequate surface water drainage is provided for the Southern Access Road (West) in accordance with Policy NS/21 of the adopted Northstowe Area Action Plan (2007).

**69. SOUTHERN ACCESS ROAD (WEST)**

**Transport – Longstanton Road Closure**

No development of the Southern Access Road (West) shall commence until the timing and method of closure of Longstanton Road has been submitted to and approved in writing by the Local Planning Authority. This should be determined in conjunction with the Local Highway Authority. The development shall be carried out in accordance with the approved details.

REASON: This is prior to commencement to ensure that the road is closed at the most appropriate time and in agreement with stakeholders. This is required at the detailed design stage as could impact on other design elements.

**70. SOUTHERN ACCESS ROAD (WEST)**

**Existing Access – Closure**

A strategy to ensure that the existing access(es) to any fields adjacent to the Southern Access Road (West) shall be permanently and effectively closed and the footway / highway verge reinstated shall be submitted to and approved in writing by the Local Planning Authority before the Southern Access Road (West) is brought into use. The approved strategy shall be fully implemented within 28 days of the bringing into use of the Southern Access Road (West).

REASON: In the interests of highway safety.

**71. SOUTHERN ACCESS ROAD (WEST)**

**External Artificial Lighting**

No development, hereby approved, shall commence in relation to the Southern Access Road (West) until an artificial lighting scheme in accordance with the approved drawings to include details of the height, type, position and angle of glare of any final highway / site lighting, the intensity of illumination and predicted horizontal and vertical isolux lighting contours and an assessment of artificial lighting impact on any sensitive residential premises on and off site has been submitted to and approved in writing by the Local Planning Authority. The details and measures as approved

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shall be fully carried out and maintained thereafter in accordance with the approved details.

REASON: This is prior to commencement to protect the character and appearance of the area and the amenity of existing and future residential properties in accordance with National Planning Policy Framework (NPPF) paragraphs 120, 125 and Policy NE/14 of the adopted Local Development Framework 2007.

**72. SOUTHERN ACCESS ROAD (WEST)**

**Tree Protection**

No development shall commence in respect of the Southern Access Road (West) until the physical tree protection for that part of the Southern Access Road (West) development has been installed in accordance with tree protection details specified in the arboricultural survey report and plans (Southern Access Road(West)) of Lockhart Garratt ref: 14-0822 3750 D01 v3 (August 2014) with the exception of surveying, 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), soil tests, pegging out, ecological surveying and mitigation works, archaeological investigation and UXO clearance.

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.

**Informatives**

**1. Design Code**

Pursuant to Condition 9 '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 and in accordance with the Town Wide Coding of the approved 'Northstowe Phase 1 – Design Code April 2014'.

**2. Fire Strategy**

Pursuant to Condition 10, 'Fire Strategy' 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'.

**3. Housing - Market Mix**

Pursuant to Planning Condition 11, 'Housing - Market Mix' the approved Planning Statement set out

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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 Planning 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.

**4. Groundwater and Contamination**

Pursuant to Condition 17 'Groundwater and Contamination' investigation should be in accordance with current best practice and guidance such as BS10175:2011+A1:2013, Investigation of Potentially Contaminated Sites (or as superseded) 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.

Section 6.3.5 of the submitted Outline Site-wide Construction Environmental Management Plan (August 2014) refers to wash water from vehicles and equipment and implies that the water may be discharged to the environment once treated. Wash water from such activities would be a trade effluent and therefore must not be discharged to the environment without an appropriate environmental permit, regardless of any treatment.

**5. Drainage - Site Wide Surface Water Drainage Strategy**

Pursuant to Condition 18 'Site Wide Surface Water Drainage Strategy', 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

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maintained and managed after completion as required.

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](mailto:floodandwater@cambridgeshire.gov.uk)

**6. Drainage – adoption of SUDS infrastructure**

Pursuant to condition 21, 'Drainage – adoption of SUDS infrastructure' 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](mailto: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.

**7. Tree Protection**

Pursuant to Condition 26, 'Tree Protection' in accordance with current BS 5837: 2012 and industry best practice trees identified for retention are to be protected through demolition and development. Any changes to details shall be submitted to and approved by the SCDC tree officer prior to changes on site.

**8. Ecological Management Plan**

Pursuant to Condition 27, 'Ecological Management Plan (EcMP)' the EcMP should be used as the primary guiding document for ecology issues relating to development at the 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

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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.

**9. Design Code (Landscape) and Landscape and Design - Reserved Matters**

Pursuant to Conditions 9 'Design Code' and 23 'Landscape and Design - Reserved Matters' 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 covered in the Landscape Management Plan.

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



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It is possible that the earthworks and lakes on the eastern 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.

**10. Landscape Management and Maintenance Plan**

Pursuant to Condition 24 'Landscape Management and Maintenance Plan', 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.

**11. Heritage**

Pursuant to Condition 29, 'Heritage' 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.

**12. BREEAM Standards**

Pursuant to Condition 34, 'BREEAM Standards', the standards shall be in accordance with the BREEAM (2014) New Construction guidance.

**13. Construction Environmental Management Plan**

Pursuant to condition 39 'Construction Environmental Management Plan' 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.

**14. Waste & Recycling Management Strategy**

Pursuant to Condition 45 'Waste & Recycling Management Strategy' a Waste Management and Minimisation Strategy (WMMS) should be submitted including a completed RECAP Waste Management Design Guide Toolkit.

**15. Transport - Shared Busway and General Traffic Road**

Pursuant to Condition 49 'Shared Busway and General Traffic Road'

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Junctions on the shared buses and general traffic road should be designed so as to operate within sufficient capacity and will provide priority to buses. The link will be of appropriate design to enable the route to be converted to a designated busway, with no on street parking or vehicular access to properties fronting the buses and general traffic road.

**16. Transport - Traffic Monitoring and Mitigation**

Pursuant to condition 51 'Traffic Monitoring and Mitigation' the installation of any traffic monitoring equipment and analysis should be undertaken by the applicant whilst any permanent counter sites within the public highway shall be owned and maintained by Cambridgeshire County Council in connection with the other permanent traffic counter sites around Northstowe.

**17. Transport - Parking Management Strategy**

Pursuant to Condition 53, 'Parking Management Strategy' when the development of the town centre is considered details of the car and cycle parking amount, location and type should be provided and noted in relation to the overall provision for the town centre.

**18. Transport - Pedestrian, Cyclist and Equine Crossings**

The junction designs to be agreed as part of condition 55 are intended to be preliminary designs prior to the submission of detailed design drawings as part of Section 38 and 278 processes. This is to enable design options to be considered.

**19. S106**

This application is subject to a S106 legal agreement.

**General**

**1. Statement as to how the Local Planning Authority (LPA) has worked with the applicant in a positive and proactive manner on seeking solutions**

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.scamb.gov.uk](http://www.scamb.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.

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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](http://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](http://www.scambs.gov.uk/snn). Alternatively, applicants can contact the Address Management Team: call 08450 450 500 or email [address.management@scambs.gov.uk](mailto: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 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. If you wish to amend the permitted scheme, and you consider the revisions raise no material issues, you should make an application for a Non Material Amendment. If agreed, the development can go ahead in accordance with this amendment although the revised details will not replace the original plans and any conditions attached to the originally approved development will still apply. If, however, you or the Council consider the revisions raise material issues you may be able to make an application for a Minor Material Amendment. If approved, this will result in a new planning permission and new conditions as necessary may be applied. Details for both procedures are available on the Council's website or on request.

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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](mailto:building.control@scambs.gov.uk) or via the website [www.scambs.gov.uk](http://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](http://www.surveymonkey.com/s/2S522FZ)



**Julie Baird**

Head of Development Management, Planning and 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 57 OF THE TOWN AND COUNTRY PLANNING ACT 1990.**

**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](http://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 except where the property is subject to an enforcement notice, where an appeal must be received within 28 days.

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.

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.