

E2 PLANNING OBLIGATIONS & CONDITIONS

OBJECTIVES

- E2/a To ensure that the funding and/or provision of the services, facilities, infrastructure, countryside landscape and access requirements that will be needed for the development of the Cambridge Southern Fringe are secured through planning obligations and/or conditions as part of the planning permissions for the site.**

PLANNING OBLIGATIONS

- E2.1 Policy DP/4 of the Core Strategy 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.
- E2.2 Development in the Cambridge Southern Fringe 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 the Southern Fringe.
- E2.3 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 strategy for the Cambridge Southern Fringe.
- E2.4 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 the Cambridge Southern Fringe. Where the local planning authority is aware of planning obligation requirements they have been included in the Area Action Plan otherwise the Core Strategy policy for planning obligations 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 the Cambridge Southern

Fringe. ~~The following is a list of the minimum requirements for the Cambridge Southern Fringe:~~

- E2.5 The following is an indicative (but not exclusive) list of obligations required for the development as a whole which will be the subject of a planning obligation and/or planning conditions. In considering the scope of necessary obligations, reference must also be had to each chapter of the Area Action Plan. For all elements and phases of development, the obligation/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	Trumpington West	South of Addenbrookes
Strategic Masterplan and Strategic Design Guide	A Strategic Masterplan and Strategic Design Guide for the whole of the Trumpington West development will be required prior to the grant of outline planning permission 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 individual phases.	
Countryside landscape, biodiversity, recreation and access strategies.	Countryside Enhancement Strategy for the countryside adjoining Trumpington West, including the proposed Trumpington Meadows Country Park. 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.	Countryside Enhancement Strategy for the countryside adjoining Trumpington East. 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.

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.	
Community Facilities	The needs of Trumpington West and Trumpington together 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.	
Public Art	Provision for public art in Trumpington West 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.	
Transport & Travel for Work	<p><u>Roads</u></p> <ul style="list-style-type: none"> (i) Two road access points onto Hauxton Road; (ii) Internal road design to prioritise internal movements by foot or cycle rather than the car. <p>A detailed Transport Assessment will be required alongside the planning application, including capacity on Hauxton Road and the environmental impact, such as noise,</p>	

	<p>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><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 and horse riding routes, both within Trumpington West 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.	
Biodiversity	A full programme of ecological survey and monitoring before, during and after construction to establish which areas of	A full programme of ecological survey and monitoring as far south as Granhams Road to establish the baseline for the

	biodiversity need protecting and enhancing, and strategies for doing so. Additionally to establish the baseline for the Countryside Enhancement Strategy.	Countryside Enhancement Strategy.
Archaeology	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.	
Recreation	<p>Strategies for:</p> <ol style="list-style-type: none"> 1. Formal Sports Provision; 2. Play; 3. Linking the Trumpington West to the wider countryside; <p>required for the development of Trumpington West as a whole must be prepared and/or approved by the Local Planning Authorities. 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 in the Sports Facilities Strategy; • Informal Youth Facilities (e.g. multi use games area, youth shelter); • Trumpington Meadows 	

	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>	
Energy	The provision of renewable energy to provide at least 10% of predicted energy requirements of Trumpington West.	
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.	
An Exemplar In Sustainability	Provision of exemplar developments in sustainability, including energy efficient measures.	
Construction Strategies	Strategies for site access, construction methods, including recycling and reuse of construction waste on site, storage compounds, plant and machinery.	

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.	
Timing / Order of Service Provision	A schedule of services, facilities and infrastructure to be funded by the master developer/consortium of builders at Trumpington West 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 services/facility/ infrastructure providers.	
Management strategies for services, facilities, landscape and infrastructure	Management strategies for services, facilities, landscape and infrastructure will be submitted to the local planning authority for adoption prior to the granting of outline planning permission. 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	Management strategies for countryside landscape, recreation and access will be submitted to the local planning authority for adoption prior to the granting of outline planning permission. There should be a single agreed management strategy covering recreation, landscape and biodiversity. Management strategies should cover: (i) The method of funding of implementation,

	<p>drainage features within Trumpington Meadows Country Park 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 and maintenance;</p> <ul style="list-style-type: none"> (ii) The body or trust that will be responsible; (iii) Monitoring and review requirements.
--	--	--