

CONDITIONS WHICH THE SECRETARY OF STATE INTENDS TO ATTACH TO THE DEEMED PLANNING PERMISSION

In these conditions:

“the busway system” has the meaning given in the Order;

“the development” means the works authorised by the Order;

“ the local planning authority” means Cambridge City Council in relation to any part of the development within its area, South Cambridgeshire District Council in relation to any part of the development within its area and Huntingdonshire District Council in relation to any part of the development within its area; and

“the Order” means the Cambridgeshire Guided Busway Order [2005].

1. Time Limits

The development shall begin within five years from the date when the Order comes into force.

Reason: to ensure that the development is commenced within a reasonable period of time.

2. Contaminated Land

(a) The development shall not begin until the applicant has secured the implementation of a programme to deal with contamination, including gaseous and non-gaseous contamination of soil and groundwater, in accordance with a written investigation report and monitoring scheme which has been submitted to and approved in writing by the local planning authority;

(b) The development shall be carried out in accordance with the scheme as approved or, if the local planning authority gives prior written approval to any amendment or alteration, subject to such amendment or alteration.

Reason: the ES identified several features along the route where potential contamination impacts might arise. Given the former use of this land, this condition is required to secure any necessary remedial action.

3. Design and external appearance

(a) Work shall not begin on each of the following items of development until in each case prior written approval of their design and external appearance has been obtained from the local planning authority:

(i) any building or bus stop;

(ii) bridges and associated structures;

(iii) the formation, laying out or alteration of any means of

access to any highway used by the vehicular traffic;

- (iv) the formation, laying out or alteration of any pedestrian, cycle or equestrian route (so far as provided for by the development);
 - (v) permanent fencing and any acoustic fencing associated with the busway system;
 - (vi) Park and Ride sites, including finished ground levels for sites located within the indicative floodplain.
- (b) The works shall be carried out in accordance with the approval given by the local planning authority or, if that authority gives prior written approval to any amendment or alteration, subject to such amendment or alteration.

Reason: to ensure the satisfactory appearance and functioning of the development, in the interests of highway safety and, in the case of (v), to enable noise attenuation.

4. Landscaping

- (a) No development shall begin on the site of any work until the following have been submitted to and approved in writing by the local planning authority:
- (i) a scheme for the landscaping of the site of that work, including the maintenance of such landscaping;
 - (ii) details of the specification and position of any fencing and any other measures to be taken to protect and maintain retained trees and landscaping from damage before or during the course of the works.
- (b) The landscaping scheme for any work shall be carried out before or not later than 12 months from the date of the works authorised by the Order being brought into operation;
- (c) Any trees or shrubs planted in accordance with this condition which are removed, die, become seriously damaged, or become seriously diseased within five years of planting shall be replaced within the next planting season. Replacements must be of a similar size and species to those originally required to be planted;
- (d) The works shall be carried out in accordance with the approval given by the local planning authority or, if that authority gives prior written approval to any amendment or alteration, subject to such amendment or alteration.

Reason: to secure the comprehensive and high quality landscaping of the development and to ensure that the landscaping is maintained.

5. Lighting

- (a) Details of the lighting system and switching arrangements proposed at all stops and along the off-highway sections of the route and to new and replacement footpaths, cycleways and bridleways shall be submitted to

and approved in writing by the local planning authority before that part of the development is brought into operation;

- (b) The works shall be carried out in accordance with the approval given by the local planning authority or, if that authority gives prior written approval to any amendment or alteration, subject to such amendment or alteration.

Reason: in the interests of safety of users and visual and residential amenity.

6. Archaeology

- (a) No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority;
- (b) The scheme shall provide for:
 - (i) archaeological investigation of all balancing ponds;
 - (ii) an archaeological report with recommendations on the protection, recording or preservation of items of archaeological interest;
 - (iii) an archaeological watching brief along sections of the route identified as having archaeological potential; and
 - (iv) the submission of the final report on the findings and conclusions of the studies.
- (c) The development shall be carried out in accordance with the scheme as approved or, if the local planning authority gives prior written approval to any amendment or alteration, subject to such amendment or alteration.

Reason: to safeguard the archaeological heritage.

7. Drainage

- (a) No development shall begin until the applicant has secured the implementation of arrangements for the disposal of foul and surface water during construction and operation in accordance with a scheme which has been submitted to and approved in writing by the local planning authority;
- (b) The development shall be carried out in accordance with the scheme as approved or, if the local planning authority gives prior written approval to any amendment or alteration, subject to such amendment or alteration.

Reason: to prevent flooding and pollution of the water environment in the interests of amenity.

8. Operational Noise

The scheduled works listed below shall be constructed to incorporate the following elements, each of which shall, in relation to the work in question, be completed before that work is brought into operation and then maintained thereafter whilst the work remains in operation:

Work No.8 A noise barrier along the north-eastern edge of the guideway from Girton Crossing to approximately chainage 16+000 at the rear of the properties in Pease Way, Melvin Way and St Audrey's Close;
Work No.8 A noise barrier along the southern edge of the guideway from approximately chainage 17+000 to chainage 17+500 at the rear of properties in Villa Way.

Reason: to mitigate potential for increased noise intrusion in the interests of residential amenity.

9. Ecological Management Plan

- (a) The development shall not begin until an ecological management and monitoring scheme has been submitted to and approved in writing by the local planning authority. That scheme shall generally accord with and give effect to the principles for such a plan proposed in the Environmental Statement submitted with the application for the Order;
- (b) The development shall be carried out in accordance with the scheme as approved or, if the local planning authority gives prior written approval to any amendments or alteration, subject to such amendment or alteration.

Reason: to mitigate the impact of the development on the ecology of the locality in the interests of nature conservation.

10. Code of construction practice

- (a) The development shall not begin until a code of construction practice has been submitted to and approved in writing by the local planning authority. That code shall generally accord with and give effect to the principles for such a plan proposed in the Environmental Statement submitted with the application for the Order;
- (b) The development shall be carried out in accordance with the code as approved or, if the local planning authority gives prior written approval to any amendment or alteration, subject to such amendment or alteration.

Reason: to help protect the environment and preserve local amenity.

END