

## **S/0559/17/OL – Draft Conditions**

### **Explanatory notes and terms:**

**‘Archaeological Written Scheme of Investigation’** shall be prepared in accordance with the Archaeological Evaluation submitted with the Outline Planning Application (November 2016) and include a programme of archaeological works, for each Key Phase, to include:

- a) A statement of significance and research objectives.
- b) A programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works.
- c) A programme for post-excavation assessment and subsequent analysis, publication & dissemination, and deposition of resulting material. Part (c) of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

**‘Commence’** and **‘Commencement’** means initiation of the development as defined in Section 56(4) of the Town and Country Planning Act 1990, which shall not constitute ‘Commence’ or ‘Commencement’ unless any condition specifically provides otherwise.

### **‘Construction Method Statement’ and ‘Construction Traffic Management Plan’**

A Detailed Construction Method Statement (CMS) and a Construction Traffic Management Plan (CTMP) shall be prepared for Reserved Matters Areas.

The CMS and CTMP shall include details of how the construction of the Reserved Matters Application accords with the Construction Environmental Management Strategy (CEMS) and Key Phase CEMS supplements. In addition, the CMS shall cover details of:

- the specific construction programme;
- screening and hoarding locations;
- site lighting;
- wheel washing and dust suppression measures;
- the need or otherwise for a concrete crushing machine on site;
- Pollution management plan giving details of measures to be applied to prevent contamination of the water environment during construction and operation, including swales, filter strips and petrol interceptors;
- plant and personnel;
- building material;
- plant and equipment storage areas; and
- and the location of contractor offices.

The CTMP shall also provide details of:

- contractors' compounds and method of moving materials, plant and equipment around the site;
- contractor parking arrangements for construction and personnel vehicles;
- construction traffic routes to and from the Reserved Matters Areas;
- details of signing, monitoring and enforcement measures; and
- access and protection arrangements around the site for pedestrians, cyclists and other road users during construction.

### **'Design Code'**

The Design Code shall be prepared for all Key Phases in accordance with the principles and parameters established in the Design & Access Statement Supplement submitted with the Outline Planning Application (May 2018).

It shall include both strategic and more detailed elements.

The Design Code shall explain its purpose, structure and status; indicate who should use the document and how to use it; set out the mandatory and discretionary elements and be clear how these apply.

Where relevant the Design Code shall address the interface with adjoining areas, whether they have already been subjected to design coding or not, and indicate appropriate cross boundary design responses, both within the Application Site and across the Allocated Site (Policy SS6 of the South Cambridgeshire Local Plan).

The Design Code shall include, as relevant to the Key Phase:

- a) The vision for the Key Phase. This should clearly articulate how the Key Phase contributes to the realisation of the Vision for the Site as a whole, as articulated in the DAS Supplement (May 2018), with emphasis upon the overall framework for movement, land use and landscape. The framework for development should be presented within the context of the Application Site and the wider area.
- b) The Design Code shall include a Regulatory Plan that establishes the framework for development within the Key Phase. The Regulatory Plan is the key plan associated with the Design Code and the content of the plan and its associated key will guide the structure of the Design Code.
- c) A movement hierarchy for the Key Phase (which is to secure a legible, permeable and connected network), and the principles and extent of

the highway that would potentially be offered for adoption (the extent of adoption will be agreed following Reserved Matters approval).

- d) Typical street cross-sections which will include details of tree planting, landscaping, service runs, traffic calming and on street parking.
- e) How the design of the streets and spaces will address the needs of all users and give priority to sustainable travel.
- f) Principles to guide block structure and built form including design principles to address the relationships between land use; height and mass; primary frontages; pedestrian access points; fronts and backs; threshold definition; important buildings/groupings; building materials and design features.
- g) The approach to retention, alteration and integration of existing buildings in accordance with the relevant, approved Spatial Principles.
- h) Where taller buildings/structures are to be required or encouraged (at the maximum parameter height) these should be justified with reference to the approved Spatial and Design Principles. The contribution of these elements to townscape and wider views should be assessed. The approach to, and scope, of this assessment should be agreed with the local planning authority.
- i) Approach to incorporation of ancillary infrastructure/buildings (such as substations, pumping stations, pipes, flues, vents, meter boxes, external letterboxes, required by statutory undertakers as part of building design) and the routing of utilities.
- j) The approach to vehicular parking across the phase including the location and layout of parking for people with disabilities and for each building type, including the approach that will be adopted to access points into, and the ventilation of, any undercroft/ underground parking or any separate parking structures.
- k) The approach to cycle parking for all uses and for each building type, including guidance on 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.
- l) The approach to the landscape framework including the integration the existing retained landscape features and new structural planting in the key public open spaces and along the primary and secondary streets. Guidance on tree/planting specification.
- m) The approach to outdoor sports and children's play space provision including the formal playing fields, NEAP, LEAPs and LAPs.

- n) The approach to the treatment of footpaths, cycleways and bridleways through the site.
- o) The conceptual design and approach to key public spaces including the integration of public art (identifying appropriate locations) and guidance on materials, signage, utilities and any other street furniture.
- p) The conceptual design and 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.
- q) Details of waste and recycling provision for all building types.
- r) Measures to demonstrate how the design can maximise resource efficiency and climate change adaptation through external, passive means, such as landscape, orientation, massing, and external building features.
- s) Design features to support biodiversity and ecological enhancement aligned with the relevant Phase Ecological Management Plan.
- t) Measures to minimise opportunities for crime.
- u) Details of the proposed design review procedures and circumstances where design review will be undertaken.

**‘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 Reserved Matters Applications.

**‘Ecological Management Plan’ (EcMP)** shall include relevant measures for ecological mitigation in accordance with the Biodiversity Strategy (Submitted with the Outline Planning Application, May 2018), unless agreed in writing with the LPA. The EcMP shall include the following as appropriate:

- a) A summary of all habitat and species surveys to identify areas of importance to biodiversity.
- b) A plan showing areas of importance for biodiversity and the extent of the area covered by the EcMP.
- 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 or undertaken within a fifteen year strategy for post development monitoring of the effective implementation of the EcMP and a means for its periodic review with the LPA to ensure effective implementation of the prescriptions and delivery of objectives.
- i) Confirmation of 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.

**‘Enabling Works’** include, but are not exclusively limited to: 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); trial holes to determine location of utilities and drainage; laying, removal and diversion of services; soil tests; remediation works; necessary health safety and welfare works identified to clear the site in readiness for permanent works; pegging out; tree protection; erection of site hoardings including site notices, security measures and lighting; ecological survey and mitigation works; construction of temporary access and or highway works to enable the carrying out of development; erection of temporary buildings, structures or compounds directly linked to anticipated construction; archaeological investigation; demolition (subject to the restriction by Spatial Principle 15 of the approved Development Specification); works to stabilise and support existing buildings and structures, site clearance and similar related works.

**‘Key Phase Foul Water Drainage Strategy’** shall include a plan of the strategic foul water network to serve the Key Phase and the location of on-site primary infrastructure, including any pumping stations required, for the Key Phase.

**‘Foul Water Drainage Scheme’** relates to Reserved Matters Areas. Where submitted within an approved Key Phase, the scheme shall describe how the management of water within the Reserved Matters Area accords with the approved Key Phase Foul Water Drainage Strategy. The scheme shall also include:

- i. a plan to show the different foul and surface water sewers;
- ii. routes of all sewers for that Reserved Matter Area;
- iii. a programme phasing the delivery of such works; and
- iv. provision for inspection by the Local Planning Authority.

**‘Housing Delivery Statement’** shall consider and include a schedule, description and justification of the following elements within the Defined Key

Phase: the indicative market housing mix; the quantum, size and tenure of affordable housing; any self-build and custom-build housing, any accessible and adaptable homes, any specialist accommodation for the elderly and disabled, any community led housing, any Gypsy and Traveller or Travelling Showpeople plots and any other housing to provide a wide choice, type and mix of housing to meet the needs of different groups in the community. The Statement shall be accompanied by a cumulative assessment of any existing or agreed housing provision on the outline application site and, where relevant, include evidence to justify the proposed housing delivery approach taken. Full regard shall be had to the aims and criteria of Policy H/9 of the South Cambridgeshire Local Plan 2018.

**‘Land Investigation and Remediation Scheme’** means a written scheme to include:

- a) Investigation and recording of contamination and remediation objectives,
- b) Detailed proposals for the removal, containment or otherwise rendering harmless any contamination (the Remediation method statement)

**‘Key Phase Surface Water Drainage Strategy’** shall adopt the parameters and principles set out in the Site Wide Drainage Strategy and Addendum submitted with the Outline Planning Application. Variation and/or supplement to the parameters and principles set out in Site Wide Drainage Strategy and Addendum may be acceptable if that variation does not give rise to a material change in likely impacts. If variation is proposed, the Site Wide Drainage Strategy Addendum should be updated, including justification for the changes, and submitted for approval with the Key Phase Surface Water Drainage Strategy. The strategy should:

- a) describe the proposed primary drainage infrastructure, including Sustainable Drainage System (SuDS), across the Key Phase with reference to wider water management catchments and site wide parameters;
- b) describe any temporary storage/management arrangements necessary to facilitate construction;
- c) outline the plans for the delivery of the required infrastructure aligned with the accompanying Phase Delivery Plan and Sequencing Plan; and
- d) identify further information that will need to be submitted for approval at the Reserved Matters stage.

**“Reserved Matters Area”** means [to be defined]

**‘Surface Water Drainage Scheme’** relates to Reserved Matters Areas. It shall include details of information about the design storm period and intensity; the method employed to delay and control the surface water discharge rate to the indicated within the Site Wide Surface Water Drainage Strategy and Addendum; measures taken to prevent pollution of the receiving groundwater and/or surface waters including existing lakes/ponds; a plan indicating flood exceedance routes, both on and off site in the event of a

blockage or rainfall event that exceeds the designed capacity of the system; and ownership, long-term management/maintenance and monitoring arrangements and responsibilities.

**'Sustainability Statement'** shall include an update to the site wide Sustainability Strategy and Addendum submitted with the Outline Planning Application, including proposed methods of monitoring sustainability outputs/targets in relation to the Key Phase submission. For Further Key Phases, the submission should have regard to the effectiveness of measures implemented and any lessons learnt in previous Key Phases.

**'Waste Management and Minimisation Plan'** shall include details of:

- a) Construction waste infrastructure including a construction material recycling facility to be in place during all phases of construction.
- b) Anticipated nature and volumes of waste and measures to ensure the maximisation of the reuse of waste.
- c) Measures and protocols to ensure effective segregation of waste at source including waste sorting, storage, recovery and recycling facilities to ensure the maximisation of waste materials for use both within and outside the site.
- d) Any other steps to ensure the minimisation of waste during construction.
- e) The location and timing of provision of facilities pursuant to criteria a) to d).
- f) Proposed monitoring and timing of submission of monitoring reports.
- g) The proposed timing of submission of a Waste Management Closure Report to demonstrate the effective implementation, management and monitoring of construction waste during the construction lifetime of the development.
- h) A completed RECAP (Cambridgeshire and Peterborough Waste Partnership) Waste Management Guide toolkit, with supporting reference material.
- i) Proposals for the management of municipal waste generated during the occupation phase of the development, to include the design and provision of permanent facilities e.g. internal and external segregation and storage of recyclables, non-recyclables and compostable material; access to storage and collection points by users and waste collection vehicles.

## **CONDITIONS**

### **Approval Process**

1. The first application for approval of Reserved Matters shall be made to the Local Planning Authority no later than two years from the date of this permission.
2. Application(s) for approval of all the Reserved Matters shall be made to the Local Planning Authority before the expiration of 25 years from the date of this permission.
3. The commencement of each Reserved Matters Area pursuant to this outline permission shall begin before the expiration of three years from the final approval of those Reserved Matters for that Reserved Matters Area.
4. Development shall not Commence [nor any Enabling Works] unless it falls within:
  - a) the approved Key Phase 1 area (shown on Early Delivery Plan 1330 GA 010003 Rev 02) and an approved Reserved Matters Area; or
  - b) an approved Further Defined Key Phase and a defined Reserved Matters Area;
  - c) is approved as Development Advanced Outside a Key Phase in accordance with condition 13; or
  - d.) it comprises the approved A10 access shown on Plan 30509/2203/SK12.
5. No development on any individual Reserved Matters Area shall Commence,[ apart from Enabling Works], until approval of the details of the appearance, landscape, layout and scale (hereinafter called the reserved matters) within that Reserved Matters Area have been obtained from the Local Planning Authority in writing. The development shall be carried out as approved.

### **Submission Conformity**

6. The submission of information to discharge conditions for Key Phase definition, Key Phase Frameworks and Reserved Matters Applications (conditions x) shall accord with the following approved plans and documents save for only minor variations where such variations do not deviate from this permission nor have any additional or materially different likely significant environmental effects to those assessed in the Environmental Statement accompanying the application:
  - Application Site Plan (1330 GA 010001 Rev 02)
  - Parameter Plan (1330 GA 010002 Rev 17).



- Early Delivery Plan (1330 GA 010003 Rev 02).
- Development Specification and Spatial Principles (revised 2 October 2018).
- The Design and Access Statement Supplement Principles (revised 2 October 2018)

**Site Wide Construction Environmental Management Strategy (CEMS)**

7. Prior to any enabling works and development and prior to, or concurrent with, the approval of the Key Phase One Framework, a Site Wide Construction and Environmental Management Strategy (CEMS) shall be submitted to and approved in writing by the Local Planning Authority. The document should include details of:

- a. Construction and demolition hours.
- b. Prior notice and agreement procedures for works outside agreed limits and hours.
- c. Indication of the locations of access routes and associated works to enable the carrying out of development including temporary haul routes, highway signage strategy and approach to monitoring and enforcement.
- d. Approach to ecological restrictions and protection measures incorporating the requirement for any removal of trees, scrub or hedgerow not to take place in the bird-breeding season between 15 February and 15 July inclusive, unless a mitigation scheme for the protection of bird-nesting habitat has been submitted to and approved in writing by the Local Planning Authority.
- e. Approach to Noise and Vibration (including piling) impact / prediction assessment, monitoring, recording protocols and consideration of mitigation measures in accordance with BS 5528, 2009 - Code of Practice for Noise and Vibration Control on Construction and Open Sites Parts 1 - Noise and 2 -Vibration (or as superseded) including the use of best practical means to minimise noise and vibration disturbance from construction works.
- f. Dust suppression management and wheel washing measures, including the deposition of all debris on the highway.
- g. Lighting strategy during construction.
- h. Drainage control measures including the use of settling tanks, oil interceptors and bunds.
- i. Measures for the protection of identified archaeological assets.
- j. Screening, hoarding and signage (safety and information) strategy.
- k. Approach to ensuring measures for safe access and movement through and around the construction site for pedestrian and cyclists.

- l. Arrangements for community liaison, complaints, and identification of a dedicated point of contact.
- m. Membership of the Considerate Contractors Scheme.
- n. Control of activities likely to produce dust and smoke.
- o. Height of storage areas for materials or equipment.
- p. Control and disposal of putrescible waste.

### **Unexploded Ordnance – Site Wide Mitigation Scheme**

8. No development or enabling works, hereby approved, shall Commence until a Site Wide Unexploded Ordnance (UXO) mitigation scheme is submitted to and approved in writing by the Local Planning Authority. The scheme shall be prepared with reference the MACC UXO Risk Assessment Report (July 2016) contained in the environmental statement Chapter 13 Appendix, and shall include details of risk mitigation measures, how mitigation will be implemented, details of the procedures should high risk UXO not previously identified be encountered and the reporting regime. The mitigation shall be undertaken in accordance with the approved scheme.

### **Key Phase 1 – Framework Submission**

9. Prior to the approval of any Reserved Matters Applications within the defined Key Phase 1 (as shown on Drawing 1330 GA 010003 Rev 02) the following Key Phase 1 Framework material shall be submitted and approved in writing by the Local planning authority:

For the whole Key Phase:

- a) Schedule of Uses and Quantum of development.
- b) Delivery Plan including Reserved Matters development sequence; Housing Delivery Statement including an affordable housing delivery statement; a school and childcare facilities delivery programme; an open space delivery programme; sports and community facilities delivery programme (including youth facilities and children’s play); approach to delivery of public art and heritage measures, construction and skills plan including employment uses, faith space opportunities, infrastructure and services plan and sequencing of Key Phase 1 transport mitigation measures.
- c) Travel Plan setting out measures to be implemented in accordance with the principles and approach set out within the Site Wide Framework Travel Plan (May 2018) and a Car Parking Strategy (including parking standards, visitor parking, and management controls).
- d) Site Access Strategy for the two existing military base vehicular accesses from Denny End Road, including short and long term objectives and management of private vehicles, public transport, non-motorised users and emergency vehicles.

- e) Arboricultural Statement identifying trees to be removed and trees to be retained and protected in advance of Reserved Matters Applications. Details should be provided of the tree protection measures to be put in place in respect of those trees to be retained in accordance with BS5837:2012
- f) Design Code including Regulatory Plan– content to be included as specified at the Explanatory Notes and Terms and with an appropriate level of detail reflecting any Reserved Matters Applications submitted in parallel with the Key Phase 1 Framework submission.
- g) Construction and Environmental Management Strategy Supplement to address any Key Phase specific requirements or refinements, content to be included as specified at the Explanatory Notes and Terms.
- h) Archaeological Written Scheme of Investigation, content to be included as specified at the Explanatory Notes and Terms.
- i) Land Investigation and Remediation Scheme, content to be included as specified at the Explanatory Notes and Terms.
- j) Surface Water Drainage Strategy, content to be included as specified at the Explanatory Notes and Terms.
- k) Foul Water Drainage Strategy, content to be included as specified at the Explanatory Notes and Terms.
- l) Sustainability Statement, content to be included as specified at the Explanatory Notes and Terms.
- m) Details of Existing and Proposed Site Levels and any Land Profiling.
- n) Ecological Management Plan setting out an update to the site wide Biodiversity Strategy (May 2018) in relation to the Key Phase submission.

Where Reserved Matters Applications are brought forward within the Defined Key Phase 1 area, they shall conform to the approved Key Phase 1 Framework Submission documents and be accompanied by a brief statement setting out how conformity is achieved. All mitigation measures will be implemented in accordance with the Key Phase 1 approved information.

### **Further Key Phases – Definition and Framework Submissions**

10. A Further Key Phase Submission shall be made to the Local Planning Authority for approval in writing, in advance of the approval of any Reserved Matters Applications beyond the Key Phase 1 Area (unless exception is permitted under Condition 14 - Reserved Matters Areas Advanced Outside a Key Phase).

The Key Phase Submission for approval will comprise:

- a) Key Phase Definition Plan showing the extent of the Further Key Phase Area, the extent of which has been agreed with the Local Planning Authority through pre-phase consultation

- b) Key Phase Definition Supporting Statement setting out justification for the definition and content of the Key Phase to include:
- Relationship with Key Phases and Reserved Matters Applications already approved, including those across the wider Allocated Site (Policy SS/6 of the South Cambridgeshire Local Plan 2018) and reflecting the latest position, as recorded by the Progress and Delivery Group.
  - Contribution to the vision for Waterbeach set out in the Design and Access Statement Supplement; Policy SS/6 of the South Cambridgeshire Local Plan 2018 and the Waterbeach New Town SPD 2019
- c) Schedule of Uses and Quantum of Development specifying those linked to trigger events set out in the S106 agreement.
- d) Progress Statement setting out practical completion of development across the Key Phase or Key Phases previously approved, including practical completion across the wider Allocated Site (Policy SS/6 of the South Cambridgeshire Local Plan 2018) (reflecting the latest position, as recorded by the Progress and Delivery Group).
- e) Key Phase Transport Assessment (scoped to respond to any relevant guidance provided by the Transport Strategy Review Group) that shall demonstrate, within the context of the monitored transport impacts (as collated by/reported to the Transport Strategy Review Group), that the transport movements proposed within the Key Phase are not likely to give rise to severe impacts upon the network:
- combined with Key Phases and Reserved Matters Applications already approved under this permission and Phases/Reserved Matters Applications approved on adjoining land within the Allocated Site (Policy SS/6 of the South Cambridgeshire Local Plan 2018) (reflecting the latest position, as recorded by the Progress and Delivery Group); and
  - applying committed and programmed mitigation measures and Key Phase proposed mitigation measures;
- f) Travel Plan setting out measures to be implemented in accordance with the principles and approach set out within the Site Wide Framework Travel Plan (May 2018) and Car Parking Strategy (including parking standards, visitor parking, and management controls)
- g) Delivery Plan, taking account of progress to date and the relevant, approved Phase Viability Review, including Reserved Matters development sequence; housing delivery statement including an affordable housing delivery statement;; a school and childcare facilities delivery programme; an open space delivery programme; sports and community facilities delivery programme (including youth facilities and children’s play); approach to delivery of public art and heritage measures, construction and skills plan including employment uses, faith space opportunities, infrastructure and services plan and a

transport mitigation delivery programme. As relevant, the Delivery Plan should reflect the delivery requirements established by the Progress and Delivery Group, Transport Strategy Review Group and the Education Review Group.

- h) Arboricultural Statement identifying trees to be removed and trees to be retained and protected in advance of Reserved Matters Applications. Details should be provided of the tree protection measures to be put in place in respect of those trees to be retained in accordance with BS5837:2012.
- i) Design Code and Regulatory Plan– content to be included as specified at the Explanatory Notes and Terms and with an appropriate level of detail reflecting any Reserved Matters Applications submitted in parallel with the Defined Early Phase Framework submission.
- j) Construction and Environmental Management Plan Supplement to address any Key Phase specific requirements or refinements, content to be included as specified at the Explanatory Notes and Terms.
- k) Archaeological Written Scheme of Investigation, content to be included as specified at the Explanatory Notes and Terms.
- l) Land Investigation and Remediation Scheme, content to be included as specified at the Explanatory Notes and Terms.
- m) Surface Water Drainage Strategy, content to be included as specified at the Explanatory Notes and Terms.
- n) Foul Water Drainage Strategy, content to be included as specified at the Explanatory Notes and Terms.
- o) Details of Existing and Proposed Site Levels and any Land Profiling
- p) Sustainability Statement, content to be included as specified at the Explanatory Notes and Terms.
- q) Ecological Management Plan setting out an update to the site wide Ecological Management Plan in relation to the Key Phase submission.

Where Reserved Matters Applications are brought forward within a Further Key Phase, they shall conform with the approved Key Phase Submission and be accompanied by a brief statement setting out how conformity is achieved. All mitigation measures will be implemented in accordance with the Key Phase 1 approved information.

### **Town Centre Development Framework (TCDF) and Town Centre Economic Development Plan (TCEDP)**

11. Prior to or concurrent with the approval of any Reserved Matter Applications for new built development including town centre use (as defined in National Planning Policy) or residential uses, to be located within the Principal Centre (as identified on the Parameter Plan), a TCDF and TCEDP will be submitted to and approved in writing by the Local Planning Authority. The Town Centre boundary should be defined broadly in the TCDF, reflecting any Key Phase Design Codes already approved and then refined as necessary through subsequent Key Phase Design Codes. Development in the

defined Town Centre area shall be carried out in accordance with the TCDF and TCEDP.

### **Heritage Strategy**

12. Prior to or concurrent with the approval of the Key Phase 1 Framework, a Heritage Strategy will be submitted to and approved by the Local Planning Authority. The strategy should explore opportunities and ideas to incorporate and reflect the history of the site and neighbouring land in the design of the scheme. The Strategy should also present proposals to engage residents and stakeholders in a process to further develop and refine these opportunities into specific measures for implementation. These measures should be brought forward for approval within Key Phase Design Codes and Reserved Matters Applications, as appropriate.

### **Reserved Matters Applications Advanced Outside a Key Phase**

13. In exceptional circumstances where it is necessary to bring forward development in advance of the Key Phase Approval a Reserved Matters Application can be made and shall, where relevant, be accompanied by the following information:

- a) Justification Statement explaining the reason for the exception and the relationship with Approved Key Phases and Reserved Matters Areas already approved or submitted for approval.
- b) Transport Assessment or Transport Statement for the development proposed within the Reserved Matters Area that shall demonstrate that the transport movements proposed within the Reserved Matters Area combined with Key Phases already approved; Key Phases or Reserved Matters approved on adjoining land within the Allocated Site (Policy SS/6 in the South Cambridgeshire Local plan 2018) (reflecting the latest position, as recorded by the Progress and Delivery Group); the monitoring of transport impacts; and applying committed and yet to be implemented and proposed mitigation measures is not likely to give rise to severe impact upon the network.
- c) Delivery Programme.
- d) Archaeological Written Scheme of Investigation, content to be included as specified at the Explanatory Notes and Terms.
- e) Land Investigation and Remediation Scheme content to be included as specified at the Explanatory Notes and Terms.
- f) Sustainability Statement, content to be included as specified at the Explanatory Notes and Terms.

The development shall be carried out with the approved details and where Reserved Matters Applications are brought forward outside a Key Phase, they shall address all relevant Reserved Matters Application Conditions (14-17).

### **Reserved Matters Applications – Information Requirements**

14. Plans and particulars submitted for each Reserved Matters Application shall, where relevant, address and include details (a) to (u) below and all

matters identified in conditions 15 –17 for sites locations with specific requirements or sensitivities:

- a) A tree survey and method statement showing trees to be retained, relocated or removed, provision of replacement trees, as appropriate, and a proposed tree protection plan including protection measures.
- b) Ecological Mitigation Measures and Biodiversity Impact Assessment calculations, including consideration of cumulative Reserved Matters approvals, to ensure a net gain in biodiversity can be achieved within the outline application site.
- c) Construction Method Statement and Traffic Management Plan, content to be included as specified at the Explanatory Notes and Terms
- d) Detailed Waste Management and Minimisation Plan, content to be included as specified at the Explanatory Notes and Terms.
- e) Existing and proposed ground levels and finished floor levels of all new dwellings, buildings and any associated parking.
- f) Detailed Foul Water Drainage Scheme, content to be included as specified at the Explanatory Notes and Terms.
- g) Detailed Surface Water Drainage Scheme, content to be included as specified at the Explanatory Notes and Terms.
- h) Landscape details including boundary treatments and surface materials
- i) Youth facilities and play provision including detailed design and specification of youth facilities and play provision within the Reserved Matters site and including full details of all adventure play equipment areas, including surface materials
- j) Distribution and specification of market and affordable housing including the proposed tenure mix.
- k) A sustainability conformity statement setting out how the development will achieve the sustainability targets set out at Key Phase approval stage.
- L) Waste and recycling management provision including position and layout of bin stores, confirmation of acceptable drag distances, provision of home composting facilities, capacity of communal bins, details of public realm bins and tracking diagrams for waste collection vehicles.
- M) A plan showing the location of fire hydrants.
- N) Noise assessment and attenuation/insulation scheme to protect residential dwelling from traffic noise from the A10, primary routes any other significant transport infrastructure proposed,
- O) External lighting impact assessment covering matters such as light spillage, hours of illumination, light levels, column heights, the levels of impact on nearby dwellings including horizontal and vertical isolux contours and methods of mitigating any adverse effects.
- P) Details of the location, layout, specification and delivery of public open space, allotments and public realm including hard and soft landscaping, public art and the approach to adoption, maintenance and management.
- Q) Specific Travel Plan provisions and other transport mitigation measures for both construction and operational phases in line with the relevant approved Key Phase Transport Assessment and Construction and Environmental Management Strategy.

R) Details of broadband and telecommunications infrastructure including provision of open access ducting for fibre optic cable and next generation mobile technology.

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

### **Landscape and Design - Reserved Matters**

15. Any Reserved Matters Application for landscaping details pursuant to this approval shall include detailed landscape designs and specifications for the associated Reserved Matters Area. The details shall be accompanied by a design statement that demonstrates how the landscaping scheme accords with any emerging or approved details sought as part of the Approved Design Code for a key Phase and shall include the following:

#### Soft Landscaping

- a) Full details of planting plans and written specifications, including details of cultivation to soils before seeding and turfing, proposals for maintenance and management associated with plant and grass establishment for a 5 year establishment and maintenance period, details of the mix, size, distribution, density of all trees/hedges/shrubs to be planted and the proposed planting season. The planting plan shall use botanic names to avoid misinterpretation. The plans should include a full schedule of plants.
- b) 1:500 plans (or at a scale otherwise agreed) with cross-sections of mounding, ponds, ditches and swales and proposed treatment of the edges and perimeters of the site.
- c) The landscape treatment of roads (primary, secondary, tertiary and green) through the development.
- d) A specification for the establishment of trees, including within hard landscaped areas including details of space standards (target rooting volumes for trees and distances from buildings and/or development parcels.) and tree pit details.
- e) The planting and establishment of structural landscaping to be provided in advance of all or specified parts of the site as appropriate.
- f) Full details of any existing, altered or proposed watercourses/drainage channels
- g) Full details of the location of any services and utilities relative to existing and proposed soft landscaping
- h) Details and specification of proposed earth modelling, mounding, re-grading and/or embankment areas or changes of level across the site to be carried out including soil quantities, topsoil storage to BS 3882: 2015, proposed levels and contours to be formed and sections through construction to show make-up.

#### Hard Landscaping

- h) Full details, including cross-sections, of all bridges and culverts.
- i) The location and specification of minor artefacts and structures, including furniture, refuse or other storage units, signs and lighting columns/brackets.
- j) 1:500 plans (or at a scale otherwise agreed) including cross sections, of roads, paths and cycleways.
- k) Details of all hard-surfacing materials (size, type and colour)



The landscaping within the Reserved Matters Area shall be implemented in accordance with the approved plans for implementation and replacement of landscaping.

### **Key Phase 1 Transport Technical Note – Reserved Matters**

16. Any and all Reserved Matters Applications for residential development within Key Phase 1 which, if approved, would result in more than 1000 dwellings being subject to Reserved Matters approval on the site, should be accompanied by a Transport Technical Note. The Transport Technical Note should assess whether there is sufficient headroom to deliver the proposed units, with reference to monitored transport movements and the Vehicle Trip Cap specified in the Travel Behaviour Monitoring Scheme (or if relevant any approved Transport Technical Note for a preceding Reserved Matters Area). If there is insufficient headroom for some or all of the proposed dwellings, the Transport Technical Note should be accompanied by a scheme of measures, with a programme for delivery, to be approved by the Local Planning Authority in writing, which also demonstrates the additional headroom that can be created by implementation of those measures. The additional measures will be implemented in accordance with the approved scheme and programme.

### **Accessible and Adaptable Homes**

17. A minimum of 5% of residential dwellings within each Reserved Matters Area shall be designed to meet the accessible and adaptable dwellings M4(2) standard of The Building Regulations 2010. This provision shall be split evenly between the affordable and market residential units in the development rounding to the nearest whole number. In the event that such standards are replaced by a comparable national measure for building design, the equivalent measures shall be applicable to the proposed development.

### **Air Quality Monitoring Scheme**

18. Prior to the occupation of any residential dwellings an Air Quality Monitoring Scheme, including reporting procedures and an implementation plan, will be submitted to and approved by the Local Planning Authority. The Scheme will provide for monitoring in the vicinity of the A10 and the primary access routes into and across the site. The findings will be used to inform and guide the location of development, prescribed in Key Phase Design Codes. Monitoring should be implemented in accordance with the agreed Scheme.

### **Built Heritage**

19. No demolition of the existing buildings with potential for re-use (as shown on drawing 1330 GA 010006 Rev 01 of the Planning & Delivery Statement 2017, Appendix 9) will be undertaken until the applicant has secured the implementation of a programme of historic building recording in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

### **Highway Adoption**

20. Prior to the first occupation of any buildings in respect to any Reserved Matters Area 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:

- a) The elements of the transport network within the site which will be offered for adoption by the Local Highway Authority.
- b) 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.
- c) The elements of the recreational path network that will be offered for adoption as Public Rights of Way.
- d) 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 unless otherwise agreed in writing by the Local Planning Authority.

#### **Land Remediation**

21. No development shall take place within any area subject to an approved reserved matters application until the works specified in the Land Investigation and Remediation Scheme relevant to that area have been completed, and a Verification report submitted to and approved in writing by the Local Planning Authority, in accordance with the approved scheme.

If, during remediation works, any contamination is identified that has not been considered in the remediation method statement, then remediation proposals for this material should be agreed in writing by the Local Planning Authority.

#### **Landscape Implementation**

22. All planting, seeding or turfing in the approved soft landscape details for the relevant Reserved Matters 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 5 years 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 Local Planning Authority give written approval of a variation of the first planting.

#### **Northern Park Planting**

23. No development shall commence, except for Enabling Works, until a structural planting scheme to the Northern Park (as shown on 1330 GA

010002 Rev 17 and the DAS Supplement 2018) to filter views between the proposed development and Denny Abbey, has been submitted to and approved by the Local Planning Authority. The scheme shall include the following:

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

The planting should be carried out in accordance the approved scheme and implemented in the first available planting season following approval of the scheme.

Any trees or plants which, within a period of five years of implementation, are removed or become seriously damaged or diseased shall be replaced in the next planting season.

### **Piling**

24. Piling or any other foundation designs and investigation boreholes using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

### **Residential Space Standards**

25. The dwellings hereby approved shall, as a minimum, accord with the Technical Housing Standards – Nationally Described Space Standards (2015) or any successor document. This shall be demonstrated on the floor plans, elevations and sections submitted for each dwelling in respect of the Reserved Matters of layout and scale.

### **Travel Behaviour Monitoring Scheme – Reserved Matters**

26. A Travel Behaviour Monitoring Scheme will be prepared, in consultation with the Transport Strategy Review Group, and submitted to the Local Planning Authority for approval in writing, prior to occupation of any new residential dwellings on the site. The Travel Behaviour Monitoring Scheme will set out the details of the monitoring arrangements to be implemented to enable monitoring by the local highway authority of movements, on the local highway network, by all modes. It will include details of the location of monitoring equipment the duration of monitoring and the reporting and

analysis of information derived from the monitoring. The Scheme should also confirm the Phase 1 Vehicle Trip Cap which will determine the headroom for additional residential development beyond 1000 dwellings within Key Phase 1, taking account of the Phase 1 Early Transport Contributions and Measures before additional mitigation is required in order to avoid severe impact on the road network. Appropriate mechanisms for managing trips across Further Key Phases should be included within each Further Key Phase Delivery Plan.

### **Site Access from A10**

27. Prior to occupation of any residential dwellings, the access from the A10 Cambridge Research Park roundabout shall be completed to the written satisfaction of the Local Planning Authority and in accordance with PBA drawing 30509/2003/SK12. Details of the roundabout are to be agreed in writing with the Highway Authority prior to construction and a S278 Agreement entered into between the developer and Cambridgeshire County Council.

### **Early phase on-site pedestrian-cycle routes**

28. No dwellings hereby approved shall be occupied until details of the following schemes for pedestrian and cycling connections have been submitted to and approved by the Local Planning Authority; and the schemes have been implemented in accordance with the approved plans.

- (i.) a safe and lit pedestrian and cycling connection between the defined Key Phase 1 area and Denny End Road, via the former barracks area; and
- (ii.) a safe and lit pedestrian and cycling connection between the defined Key Phase 1 area and the A10 in an area north of Denny End Road.

The schemes shall be implemented prior to occupation of any residential dwellings and in accordance with the approved plans.

### **A10 pedestrian and cycle route**

29. No residential dwellings hereby approved shall be occupied until the following schemes have been submitted and approved in writing by the Local Planning Authority:

- a.) improve and widen the existing shared pedestrian and cycle path between the A10 junctions with Denny End Road and Ely Road, Milton; and
- b.) a shared pedestrian and cycle path immediately north of Denny End Road with access into the development site.

The scheme shall be implemented prior to occupation of any residential dwellings and in accordance with the approved plans.

### **Waterbeach Station Bus Stop**

30. No residential dwellings hereby approved shall be occupied until a scheme for a footway and bus stop on Clayhithe Road, to the east of Waterbeach Railway Station, has been submitted to and approved in writing by the Local Planning Authority.

The scheme shall be implemented prior to occupation of any residential dwellings and in accordance with the approved plans.

**Public Transport interchange**

31. No residential dwellings hereby approved shall be occupied until a scheme for a public transport interchange, to include vehicle parking and covered and secure cycle parking, has been submitted to and approved in writing by the Local Planning Authority; and the scheme has been implemented in accordance with the approved plans.

The scheme shall be implemented prior to occupation of any residential dwellings and in accordance with the approved plans.