

E2 PLANNING OBLIGATIONS & CONDITIONS

OBJECTIVE

- E2/a To ensure that the funding and/or provision of the services, facilities and infrastructure that will be needed for the development of Cambridge East is secured through planning obligations and/or conditions as part of the planning permissions for the site.**

PLANNING OBLIGATIONS

POLICY CE/40 Infrastructure Provision

Planning permission will only be granted at Cambridge East where there are suitable arrangements for the improvement or provision of infrastructure necessary to make the scheme acceptable in planning terms. Contributions **maywill** be necessary for some or all of the following:

- a) Affordable housing, including for key workers;
- b) Education;
- c) Health care;
- d) Public open space and recreation (including strategic open space);
- e) Infrastructure for pedestrians and cyclists, highways and public and community transport;
- f) Other community facilities (e.g. community centres, youth facilities, library services, provision for faith and public worship);
- g) Landscaping and biodiversity;
- h) Drainage / flood prevention;
- i) Waste management;
- j) Arts and cultural provision;
- k) Community development workers and youth workers;
- l) Other utilities and telecommunications.

Contributions may also be required to meet running costs of services and facilities provided through an obligation.

Standards and formulae for calculating “local” infrastructure requirements and capital and maintenance contributions will be set out in a supplementary planning document. They will take account of and complement strategic infrastructure requirements that use standard charges where appropriate, which will also be detailed in a supplementary planning document.

- E2.1 The development of Cambridge East will create additional demands for physical infrastructure and social facilities, as well as having impacts on the environment. As such, planning obligations/conditions will be required to make the necessary improvements, provide new facilities, or secure compensatory provision for any loss or damage created. These will take account of the wider needs of the Cambridge Sub-Region, in order to achieve wider planning objectives, with contributions pooled where appropriate to meet strategic requirements. The nature and scale of contributions sought will be related to the size of the development and the extent to which it places additional demands upon the area.
- E2.2 Policy CE/38 requires that development proposals make suitable arrangements for the improvement or provision of infrastructure necessary to make the scheme acceptable in planning terms, related to the form of the development and its potential impact upon the surrounding area. The policy includes a list of potential requirements, including affordable housing, education, health care, public open space and recreation, transport infrastructure.
- E2.3 Cambridge East will not exist in isolation. Its development will be part of an overall development strategy for the whole of the Cambridge Sub-Region. Services, facilities and infrastructure will be provided elsewhere in the Sub-Region which will be required by the development at Cambridge East.
- E2.4 In order to ensure that this sub-regional infrastructure is provided when it is needed, that appropriate levels of funding are secured from new development and that a consistent approach is taken to securing contributions from individual development to the service, facilities and infrastructure that will be provided at each development, the planning authorities, service and infrastructure providers have established a delivery vehicle called Cambridgeshire Horizons. This partnership organisation is developing a planning obligation strategy for sub-regional infrastructure which will be incorporated into the planning obligation and planning conditions strategy for Cambridge East.
- E2.5 The Area Action Plan includes policies requiring the provision of services, facilities, infrastructure and other uses such as affordable housing which will be delivered in full or in part by the developers of Cambridge East. The objective is to ensure that development of Phase 1 north of Newmarket Road starts on site early in the plan period. Having regard to the scale and magnitude of the proposal, the phased timetable for its implementation, and the large number of organisations involved, means that the full list of services, facilities and infrastructure for Cambridge East will not be known until after the Area Action Plan has been submitted to the Secretary of State, and even for phase 1 there will be areas requiring further assessment and the development of strategies.
- E2.6 Where the local planning authorities are aware of planning obligation requirements they have been included in the Area Action Plan otherwise the

Policy CE/38 provides a framework for gathering contributions for services, facilities and infrastructure which have not yet been determined, including contributions to sub-regional services, facilities and infrastructure which will be provided elsewhere in the Cambridge Sub-Region but which will be in part needed to serve Cambridge East.

- E2.5 The following is an indicative (but not exclusive) list of obligations required for the development as a whole, and separately for Phase 1 north of Newmarket Road, which will be the subject of a S 46 Agreement and/or planning conditions. In considering the scope of necessary obligations, reference must also be had to each chapter of the Area Action Plan. In view of the intention to review the Area Action Plan in order to bring forward the later phases of development, the list for the development as a whole is inevitably fairly general in some areas. For all elements and phases of development, the Agreement/conditions will also need to include an appropriate set of trigger points for delivery, together with details of the long term management and maintenance together including the body or trust that will be responsible.

Planning Obligation/condition	Phase 1 North of Newmarket Road	Cambridge East as a whole
Strategic Masterplan and Strategic Design Guide	A Strategic Masterplan and Strategic Design Guide for the whole development will be required prior to the grant of outline planning permission for Phase 1 north of Newmarket Road, to set out the vision and guiding principles for the creation of a quality environment.	Any review of the Strategic Masterplan and Strategic Design Guide for the whole development will be considered prior to the grant of outline planning permission for later phases of development, to set out the vision and guiding principles for the creation of a quality environment.
Local Masterplans, Design Guides and Design Codes	Local Masterplans, Design Guides and Design Codes will be required for Phase 1.	For each phase of development, Local Masterplans, Design Guides and Design Codes will be required.
Landscape Strategies	<p>1. Landscape Strategy for the countryside adjoining Cambridge East, including the Green Separation with Fen Ditton village.</p> <p>2. Landscape Strategy for strategic and other planting within Phase 1, setting out</p>	<p>1. Landscape Strategy for the countryside adjoining Cambridge East, including the Green Corridor and Green Separation with Teversham village.</p> <p>2. Landscape Strategy for strategic and other planting</p>

	principles to guide landscaping the development of the neighbourhood, and enhancement of the tree belt providing part of the Green Separation from Fen Ditton. Should provide for additional structural planting and landscaping to be implemented at the earliest opportunity. Developers will be required to maintain landscaping and replace dead stock for a period of 10 years.	within the urban quarter, setting out principles to guide landscaping the development of neighbourhoods. Should provide for additional structural planting and landscaping to be implemented at the earliest opportunity. Developers will be required to maintain landscaping and replace dead stock for a period of 10 years.
District Centre Strategy		To include detailed guidance on the overall size, mix of uses, urban design and measures required to provide early support for the development of the District Centre, as well as mechanisms for tying the development of key retail, services and other facilities in the District Centre to stages in the development of the housing at Cambridge East. Development of the District Centre will begin no later than 3 years after the commencement of the development of the Airport area.
Local Centres Strategy	To include detailed guidance on the appropriate level of local shopping provision and other supporting and community services at Phase 1, including a primary school, and address the need for flexibility to enable the neighbourhood to function on its own for some years ahead of the rest of the	To include detailed guidance on the number of Local Centres required to serve the urban quarter and their location, and assess the appropriate level of local shopping provision and other supporting and community services, including a primary school. The appropriate location for the secondary school at a "Local Plus"

	urban quarter. Measures will be required to provide early support for the development of the Local Centre, as well as mechanisms for tying the development of key retail, services and other facilities in the Local Centre to stages in the development of the housing at Phase 1.	Centre should be included. Measures will be required to provide early support for the development of the District Centres, as well as mechanisms for tying the development of key retail, services and other facilities in the Local Centres to stages in the development of the housing at Cambridge East.
Affordable Housing	A target of 50% of affordable housing with a likely tenure mix of approximately 30% social rented, and approximately 20% intermediate housing, including for Key Workers.	A target of 50% of affordable housing with a likely tenure mix of approximately 30% social rented; and approximately 20% intermediate housing, including for Key Workers. Employment development likely to have an impact on the demand for affordable housing to make financial contribution towards provision off-site or make provision on-site.
Community Facilities	The needs of Phase 1 and its catchment, comprising the immediately adjoining parts of Cambridge and Fen Ditton, will be determined in accordance with detailed assessments and strategies, prepared in consultation with potential service providers and stakeholders in order that deficiencies and priorities can be identified, which complement existing facilities. An indicative but not exclusive list of services and facilities to be explored is included at Table D6 in the Community Services chapter.	The needs of Cambridge East and its catchment, comprising the immediately adjoining parts of Cambridge and nearby villages, will be determined in accordance with detailed assessments and strategies, prepared in consultation with potential service providers and stakeholders in order that deficiencies and priorities can be identified, which complement existing facilities. An indicative but not exclusive list of services and facilities to be explored is included at Table D6 in the Community Services chapter.

Public Art	Provision for public art in Cambridge East with the preparation of a strategy for public art to be prepared, with the appointment of a lead artist(s) at an early stage in the planning and design of development of Phase 1.	Provision for public art in Cambridge East with the preparation of a strategy for public art is to be prepared, with the appointment of a lead artist(s) at an early stage in the planning and design of development.
Transport & Travel for Work	<p><u>Road Infrastructure</u></p> <p>Phase 1 of development north of Newmarket Road will provide:</p> <ul style="list-style-type: none"> (i) One road access point onto Newmarket Road; (ii) A separate public transport only access onto Newmarket Road which could also provide for pedestrians and cyclists linking to a dedicated public transport route through the development enabling all dwellings to be within 400m walking distance from a bus stop and designed to form the first phase of a dedicated busway serving the whole development;; (iii) An emergency vehicle access which could use the separate public transport access; (iv) Improved bus priority along Newmarket Road; (v) Cycle and footpath links into the Fison Estate; (vi) A cycle link to the Jubilee Cycleway; 	<p><u>Road Infrastructure</u></p> <p>Planning permission for Cambridge East will include a 'grampian' condition which will link the start and subsequent phases of development of land south of Newmarket Road to the provision of improvements and satisfactory access arrangements to the A14, such that it will be capable of accommodating the additional traffic from a new urban quarter of 10,000 to 12,000 dwellings.</p> <p>Cambridge East will be accessed by the following all purpose junctions onto:</p> <ul style="list-style-type: none"> (i) Newmarket Road at two points both north and south of the road; (ii) Airport Way / Cherry Hinton Road at the Gazelle Way Roundabout; (iii) Coldham's Lane; and (iv) Barnwell Road avoiding the Local Nature Reserve. <p>A detailed Transport Assessment will be required alongside the planning application including the environmental impact, such</p>

	<p>(vii) Internal design to prioritise internal movements by foot or cycle rather than the car.</p> <p>A detailed Transport Assessment will be required alongside the planning application including the environmental impact, such as noise, pollution and impact on amenity and health.</p> <p>Traffic management measures will be funded by the development to minimise traffic impacts on nearby residents.</p> <p>The developers will be required to make a contribution towards improving the capacity of existing orbital routes in Cambridge related to the forecast percentage volume of traffic generated by Cambridge East on those routes.</p> <p><u>Alternative Modes</u></p> <p>High Quality Public Transport (HQPT) services will be provided with associated quality infrastructure.</p> <p>Developers will provide an initial subsidy for new residents for a period of 12 months after occupation to encourage bus usage.</p> <p>A network of highly accessible, dedicated, segregated, high quality,</p>	<p>as noise, pollution and impact on amenity and health.</p> <p>Traffic management measures will be funded by the development to minimise traffic impacts on nearby residents.</p> <p>The developers will be required to make a contribution towards improving the capacity of existing orbital routes in Cambridge related to the forecast percentage volume of traffic generated by Cambridge East on those routes.</p> <p>Planning permission for Cambridge East will include a 'grampian' condition which will link the start and subsequent phases of development of land north of Newmarket Road and east of the Park & Ride site to the relocation of the Park & Ride site.</p> <p><u>Alternative Modes</u></p> <p>High Quality Public Transport (HQPT) services will be provided with associated quality infrastructure.</p> <p>Developers will provide an initial subsidy for new residents for a period of 12 months after occupation to encourage bus usage.</p> <p>A network of highly accessible, dedicated, segregated, high quality, safe, direct, connected and convenient rights of way, including cycle, pedestrian</p>
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	<p>safe, direct, connected and convenient rights of way, including cycle, pedestrian and horse riding routes, both within Phase 1, connecting with the rest of Cambridge, Fen Ditton, and the wider rights of way network.</p> <p>Appropriate Travel Plans will be required.</p>	<p>and horse riding routes, both within Cambridge East, connecting with the rest of Cambridge, surrounding villages, and the wider rights of way network.</p> <p>Appropriate Travel Plans will be required.</p>
Strategy for Construction Spoil	A Strategy for Construction Spoil to ensure spoil is retained on-site in a manner appropriate to the local topography and landscape character.	A Strategy for Construction Spoil to ensure spoil is retained on-site in a manner appropriate to the local topography and landscape character.
Biodiversity	A full programme of ecological survey and monitoring before, during and after construction to establish which areas of biodiversity need protecting and enhancing, and strategies for doing so.	A full programme of ecological survey and monitoring before, during and after construction to establish which areas of biodiversity need protecting and enhancing, and strategies for doing so.
Archaeology and Heritage	<p>1. A comprehensive site survey to identify and record the location, extent, character, condition, significance and quality of any sites, features or remains of known or suspected archaeological importance together with proposed treatment.</p> <p>2. A comprehensive site survey to identify which buildings and structures should be retained for their heritage value, and establish the extent and character of their settings together with details of suitable long-term uses for</p>	<p>1. A comprehensive site survey to identify and record the location, extent, character, condition, significance and quality of any sites, features or remains of known or suspected archaeological importance together with proposed treatment.</p> <p>2. A comprehensive site survey to identify which buildings and structures should be retained for their heritage value, and establish the extent and character of their settings together with details of suitable long-term uses for identified heritage assets.</p>

	identified heritage assets.	
Recreation	<p>Strategies for:</p> <ol style="list-style-type: none"> 1. Formal Sports Provision; 2. Play; 3. Linking the urban quarter; to the wider countryside; <p>required for the development as a whole must be prepared and/or approved by the Local Planning Authorities where they are relevant to the provision of an appropriate range of recreation facilities to serve Phase 1. An indicative but not exhaustive list is likely to include the following:</p> <ul style="list-style-type: none"> • Dedicated Children's Play Areas; • Outdoor sports facilities, including grass pitches, tennis courts, bowls greens, artificial turf pitches and ancillary facilities; • Other sports as identified for Phase 1 in the Strategic Sports Facilities Strategy; • Informal Youth Facilities (e.g. multi use games area, youth shelter). 	<p>Strategies for:</p> <ol style="list-style-type: none"> 4. Formal Sports Provision; 5. Play; 6. Linking the urban quarter; to the wider countryside; <p>must be prepared and/or approved by the Local Planning Authorities. The Formal Sports Strategy will provide a full assessment of the formal indoor and outdoor sports facilities required to meet the needs of the new community. The Play Strategy will include a mixture of formal and informal provision. An indicative but not exhaustive list is likely to include the following:</p> <ul style="list-style-type: none"> • 25 m indoor swimming pool; • 8 court sports hall; • Fitness suite; • Squash courts; • Floodlit artificial turf pitches for hockey and football; • Multi use games areas for training and five-a-side football; • Tennis courts; • Outdoor bowls green; • Indoor Bowls Facility; • Athletics track; • Grass pitches and ancillary facilities for a range of sports and age groups; • Golf facilities; • Urban Park and Green Fingers; • Children's Play Areas and Informal Youth facilities. (e.g. skate park, shelters); • Country Park.

Surface Water Drainage	<p>A strategy for a positive surface and grey-water system, using sustainable drainage systems. The foul drainage and sewage disposal systems.</p> <p>A strategy for water conservation to secure at least 25% reduction in use of piped water compared to average water consumption for development which does not have water conservation measures, whilst ensuring no adverse impact on water environment and biodiversity.</p>	<p>A strategy for a positive surface and grey-water system, using sustainable drainage systems. The foul drainage and sewage disposal systems.</p> <p>A strategy for water conservation to secure at least 25% reduction in use of piped water compared to average water consumption for development which does not have water conservation measures, whilst ensuring no adverse impact on water environment and biodiversity.</p>
Energy	The provision of renewable energy to provide at least 10% of predicted energy requirements of Phase 1 of Cambridge East.	The provision of renewable energy to provide at least 10% of predicted energy requirements of Cambridge East as a whole.
Sustainable Building Methods and Materials	The use of sustainable building methods and verifiably sustainable, locally sourced materials, including recycled materials and include a Travel Plan to address the needs of labour during construction.	The use of sustainable building methods and verifiably sustainable, locally sourced materials, including recycled materials and include a Travel Plan to address the needs of labour during construction.
Noise and Air Quality	Assessments to identify implications of proximity to Airport and engine testing bay and measures to mitigate impacts to ensure no unacceptable noise levels or air quality issues for Phase 1.	If any development proposed north of Cherry Hinton before relocation of Airport, assessments to identify implications of proximity to Airport and measures to mitigate impacts to ensure no unacceptable noise levels or air quality issues.
An Exemplar In Sustainability	Provision of exemplar developments in sustainability, including energy efficient measures.	Provision of exemplar developments in sustainability, including energy efficient measures,

		phased throughout the course of development.
Waste		Any waste provision pursuant to policies in the Cambridgeshire Structure Plan 2003 and Cambridgeshire Waste Local Plan 2003.
Construction Strategy	Strategy for site access, construction methods, including recycling and reuse of construction waste on site, storage compounds, plant and machinery.	Strategy for site access, construction methods, including recycling and reuse of construction waste on site, storage compounds, plant and machinery, phasing of development and connections between different parts of the site.
Considerate Contractors Scheme	A scheme to be agreed that requires that all contractors, sub contractors, suppliers and others working on a project have consideration to neighbouring uses to minimise disturbance; to keep noise to a minimum, to keep all areas adjacent clean including from dust and smoke; to keep each development site tidy; and to ensure that all activities, vehicle movements etc are carried out safely for workers and the general public.	A scheme to be agreed that requires that all contractors, sub contractors, suppliers and others working on a project have consideration to neighbouring uses to minimise disturbance; to keep noise to a minimum, to keep all areas adjacent clean including from dust and smoke; to keep each development site tidy; and to ensure that all activities, vehicle movements etc are carried out safely for workers and the general public.
Timing / Order of Service Provision	A schedule of services, facilities and infrastructure to be funded by the master developer/consortium of builders at Cambridge East together with a timetable for their provision, and trigger points tied to the number of dwellings completed or such other stage of the development as advised by the service/facility/	A schedule of services, facilities and infrastructure to be funded by the master developer/consortium of builders at Cambridge East together with a timetable for their provision, and trigger points tied to the number of dwellings completed or such other stage of the development as advised by the service/facility/

	infrastructure providers.	infrastructure providers.
Management strategies for services, facilities, landscape and infrastructure	<p>Management strategies for services, facilities, landscape and infrastructure will be submitted to the local planning authorities for adoption prior to the granting of outline planning permissions. These uses should preferably be in a single ownership to void fragmentation. There should be a single agreed management strategy covering recreation, landscape and biodiversity. The inclusion of water and drainage features within open spaces would have significant advantages and should therefore be investigated. Management strategies should cover:</p> <ul style="list-style-type: none"> (i) The method of funding of implementation, management and maintenance; (ii) The body or trust that will be responsible; (iii) Monitoring and review requirements. 	<p>Management strategies for services, facilities, landscape and infrastructure will be submitted to the local planning authorities for adoption prior to the granting of outline planning permissions. These uses should preferably be in a single ownership to void fragmentation. There should be a single agreed management strategy covering recreation, landscape and biodiversity. The inclusion of water and drainage features within open spaces would have significant advantages and should therefore be investigated. Management strategies should cover:</p> <ul style="list-style-type: none"> (i) The method of funding of implementation, management and maintenance; (ii) The body or trust that will be responsible; (iii) Monitoring and review requirements.