



Planning Committee Date	29 th June 2022
Report to	South Cambridgeshire District Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	S/3854/19/OL
Site	Digital Park, Station Road, Longstanton
Ward / Parish	Northstowe / Longstanton
Proposal	Outline Planning Application for residential development of up to 80 dwellings and associated infrastructure (considering access only) following demolition of existing buildings.
Applicant	Michael Middleton
Presenting Officer	Kate Poyser
Reason Reported to Committee	Application raises special planning policy or other considerations
Member Site Visit Date	N/A
Key Issues	<ol style="list-style-type: none">1. Principle of Development2. Neighbouring Developments3. Design and Layout4. Access, Transport and Infrastructure5. Delivery6. Housing Mix, Space Standards,7. Density and Delivery8. Sustainability9. Landscape and Green Infrastructure10. Biodiversity11. Community Infrastructure12. Flood Risk and Drainage13. Utilities / Infrastructure14. Noise and Vibration

- 15. Air Quality
- 16. Land Contamination
- 17. Lighting
- 18. Heritage & Archaeology
- 19. Minerals / Geology
- 20. Planning Obligations
- 21. Other material planning considerations
- 22. Planning balance

Recommendation

APPROVE subject to conditions and S106 Agreement

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1.0 Executive Summary

- 1.1 The application seeks outline planning permission for up to 80 dwellings and associated infrastructure. The number of dwellings has been reduced from 106 following negotiations. Four Parameter Plans have been submitted showing access and movement, green infrastructure, land use and building height and a combined parameter plan.
- 1.2 This site forms part of the Northstowe Extension strategic site referred to in Policy SS/5 in the South Cambridgeshire Local Plan 2018. The other sites forming part of the Northstowe Extension are Phases 3B (Homes England) and Land west of Station Road (Endurance Estates).
- 1.3 Negotiations have taken place to improve the site layout in the parameter plans. The scheme has been amended twice and has twice been to the Quality Design Panel. As a result of the negotiations, the number of dwellings has been reduced and the overall layout greatly improved, enabling a more sustainable scheme to be designed and better connectivity to the rest of the Northstowe development.
- 1.4 The officer recommendation is one of approval, subject to conditions and a S106 Agreement first being entered into, to achieve mitigation for the development.

2.0 Site Description and Context

None relevant		Tree Preservation Order	
Conservation Area		Local Nature Reserve	
Listed Building		Flood Zone 1	X
Building of Local Interest		Green Belt	
Historic Park and Garden		Protected Open Space	
Scheduled Ancient Monument		Controlled Parking Zone	
Local Neighbourhood and District Centre		Article 4 Direction	

- 2.1 The site measure approximately 2.42 hectares and lies on the western side of Station Road (B1050). To the north lies the Busway and Sustrans National Cycle Route 51. To the south is the site owned by Endurance Estates and to the west is the larger part of the Northstowe Extension, being developed by Homes England.
- 2.2 Most of the site is unused scrub land. To the north are three buildings. The larger building is mostly occupied by a joiners' workshop, the remainder of

the building being vacant. The other two buildings are disused and derelict. There is an existing vehicular access from Station Road and a very small balancing pond next to it. An established hedgerow runs along the west and south boundaries of the application site.

2.3 On the north side of the Busway is the village of Willingham. The nearest houses here front onto the B1050, with long rear gardens running parallel with the Busway. On the east side of Station Road is Gresley House, Orchard Cottages and access to a small business park.

3.0 The Proposal

3.1 The three developers, Homes England, Endurance Estates and Middlereach Ltd, have collaborated to provide a co-ordinated development of the Northstowe Extension. A document: "Northstowe – Development Co-ordination Statement and Guiding Principle- Land West of Station Road has been produced and was updated in May 2021.

3.2 The proposal is for outline planning permission for a residential development of up to 80 dwellings and associated infrastructure (considering access only) following demolition of existing buildings.

3.3 The scheme has evolved through negotiation. Initially, the development was for 106 dwellings. It was considered that the functional design layout relied on the provision of large parking courts and limited private amenity space. It was felt by officers that the functional requirements of 106 dwellings could not be delivered to the required design quality.

3.4 The next scheme reduced the number of proposed dwellings to 80. However, the parameter plans showed a car-led layout of poor-quality design.

3.5 The third submitted scheme and the scheme currently under consideration, shows significant changes in an attempt to address the concerns raised. The main elements include:

- Retention of the established hedgerows to the west and south of the site;
- A green corridor running diagonally through the site which would include swales, a cycle path and footpath.
- A central play area within the green corridor;
- Cycle and footways running through the site and linking with the other Northstowe Extension sites and the Busway to the north-east corner.

- A pedestrian/cycle way sweeping round the west and south edges and connecting with the Sustrans Cycle Route and Station Road;
- A new vehicular access onto Station Road;
- Emergency access to the Homes England site to the west;
- Wildlife area, SUDS basin;
- An average of 55 dwellings per hectare;
- Building heights to not exceed 4 storeys to the north/northeast and not to exceed 3 storeys to the southeast and southwest.
- 33% Affordable Housing, reduced from 40% after applying Vacant Building Credit.

3.6 Following the amendments to the proposed scheme further consultations have been carried out as appropriate.

4.0 Relevant Site History

4.1 Northstowe as an entity has existed for approximately 20 years with the current allocation and Area Action Plan being adopted in July 2007. The Area Action Plan identified the application site as being land reserved for additional housing should the number of houses on the main site not meet the allocation. Following consideration of the delivery, the Reserve Land was formally allocated under Policy SS/5 of the Local Plan in 2018.

4.2 The following summarises the main applications relevant to Northstowe.

S/088/12/OL Phase 1 (1,500 homes) was GRANTED approval in 2014 under reference S/0388/12/OL and is under construction, with all 13 residential parcels Page 164 having been granted reserved matters approval. Associated infrastructure, a local centre and employment was also approved under Phase 1. The primary school and community wing are operational, and the local centre square was completed in 2019. Work continues on site on a number of aspects including LEAPs, the formal sports provision (known as the Western Park), Greenways, the formal park. Fronting Station Road is also the Northstowe Enterprise Zone comprising an area of 5ha which is designated for employment land.

S/2011/14/OL Phase 2 (3,500 homes and the Northstowe Town Centre) was GRANTED outline permission in 2017. A number of the principal conditions and first residential reserved matters for 406 dwellings have now been approved. The Education Campus in Phase 2 was secured through a phased delivery approach under a County Council submission S/0092/18/CC, including the masterplan for future phases. The Education Campus includes a Secondary School, Sixth Form, Primary

School and SEND school as well as community sport facilities.

20/02171/OUT Phase 3A - Outline planning permission GRANTED for up to 4,000 homes, two primary schools, a local centre (including employment, community, retail and associated services, food and drink, community, leisure, residential uses and other accommodation), secondary mixed use zones (including employment, community, retail and associated services, food and drink, community, leisure, residential uses), open space and landscaped areas, sports pitches, associated engineering and infrastructure works, including the retention of the existing military lake and creation of a new lake, with details of appearance, landscaping, layout, scale and access reserved. Application is accompanied by an Environmental Statement and involves works to/affecting existing Public Rights of Way.

20/02142/OUT Phase 3B - Outline planning permission GRANTED for the development of Northstowe Phase 3B, comprising up to 1,000 homes, a primary school, secondary mixed use zone (with retail and associated services, food and drink, community, leisure, employment and residential uses), open space and landscaped areas, engineering and infrastructure works, with details of appearance, landscaping, layout, scale and access reserved. Application accompanied by an Environmental Statement.

20/03598/OUT Land West of Station Road (Endurance Estates) - Outline planning application with all matters reserved, except for the vehicular accesses onto Station Road, for the demolition of a single dwelling and associated buildings and development of up to 107 dwellings (including affordable housing) and employment/ community/ cafe/ development together with parking areas, landscaping and all associated infrastructure. Members of the Planning Committee were minded to grant permission at the November 2021 meeting, subject to conditions and the applicant first entering into a S106 Agreement. S106 Agreement is yet to be signed.

S/0638/08/F Planning permission GRANTED for a new access roadway onto the Digital Park site in August 2008. A subsequent, minor amendment to the road alignment (Revised Internal access layout) to assist its construction was agreed in April 2009. That minor amendment was accepted as not altering the status of the original permission and that the deviation as being sufficiently minor to not require the submission of a further planning application. This has been implemented.

4.3 In April 2020, the Secretary of State (SofS) wrote in response to the applicant's request for a **screening direction** to be issued on the application proposal. The direction was issued for residential development of up to 106 dwellings and associated infrastructure (considering access only) following demolition of existing buildings. The SofS determined that although the development proposal fell within the description at paragraph 10(b) of Schedule 2 to the 2017 Regulations, it did not exceed the applicable thresholds at Column 2. Having taken into account the selection criteria in Schedule 3 to the 2017 Regulations the SofS does not consider that the proposal is likely to have significant effects on the environment. Accordingly, the SofS directs that the proposed development described in the request and the documents submitted with it, is **not 'EIA development'** within the meaning of the 2017 Regulations.

5.0 Policy

5.1 National

National Planning Policy Framework 2021

National Planning Practice Guidance

National Design Guide 2019

National Model Design Guide 2021

Local Transport Note 1/20 (LTN 1/20) Cycle Infrastructure Design

Circular 11/95 (Conditions, Annex A)

Technical Housing Standards – Nationally Described Space Standard (2015)

EIA Directives and Regulations - European Union legislation with regard to environmental assessment and the UK's planning regime remains unchanged despite it leaving the European Union on 31 January 2020

Conservation of Habitats and Species Regulations 2017

Environment Act 2021

ODPM Circular 06/2005 – Protected Species

Equalities Act 2010

5.2 South Cambridgeshire Local Plan 2018

S/1 – Vision

S/2 – Objectives of the Local Plan

S/3 – Presumption in Favour of Sustainable Development

S/5 – Provision of New Jobs and Homes
S/7 – Development Frameworks
S/12: Phasing, Delivery and Masterplan
SS/5: Northstowe Extension
CC/1 – Mitigation and Adaption to Climate Change
CC/3 – Renewable and Low Carbon Energy in New Developments
CC/4 – Water Efficiency
CC/6 – Construction Methods
CC/7 – Water Quality
CC/8 – Sustainable Drainage Systems
CC/9 – Managing Flood Risk
HQ/1 – Design Principles
HQ/2 – Public Art and New Development
NH/2 – Protecting and Enhancing Landscape Character
NH/3 – Protecting Agricultural Land
NH/4 – Biodiversity
NH/6 – Green Infrastructure
NH/8 – Mitigating the Impact of Development in & adjoining the Green Belt
NH/14 – Heritage Assets
H/8 – Housing Density
H/9 – Housing Mix
H/10 – Affordable Housing
H/12 – Residential Space Standards
SC/2 – Health Impact Assessment
SC/4 – Meeting Community Needs
SC/6 – Indoor Community Facilities
SC/7 – Outdoor Play Space, Informal Open Space & New Developments
SC/9 – Lighting Proposals
SC/10 – Noise Pollution
SC/11 – Contaminated Land
SC/12 – Air Quality
TI/2 – Planning for Sustainable Travel
TI/3 – Parking Provision
TI/8 – Infrastructure and New Developments
TI/9 - Education facilities
TI/10 – Broadband

5.3 Northstowe Area Action Plan (NAAP) (2007)

NS/1: The Vision for Northstowe
NS/2: Development Principles
NS/4: Green Separation from Longstanton and Oakington
NS/6: Local Centres
NS/7: Northstowe Housing
NS/8: Northstowe Employment
NS/9: Community Services, Facilities, Leisure, Arts and Culture
NS/10: Road Infrastructure
NS/11: Alternative Modes
NS/12: Landscape Principles
NS/13: Landscape Treatment of the Edges of Northstowe
NS/14: Landscaping within Northstowe

NS/15: Linking Northstowe to its Surroundings
NS/16: Existing Biodiversity Features
NS/17: New Biodiversity Features
NS/19: Public Open Space and Sports Provision
NS/20: Countryside Recreation
NS/21: Land drainage, Water Conservation, Foul Drainage and Sewage Disposal
NS/22: Telecommunications Infrastructure
NS/23: An Exemplar in Sustainability
NS/24: Construction Strategy
NS/25: Strategic Landscaping
NS/26: Making use of Existing Buildings / Resources on Site
NS/27: Management of Services, Facilities, Landscape and Infrastructure
NS/28: Timing / Order of Service Provision

5.4 Cambridge & Peterborough Minerals and Waste Plan (2021)

Policy 4: Providing for Waste Management

Policy 5: Mineral Safeguarding Areas

5.5 Supplementary Planning Documents

Biodiversity SPD – Adopted February 2022

Sustainable Design and Construction SPD – Adopted January 2020

Cambridgeshire Flood and Water SPD – Adopted November 2016

- 5.6 The following SPDs were adopted to provide guidance to support previously adopted Development Plan Documents that have now been superseded by the South Cambridgeshire Local Plan 2018. These documents are still material considerations when making planning decisions, with the weight in decision making to be determined on a case-by-case basis:

Health Impact Assessment SPD – Adopted March 2011

Landscape in New Developments SPD – Adopted March 2010

District Design Guide SPD – Adopted March 2010

Affordable Housing SPD – Adopted March 2010

Open Space in New Developments SPD – Adopted January 2009

Public Art SPD – Adopted January 2009

Trees and Development Sites SPD – Adopted January 2009

5.7 Other Guidance

Greater Cambridge Housing Strategy 2019 – 2023

Northstowe Development Framework Document (August 2012)

Northstowe Development Framework Document Addendum – An exemplar in sustainable living (October 2012)

6.0 Consultations

Comments from consultees and third parties are largely summarised and the full responses are available to view on the Council's website or upon request.

6.1 Lead Local Flood Authority

Raises no objections in principle subject to a condition requiring details of surface water drainage (see Condition 21 below).

This recommendation follows negotiations and the submission of amended and further information. There was an initial objection to the original submission in February 2021 due to an increased risk of flooding. Additional information was submitted relating to the condition, capacity and outfall of the existing watercourse and treatment to address pollution arising from the highway. A further recommendation from the LLFA in April 2021 required further information relating to the watercourse and acceptance from the Highway Authority to the proposals relating to the watercourse. A final recommendation from the LLFA in November 2021, upon the receipt of further information and County Highway advice, raises no objections, subject to the condition (Condition 21).

6.1 SCDC Sustainable Drainage Engineer

No objections subject to conditions relating to:

- Surface water (see Condition 21)
- Management and maintenance of surface water drainage systems (see Condition 22)
- Foul Drainage (see Condition 23)

6.2 SCDC Landscape Officer

15th December 2021 – supports the application. This follows the receipt of a revised submission.

23rd March 2021 – the Landscape and Open Space Parameter Plan is unacceptable – parking dominated, open space pushed to the edges, not enough consideration to tree etc.

6.3 County Highway Authority

Raise no objections and recommend conditions and mitigations for a S106 Agreement. The comments are summarised here, and the full comments are included as Appendix 1 to this item.

- The proposed footway/cycle way to the west side of the B1050 is welcome;
- Notes the site's proximity to the guided busway and Citi 5 bus stop and is satisfied with proposed improvements to the existing southbound bus stop;
- The application related flows are not expected to significantly increase the accident risk in the area;
- Welcomes changes negotiated to the proposed layout of the site.

- Advises that the Local Highway Authority will only adopt shared surfaces in small cul de sacs.
- Suggests a Grampian condition to secure the cycleway along the full extent of the site frontage;
- Agrees to the walking, cycling and emergency vehicle access to Phase 3B to the west and that there should be no barriers here;
- Cycle parking convenient as car parking will be required as reserved matters stage;
- The applicant's trip generation figures are appropriate;
- The applicant's journey to work data is agreed;
- The traffic flow modelling is agreed and worse case scenarios are given;
- The park and ride junction operates within capacity in 2019 and 2036 with and without the development traffic. The development traffic results in very little change to the Degree of Saturation and queues at the junction;
- In the future year scenario with Northstowe phase 3 and the traffic from these applications, the junctions will operate over capacity on the southbound arm of the B1050 in the AM peak. Adjustment of traffic signal settings would mitigate this;

Conditions required:

- For a Travel Plan (see Condition 28);
- Design of access points to guided busway to be agreed (see Condition 27);
- Details of bus stop improvements to be agreed (see condition 29);
- No encumbrance of connectivity to west (see Condition 30);
- Details for 3.5 metre path to site frontage to be agreed (see Condition 31);
- To facilitate shared use of existing path east of B1050 (see Condition 32);
- Undertake traffic signal review (following discussions with County Highway Officer, this is no longer required as a condition, as it will form part of works relating to Phase 3B highway works).

S106 mitigation required:

- Contribution of £34,000 towards the improvement of connectivity between this area and Northstowe.
- £86,000 towards new cycle and improving cycle routes in the surrounding area.
- £45,000 towards the Cambridge Guided Busway capital cost.
- £11,000 towards bus stop shelter maintenance to be passed to Willingham Parish Council.

6.4 SCDC Sustainable Communities Officer

No objections are raised and a list of requirements to mitigate the development are requested. These include:

- A Management and Maintenance Strategy;
- Commuted maintenance payment of £70.20 per person for 10 years;
- It is noted that the open space would exceed that required by the relevant policy, and allotment and orchard provisions are required;
- No objections to the proposed play space provisions and a contribution of £38,853 is required to go towards an off-site NEAP;
- Contribution of £35,301 required towards the indoor sports hall;
- £39,330 towards the swimming pool;
- £75,800 towards the Community Building;
- Faith groups – as Community Building;
- Off-site burial land contribution of £210 per dwelling;
- Community support contribution to cover the cost of employment and engagement of community support officer £36,000 in instalments;
- £1,000 for small grants scheme;
- Community Endowment for Northstowe Town Council of £7,550.

6.5 SCDC Tree Officer

No objections raised.

Western and southern boundary hedgerow should be identified as feature under Hedgerow Regulations 1997 (see Condition 15).

Protection of trees from materials storage (see Condition 45).

Various recommendations are made for the reserved matters stage.

6.6 SCDC Healthy Development Officer

No objections raised.

18th May 2022 – the vulnerable groups have now been identified. There is a concern that the cost of maintaining roads and green spaces would create social inequalities.

11th March 2021 – the Health Impact assessment does not identify vulnerable groups and fails to address the distribution of those affected and is therefore unacceptable.

6.7 SCDC Urban Design Officer

The officer is satisfied that previously raised issues have been addressed in the revised Parameter Plans and the development aligns with the Northstowe Coordination Statement.

The originally submitted scheme required further consideration to parking strategy, built form, linking of landscaping and further details.

6.8 Shared Waste Services

No objections are raised.

6.9 SCDC Strategic Housing Officer

No Objections are raised.

Following the application of Vacant Building Credit, the request for Affordable Housing has been reduced from 40% to 33%.

The housing mix will need to be agreed prior to the submission of any reserved matters application (see Condition 10).

There is no need for a care or extra care home on this site, but 5% of the units should meet the needs of older people.

The split between Affordable Rent and Shared Ownership will need to be confirmed before the submission of any reserved matters application (see Condition 10).

Clustering and design and appearance will be determined at reserved matters stage.

6.10 SCDC Environmental Health Officer – Climate Environment and Waste

No objections raised.

6.11 SCDC Environmental Health - contaminated land

No objections are raised subject to a condition requiring detailed desk study, detailed scheme of investigation and removal of contamination (see Condition 18 below).

6.12 SCDC Environmental Health – Air Quality

No objections are raised subject to a condition requiring a Low Emission Strategy to be submitted (see Condition 24).

6.13 SCDC Environmental Health – Noise

No objections are raised.

6.14 County Education Authority

No objection subject to mitigation.

This development will generate 24 Early Years children (16 eligible for free places); 32 primary children and 20 secondary children.

Early Years – taking into account the anticipated development in the area there will be 279 x 15 hour places above the current capacity. Therefore, it is necessary to seek contributions to mitigate this development, at £20,713 per place.

Primary – There will not be capacity at Pathfinder C of E Primary school. The County Council plans to provide additional capacity across the town, at £20,713 per place.

Secondary – There is not anticipated to be capacity at Northstowe Secondary Collage to meet the needs of the development. A contribution of £24,013 is therefore sought.

Libraries and Lifelong Learning – a contribution of £149 per person is required. At an average household of 2.5 persons, the development would generate a population of 200. $200 \times £149 = £29,800$.

6.15 County Strategic Waste

No objections subject to mitigation.

A contribution is required to towards Cambridge and Northstowe Recycling Centre to mitigate the development, at £190 per dwelling = £15,200.

6.16 SCDC Sustainability Officer

23rd February 2021 – following receipt of an amended scheme, no objections are raised, subject to conditions (see Conditions - 38 Sustainability strategy, 39 Water efficiency, 40 Sustainable show homes and 46 Overheating analysis).

22 June 2020 – While the general approach to sustainability is supported, the approach to energy is not considered acceptable further work required.

6.17 County Fire and Rescue

No objections raised, but requests that adequate provision be made for fire hydrants (see Condition 26).

6.18 SCDC Ecology Officer

No objections are raised subject to conditions (see Conditions 13 and 14 below) requiring a Construction Ecological Management Plan and a Landscape Ecology Plan to be submitted for approval.

This follows a previous request in April 2020 for further information, which was subsequently received.

6.19 County Archaeologist

Raises no objections but considers there is justification for a condition requiring a programme of archaeological works and a condition is recommended (see Condition 16).

6.20 County Waste and Minerals Officer

The site is located on an area designated as a Sand and Gravel Mineral Safeguarding Area and Policy CS26 of the MWCS needs to be adequately addressed. A condition (see Condition 12 below) is recommended requesting a Detailed Waste Management and Minimisation Plan be submitted for approval prior to the commencement of development.

6.21 County Design Out Crime Officer

No objections are raised.

6.22 Anglian Water

No objections are raised.

The sewerage system at present has available capacity for these flows. With regard to surface water, as the scheme does not relate to Anglian Water assets, it recommends that the Lead Local Flood Authority be consulted. Conditions for foul drainage (Condition 23 below) and a phasing condition (Condition 4). Informatives are recommended and included below.

6.23 Environment Agency

No objections are raised.

“The proposed development site is not located within a Source Protection Zone designated for the protection of public water supply. It is underlain by a secondary A aquifer and by unproductive strata. We understand that it includes former railway land, and land used previously for commercial activities.”

It is recommended that the Lead Local Flood Authority and Environmental Health – Land Contamination are consulted. General advice is given and informatives recommended (see informatives below).

6.24 Natural England

No objections are raised.

6.25 NHS

No objections are raised. The NHS has commented collectively on the Northstowe Extension applications, requiring financial contributions towards the new healthcare facility.

6.26 Northstowe Town Council

No objections received.

6.27 Willingham Parish Council

Comments copied in full.

“Willingham Parish Council make no recommendation but would reiterate their concerns that the site access would cause congestion coming onto the already busy B1050. Residents from the development would also need to cross this busy road in order to access schools and facilities.”

6.28 Longstanton Parish Council

Comments copied in full.

“Longstanton Parish Council have a neutral position on this application but wish to state that there appear to be some differences with the flood report data provided within the application and that which is available to the public, as we understand it, that requires further clarification and explanation.

The data also appears to be missing any visual indication of Northstowe existing, and it is unclear whether they take into account recently reported changes in drainage and more recent flood activity etc.

Cllrs are also disappointed to note that the proposed energy efficiency appear to be geared towards the bare minimum with 20% reduction having worked on the standards set in 2013.

Longstanton Parish Council is aware that residents of Northstowe want it to be a sustainable town and would expect to see something more ambitious when it comes to the energy efficiency of the town.

Cllrs have also suggested that when applications such as these come in, due to the sheer weight of documentation it is overwhelming for Cllrs who are not planners. It is requested that an 'Executive Summary' be provided with each one in a format that Cllrs can understand.”

6.29 Quality Design Panel

The Panel’s conclusions and recommendations to the second review is quoted below. Reference is made to the first review which took place on 7th July 2021.

“In summary, the applicant had addressed each specific comment from the last review but had perhaps missed the opportunity to make it a better and more sustainable place? Integrating all the elements of the scheme, from climate, landscape, to connectivity should increase the quality of the place and its value.

The main recommendations of the Panel were:

- 1) Provide a landscaped, direct link for cycling and walking to the guided bus stop, which would also provide green space for biodiversity and social interactions.
- 2) Reduce the amount of road space and relax the design as low traffic levels are expected (and this could reduce the overall cost too).
- 3) Consider alternatives to attenuation ponds on their own as the only means to address drainage. Expand the absorbent areas, link the swales and spread more widely and use rain gardens as planting is important for cooling and amenity.
- 4) Consider streets as home zones.
- 5) Reconsider the number of trees as they were fewer than last time.
- 6) Use crushed concrete to deal with decarbonisation.
- 7) Bridges over ditches are a local tradition what could be adapted
- 8) The LEAP should be better integrated and overlooked to feel safe and avoid conflicts between small children and teenagers.
- 9) Consider flexible design as car ownership could reduce considerably over the next 20 years.
- 10) Explore smaller gardens working with more communal open space.
- 11) Plan the layout strategically for PVs and allow space for future battery technology and the siting of heat pumps.
- 12) Depending on the timescales of when the site is going to be built, the embodied carbon calculation could be part of building control approval. Therefore, think about embodied carbon materials.
- 13) Be aware of overheating.
- 14) Consider the site holistically and its relationship with adjacent sites and infrastructure.”

6.30 Camcycles

Objects to the proposal.

Disagrees with the submitted Transport Assessment particularly in relation to paragraphs 2.15, 2.16, 2.27 and 2.28 as it considers that measures in LTN 1/20 are achievable.

6.31 Cadent Gas

No objections. Recommends an informative (see informatives below).

7 Third Party Representations

7.10 Third parties were notified of the original submission, of the first amendment reducing the number of dwellings down to 80 and of the amended layout/Parameter Plans. A total of 18 representations from local residents have been received, 15 to the original submission and 3 to the first amendments. None have been received to the third amendments. Three representations support the development, one comment and 14 objections have been received.

7.3 The objections are summarised below:

- Increase in traffic
- Effect upon wildlife
- Highway safety
- Loss of employment land
- Piecemeal development of Northstowe
- No need for more homes
- Concern about flooding
- Existing GP surgery and dentist cannot cope with more
- The lack of an Environmental Assessment
- Encroachment on the countryside
- Would set a precedent
- Covid lock down didn't allow discussions to take place
- Would prefer to see a wildlife park here
- Longstanton Parish Council as a trustee has a conflict of interest

7.11 Those in support have given the following reasons:

- A need for more affordable homes

7.12 There is a comment on the need for affordable housing in this development.

8 Member Representations

8.10 Cllr Sarah Cheung Johnson and Cllr Alex Maylon have made representation objecting to the application on the following grounds:

- "Flooding concerns – the history and experience of residents and tenants to this site do not support the comments from Anglian Water on this area be one of low flood risk. We believe a more thorough analysis of this should be conducted to ensure the SUDs are adequate to prevent both flooding of any future housing here but also to neighbouring business and residential housing.
- Traffic concerns – the current design of the development's access onto the B1050 is not suitable and will cause problems for future new residents of this development to join the B1050, especially in peak hours who wish to

go Cambridge bound. This will also add to the already overdeveloped and busy stretch of the B1050.

- Cycling concerns – we have concerns on visibility for cyclists accessing this site from B1050 at the proposed main junction of the site.
- Ecological concerns - following the applicant's unwillingness to submit an Environmental Impact Assessment we have concerns that the full ecological impact to this application have not been fully understood or tackled. We would like to request that an adequate number of planning conditions via a Landscape Ecology Management Plan and that further surveys and assessment are completed to review the risks and ensure the biodiversity strategy is more than adequate."

8.11 The above representations are a summary of the comments that have been received. Full details of the representations are available on the Council's website or upon request.

9 Assessment

9.0 Environmental Impact Assessment (EIA)

The applicant has successfully challenged the Council's request for an Environmental Impact Assessment. The Secretary of State, in his consideration of the matter, has concluded that an EIA is not required for this application, and I copy below the final paragraph of the decision letter.

" Taken on its own facts as a moderately sized residential development, the Secretary of State considers that any impact would be mainly within the area around the site and would not cover a wide geographical area. He also considers that it would be possible to mitigate any impact. The site is not in a sensitive area and given the characteristics of the scheme, the Secretary of State does not consider that a significant environmental effect is likely in terms of the intensity and complexity of any impact. For the reasons given above, the Secretary of State does not consider that a significant environmental effect is likely in terms of cumulation with existing and approved development. Overall, the Secretary of State does not consider that the environmental impact would be of a magnitude necessary to suggest that a scheme of this scale would result in significant environmental effects which would exceptionally necessitate an environmental statement."

9.10 Principle of Development

9.10.1 Policy S/6 of the Local Plan sets out the Council's development strategy and a hierarchical approach to new housing in the district, with a descending order of preference given to on the edge of Cambridge, at new settlements and only limited development at Rural Centres and Minor Rural Centres.

9.11 Policy SS/5: Northstowe Extension allocates land as an extension of Northstowe and is the reserve land identified in the Northstowe Area Action Plan (AAP). The intention is that it will allow the 10,000 homes

allocated in the AAP to be built to an appropriate density. It supersedes Policy NS/3 (1g) if the AAP.

- 9.12 The Northstowe Extension land comprises sites 3A, 3B, the Endurance Estates site west of Station Road and Digital Park. As it is part of an allocated site, there is no objection in principle to its residential development.
- 9.13 Site 3A will provide 4,000 homes, Site 3B 1,000 homes and the Endurance Estates site 107 homes. Digital Park proposes 80 dwellings and together the Northstowe Extension sites would amount to 5,187 dwellings. The approved Phases 1 and 2 will provide a total of 5,000 dwellings. The total for Northstowe would, therefore be 10,187 homes.
- 9.14 The 10,000 homes are intended as a target for Northstowe in the AAP and is not a cap on dwelling numbers. The uplift in numbers represents a marginal increase which is not likely to have any significant impact on the infrastructure requirements of the new town or existing infrastructure within the vicinity of the site. Nor is it likely to have an effect on the delivery of the vision for Northstowe set out in the AAP.
- 9.15 The proposal includes the demolition of 3 existing buildings. Two are derelict and the third is partly used by a joiners' workshop. This building measures a total of 2,182 sq m of which 1,306 sq m are let. Some local residents have objected to the loss of employment land.
- 9.16 The AAP seeks to deliver employment to meet the needs of the town in specific locations (see policy NS/8). The purpose of the land allocated in Policy SS/5 is to help deliver the quantum of residential. The loss of this employment land has therefore been accepted in principle and there is no conflict with policy E/14 of the South Cambridgeshire Local Plan (2018).
- 9.17 There are, therefore, no objections in principle to the residential development of Digital Park or to the loss of the current employment. The principle of the development is acceptable and in accordance policies.

9.18 Housing Provision

9.19 Density

- 9.20 Policy H/8 requires housing density in new settlements and urban extensions to achieve a housing density of 40 dwellings per hectare (dph) and in Rural Centres, Minor Rural Centre villages and Group Villages to achieve a density of 30dph. The policy states that density may vary where justified by the character of the locality, the scale of the development, or other local circumstances.
- 9.21 The site measures approximately 2.42 hectares in area. The provision of 80 dwellings on the site would equate to a density of approximately 33

dwellings per hectare. The location of the Northstowe Extension land at the edge of the settlement justifies this slightly lower density.

9.22 The proposed density therefore accords with policy H/8.

9.23 Mix

9.24 Policy H/9 'Housing Mix' requires a wide choice, type and mix of housing to be provided to meet the needs of different groups in the community. For market housing development of 10 or more homes, H/9 provides targets as set out in the table below. H/9 states the mix of affordable homes is to be set by local housing needs evidence.

Policy Requirement

30% 1 or 2-bedroom homes
30% 3-bedroom homes
30% 4-bedroom homes
10% flexibility allowance

9.25 The applicant has sought advice from the Council's Strategic Housing Team about the mix of housing for this site. The Council's Housing Officer has advised that the mix referred to in the Design and Access Statement accords with the advice given. However, the mix required may change over time and should be reconsidered at the Reserved Matters stage.

9.26 The proposed mix in the Design and Access Statement is as follows. However, this will be determined at the reserved matters stage and Condition 10 would secure this.

57.5% 1 or 2 bedroom	46 units
28.75% 3 bedroom	23 units
13.75% 4 bedroom	11 units
10% flexibility allowance	

9.27 The market housing mix is expected to meet evidenced local housing needs, and this would be secured by condition. As such the development would accord with the requirements of H9.

9.28 Policy H/9(4) requires 5% of homes in a development to be built to the accessible and adaptable dwellings M4(2) standard, rounding down to the nearest whole property with the provision split evenly between the affordable and market homes rounding to the nearest whole number. Condition 42 below would secure this at the reserved matters stage.

9.29 Any justified requirement for self/custom build dwellings will be secured by S106 and planning conditions.

9.30 Affordable Housing

- 9.31 Local Plan Policy H/10 requires 40% affordable homes on development sites of 11 dwellings or more except where it can be demonstrated unviable in light of changing market conditions, individual site circumstances and development costs, in which case a revised mix of affordable house types and tenures and then a lower level of affordable housing provision may be negotiated. The NPPF paras 60 – 67 and Annex 2 Glossary are relevant.
- 9.32 The applicant has presented a case for Vacant Building Credit (VBC). The National Planning Policy Framework (NPPF) in paragraph 64 advises that:
“To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, an affordable housing contribution due should be reduced by a proportionate amount.”
- 9.33 The case applies only to the vacant floorspace within the larger building partly occupied by the joinery business. The other buildings are derelict and the VBC does not apply in those cases. The building has been inspected internally and verified as appropriate for VBC. The normal requirement for 40% Affordable Housing on site is, therefore, recalculated and reduced to 33%. The Council’s Housing Officer agrees to this. The remainder would be market housing. This can be secured by a S106 Agreement.
- 9.34 The Clustering and Distribution of Affordable Housing Policy in the Greater Cambridge Housing Strategy 2019-2023 Annex 10 is relevant, and this matter will be for detailed consideration at the reserved matters stage.
- 9.35 Officers, in consultation with the Council’s Housing Team, are satisfied that the proposed distribution of affordable units within the site can be secured by S106 Agreement, and accords with Policy H/10 of the Local Plan and the Greater Cambridge Housing Strategy 2019-2023, by S106 Agreement.

9.36 Design, Layout, Scale and Landscaping

- 9.37 Policy HQ/1 ‘Design Principles’ provides a comprehensive list of criteria by which development proposals must adhere to, requiring that all new development must be of high-quality design, with a clear vision as to the positive contribution the development will make to its local and wider context.
- 9.38 Policies NH/2 and NH/6 are relevant to the landscape and visual impacts of a proposal. Together they seek to permit development only where it respects and retains or enhances the local character and distinctiveness of the local landscape and its National Character Area.
- 9.39 The District Design Guide SPD (2010) and Landscape in New Developments SPD (2010) provide additional guidance. The NPPF

provides advice on achieving well-designed places and conserving and enhancing the natural environment.

- 9.40 In the AAP Policies NS/14 and NS/15 seeks to achieve green corridors through the urban areas with water features, biodiversity value, recreation value and with provision for walking and cycling, limiting adverse safety implications for people.
- 9.41 **Green Infrastructure**
The application consists of four Parameter Plans, which establish the strategic framework for the Digital Park site. These include for Green Infrastructure, for Land Use & Building Height, Access & Movement and a Combined Parameter Plan.
- 9.42 The Parameter Plan for Green Infrastructure shows the two existing hedges to the west and south boundaries to remain. Two gaps will need to be made in the west hedge to accommodate an emergency vehicular access and cycleways/ footpaths linking the site with the 3B Homes England site. Any detailed landscaping would be considered as a reserved matter.
- 9.43 The Parameter Plan succeeds in providing green corridors that include cycleways and footpaths, play areas and SUDs. These would run along the west and south edges and diagonally through the site. Green landscaped areas are also shown to the north and east peripheries of the site. The aims of the AAP Policies NS/14, NS/15 and Policies NH/2, NH/6 would, therefore, be met.
- 9.44 **Land Use & Building Heights**
In addition to areas of land for dwellings, the Parameter Plan for Land Use & Building Heights shows a foul pumping station, a Local Equipped Area of Play (LEAP), a Local Area of Play (LAP) and a wildlife area. The play areas would be centrally located. The foul pumping station and wildlife areas would be within the green sward along the southern edge.
- 9.45 The Parameter Plan also indicates area for buildings up to 3 storeys in height and areas for 4 storey buildings. The 3 storey buildings would occupy the larger amount of the site and would be located along the western and southern areas. The higher buildings would be towards the north-east quarter. It is noted that the existing buildings on site, which are located towards the north and north-east corner, are up to 4 storeys in height.
- 9.46 **Access & Movement**
- 9.47 The adjacent development, Site 3B, by Homes England, would provide local facilities including a Primary School, local centre and sports hub/community buildings. It is anticipated that these would also serve the

future residents of the Digital Park site. Good connectivity between the sites is therefore important. A joint statement between the three developers of Northstowe Extension has been produced to this end, entitled Northstowe Development Co-ordination Statement and Guiding Principles, Land West of Station Road.

9.48 A Parameter Plan (Access and Movement) shows the layout of the spine road, indication of access roads and a new vehicular access from Station Road. Negotiations have resulted in a less road dominated layout. An emergency access through to site 3B is shown, but vehicular traffic would be restricted under normal circumstances with removable bollards (see Condition 30).

9.49 Following negotiations, routes through the site for cyclists and pedestrians have been much improved and would connect well with the adjacent 3B site. It would be in accordance with the joint statement mentioned above (para 9.38).

9.50 A footpath/cycleway would run along the site where it fronts Station Road. It would connect up with the national cycleway to the north of the site and continue the cycle/footpath planned to the site frontage of the Endurance Estates site to the south. The applicant has worked jointly with the applicant for this site and the County Highway Authority to achieve this. An appropriate crossing point is also intended for cyclists and pedestrians to cross to the east side of Station Road (see Condition 32).

9.51 A fourth Parameter Plan has been submitted. This combines the information shown on the 3 Parameter Plans described above.

9.52 Overall, the applicant has responded positively to negotiation with the Council and Design Quality Panel and significant improvements have been made to the application. It would enable a high-quality design that would contribute positively to its surroundings and be appropriately landscaped. The proposal is, therefore, compliant with South Cambridgeshire Local Plan (2018) policies NH/2, NH/6, Policies NS14, and NS/ 15 of the Northstowe AAP and the NPPF

9.53 Carbon Reduction and Sustainable Design

9.54 The Councils' Sustainable Design and Construction SPD (2020) sets out a framework for proposals to demonstrate they have been designed to minimise their carbon footprint, energy and water consumption and to ensure they are capable of responding to climate change as required by policy CC/1.

9.55 Policy CC/3 'Renewable and Low Carbon Energy', requires that Proposals for new dwellings and new non-residential buildings of 1,000m² or more

will be required to reduce carbon emissions by a minimum of 10% through the use of on-site renewable energy and low carbon technologies.

9.56 Policy CC/4 'Water Efficiency' requires that all new residential developments must achieve as a minimum water efficiency to 110 litres pp per day and for non-residential buildings to achieve a BREEAM efficiency standard equivalence of 2 credits. Paras 152 – 158 of the NPPF are relevant.

9.46 Policy NS/23 of Northstowe AAP requires an exemplar of sustainability. The application is supported by an Energy and Sustainability Statement (revised following negotiations). Two options are proposed for the energy strategy; Option 1: use of an Air Source Heat Pump. Option 2: electric panel convector heaters and Edal heat pump cylinder plus the use of photovoltaic panels. Both options are capable of reducing carbon levels by at least 20%. The final choice of technology can be made at the reserved matters stage. This would be secured by Condition 38 below.

9.57 The application has been subject to formal consultation with the Council's Sustainability Officer who raises no objection to the proposal subject to Condition 38 below, relating to carbon reduction technologies; Condition 39 requiring water efficiency; Condition 40 requiring sustainable show homes and: Condition 46 requiring overheating analysis.

9.58 The applicants have suitably addressed the issue of sustainability and renewable energy at this stage. Conditions will ensure the proposal is compliant with Local Plan policies CC/1, CC/3 and CC/4 and the Greater Cambridge Sustainable Design and Construction SPD 2020 and the Northstowe AAP.

9.59 Biodiversity

9.60 The Environment Act 2021 and the Councils' Biodiversity SPD (2022) require development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach accords with policy NH/14 which outlines a primary objective for biodiversity to be conserved or enhanced and provides for the protection of Protected Species, Priority Species and Priority Habitat.

9.61 In accordance with policy and circular 06/2005 'Biodiversity and Geological Conservation', the application is accompanied by an Ecological Impact Assessment. This advises that the site is predominantly species-poor grassland. Flora has been noted, but none of particular note were found.

9.62 The site was found to be of negligible to low suitability for supporting important terrestrial invertebrates. Brown long-eared bats were found to be roosting in one building and the building is considered to be suitable for a maternity roost. There are no badger setts on site. Great crested newts have been found in a nearby pond off site.

- 9.63 The application has been subject to formal consultation with the Council's Ecology Officer. Additional information was requested, and a Baseline Biodiversity Net Gain calculation was submitted. No objections are now raised and conditions requiring a Construction Ecological Management Plan and a Landscape and Ecological Management Plan are recommended (see Conditions 13 and 14 below).
- 9.64 In consultation with the Council's Ecology Officer, subject to an appropriate condition, officers are satisfied that the proposed development complies with policy NH/14, the Biodiversity SPD 2022, the requirements of the Environment Act 2021 and 06/2005 Circular advice.

9.65 Water Management and Flood Risk

- 9.66 Policies CC/7, CC/8 and CC/9 of the Local Plan require developments to have appropriate sustainable foul and surface water drainage systems and minimise flood risk. Paras. 159 – 169 of the NPPF are relevant.
- 9.67 The site is in Flood Zone 1 and is therefore considered at low risk of flooding.
- 9.68 The applicant has submitted a Flood Risk Assessment. Whilst the site lies wholly within Flood Zone 1, there are several small areas at medium risk of surface water flooding. This is noted in the comments by local Ward Members. However, it is considered that the removal of the current undulating topography and installation of an effective drainage system would reduce the presence of surface water flooding on the site.
- 9.69 The Lead Local Flood Authority advise that the document demonstrates that surface water from the proposed development can be managed through the use of permeable paving, a swale and an attenuation pond, limiting discharge to a total of 3.6 litres per second. An existing watercourse will need to be culverted to enable the construction of a cycleway. Water quality has also been adequately addressed. The LLFA's original objections have been overcome and a condition requiring a detailed design to be submitted for approval is recommended (see Condition 21 below).
- 9.70 The Council's Sustainable Drainage Engineer has raised no objections to the application. Further information will be considered at the reserved matters stage. Conditions relating to surface water, management and maintenance, and foul drainage are recommended (see Conditions 21, 22 and 23 below).
- 9.71 Anglian Water has raised no objections and informative (see below) are recommended.
- 9.72 Longstanton Parish Council, whilst remaining neutral, raise concerns relating to flood data used, but are not specific about this (see para. 6.1 above).

- 9.73 Following the initial objection from the Lead Local Flood Authority (LLFA), further information has been submitted in a revised Flood Risk Assessment and Drainage Strategy revision G, September 2021.
- 9.74 Following the initial objection from the Lead Local Flood Authority (LLFA), further information has been submitted in a revised Flood Risk Assessment and Drainage Strategy revision G, September 2021.
- 9.75 The applicants have suitably addressed the issues of water management and flood risk, and subject to conditions the proposal is in accordance with Local Plan policies CC/7, CC/8 and CC/9 and NPPF advice.

9.76 Highway Safety and Transport Impacts

- 9.77 Policy HQ/1 states that proposals must provide safe and convenient access for all users and abilities to public buildings and spaces, including those with limited mobility or those with impairment such as sight or hearing.
- 9.78 Policy TI/2 requires developers to demonstrate adequate provision will be made to mitigate the likely impacts of the proposed development and, for larger developments, to demonstrate they have maximised opportunities for sustainable travel, and provided a Transport Assessment and Travel Plan.
- 9.79 Para. 111 of the NPPF advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 9.80 The application is supported by a Transport Assessment, Framework Travel Plan and a joint Technical Note for both the Endurance Estates Land and Digital Park.
- 9.81 A new access is proposed into the site from Station Road and the existing access is to be closed. Following advice from the County Council's Local Highway Authority and Transport Assessment Team, amendments have been proposed to show a 3.5 metre wide cycleway/footpath along the west side of Station Road to join up with the cycleway/footpath proposed at the site to the south. A crossing point is also show to the east side of Station Road.
- 9.82 Local Ward Members have raised concern of visibility for cyclists accessing the site at the proposed main junction. The Local Highway Authority has raised no concerns to this. Details will be considered at the Reserved Matters stage.

- 9.83 There would be good cycling and pedestrian connectivity running through the site to Site 3B and the facilities proposed there, and through to the Endurance Estates site, as envisaged in the joint statement for Northstowe Extension. There would also be good connectivity with the Busway, the national cycle route and the rest of the Northstowe development.
- 9.84 A cycle/pedestrian crossing point over Station Road is required and this would ensure cycle/pedestrian connectivity to the main part of Northstowe, in the event that the Endurance Estate development is built after the Digital Park site.
- 9.85 The application has been subject to formal consultation with Cambridgeshire County Council's Local Highways Authority and Transport Assessment Team, who raise no objection to the proposal subject to conditions and S106 mitigation.
- 9.86 A forecast for trip generation and distribution has been submitted. It is considered that the majority of vehicles leaving the site would travel south. The applicant has modelled the Cambridge Guided Busway, the proposed site access at the Park and Ride junction, and the junctions of Stirling Road and Pathfinder Way with the B1050. The forecasts take into account other development in the area. The assessment shows that the CBG busway junction would operate within capacity in 2036. It also shows that the park and ride junction would operate within capacity in 2036. This is agreed by the County Highway Authority.
- 9.87 The applicant has also modelled the C1050 junctions of Pathfinder Way and Stirling Road with the Northstowe Phase 3 traffic flows and the traffic generated by both Digital Park and the Endurance Estates applications.
- 9.88 In future years these junctions would operate over capacity on the southbound arm of the B1050 in the morning peak. However, this can be mitigated by changing the signal timings at the junctions and it is anticipated by the County Highway Authority that this will be carried out using funds from existing approved developments for the Northstowe Extension.
- 9.89 The conditions and mitigation are as follows.
Conditions:
- To ensure a safe connection with the cycle path running parallel to the Busway (Condition 27);
 - The submission of a Travel Plan (Condition 28);
 - To limit development until a replacement bus shelter is provided opposite 2 Station Road (Condition 29);

- To ensure connectivity to the site to the west, for cyclists and pedestrians (Condition 30)
- To connect the cycleway/footpath along Station Road with the south (Condition 31);
- To provide a cycle/pedestrian crossing point over Station Road (Condition 32);
- Submit details for the management and maintenance of streets (Condition 33);
- Construction of roads and paths to binder course prior to occupation (Condition 34);
- Closure of the existing access (Condition 35);
- Laying out of the proposed access prior to first occupation (Condition 36);
- Turning space within site prior to first occupation (Condition 37);

Mitigation by S106 Agreement:

- Contribution of £34,000 towards the improvement of connectivity between this area and Northstowe;
- Contribution of £86,000 towards new cycle and improving cycle routes in the surrounding area;
- Contribution of £45,000 towards the Cambridge Guided Busway capital cost;
- Contribution of £11,000 towards bus stop shelter maintenance to be passed to Willingham Parish Council.

9.90 Subject to conditions and S106 mitigation as applicable, the proposal accords with the objectives of policy TI/2 of the Local Plan and is compliant with NPPF advice.

9.91 Cycle and Car Parking Provision

9.92 Details of car and cycle parking will be considered at the Reserved Matters stage.

9.93 Amenity

9.94 Policy HQ/1 (n), sets out that proposals must protect the health and amenity of occupiers and surrounding uses from development that is overlooking, overbearing or results in a loss of daylight or development

which would create unacceptable impacts such as noise, vibration, odour, emissions and dust.

- 9.95 Policy H/12 of the Local Plan states that new residential units will be permitted where their gross internal floor areas meet or exceed the Government's Technical Housing Standards – Nationally Described Space Standard (2015) or successor document.
- 9.96 The residential amenity of properties within the development will be considered at the Reserved Matters stage.
- 9.97 Wide landscaping swathes are proposed to the west and south boundaries of the site. This will ensure good relationships with buildings of the two adjoining development sites.
- 9.98 **Neighbouring Properties**
No objections have been received with regard to the impact of the development upon the amenities of existing residential properties. There are existing dwellings to the north of the busway and to the east of Station Road. The distances and orientation of these properties are such that the development of the Digital Park site could be achieved without any significant loss of privacy, sunlight, daylight or having an overbearing impact on the existing dwellings.
- 9.86 At this outline planning application stage, there is no conflict with Policies HQ/1 (n) or H/12. Details will be considered at the Reserved Matters stage.

9.99 Construction and Environmental Health Impacts

- 9.100 The land contamination, air quality and noise and vibrational impacts associated with the construction and occupation of the site are addressed by Local Plan policies CC/6 'Construction Methods', CC/7 'Water Quality', SC/9 'Lighting Proposals', SC/10 'Noise Pollution', SC11 'Contaminated Land', SC/12 'Air Quality' and SC/14 'Odour'. Paragraphs 183 - 188 of the NPPF are relevant.
- 9.101 The Council's Environmental Health Team have assessed the application and no objections are raised subject to conditions.
- 9.102 The potential for site contamination has been investigated. There is the potential for contamination to the north of the site, due to its former use as Longstanton Station and the more recent commercial uses. A condition (Condition 18) is therefore recommended to ensure further investigation and the carrying out of any remedial work, if necessary.
- 9.103 A condition is recommended to control noise, vibration and dust during the construction phase in order to protect nearby residential amenity.

- 9.104 The impact of traffic noise on the proposed residential properties is considered in the submitted Noise Impact Assessment. Detailed specifications will be required at the Reserved Matters phase under Condition 18.
- 9.105 The impact of artificial lighting for the potential to cause nuisance and detriment to residential amenity will be considered at the Reserved Matters stage. Condition 44 specifies the requirements.
- 9.106 No objections are raised regarding air quality. A condition (Condition 47) is recommended, requiring a site-based Low Emissions Strategy to be submitted for approval.
- 9.107 Summary
- 9.108 The proposal, in its outline form, subject to the recommended conditions, would be able to adequately respects the amenity of its neighbours and of future occupants. It would, therefore, not conflict with the requirements of policy HQ/1 and the District Design Guide 2010. The associated construction and environmental impacts would be considered at the Reserved Matters stage, but with the recommended conditions, would be able to be able to accord with policies CC/6, CC/7, SC/9, SC/10, SC/12 and SC/14 of the Local Plan.

9.109 Third Party Representations

- 9.110 The remaining third-party representations not addressed in the preceding paragraphs are summarised and responded to in the table below:

Third Party Comment	Officer Response
Piecemeal development of Northstowe	This is a necessary part of the process of providing new homes to meet the 5-year housing land supply
No need for more homes	The Greater Cambridge Housing Trajectory and Five Year Housing Land Supply supports the need for more homes in the district.
Existing GP surgery and dentist cannot cope with more patients.	A new healthcare centre will be provided within the civic hub located in Phase 2; this will be expanded to meet the needs of the Northstowe Extension population.
Encroachment on the countryside	The principle of development on this part of the countryside is accepted under the adopted development plan. The north part of the site is brownfield land.
Would set a precedent	As above
Covid lock down didn't allow discussions to take place	The determination of planning applications has continued during the pandemic and the public have been notified of the application

	and amendments during the processing of the application, first received in April 2020.
Would prefer to see a wildlife park	This is not a valid reason to refuse the development and the application must be considered on its own merits.
Longstanton Parish Council as a trustee has a conflict of interest	Longstanton Parish Council is not the decision- making authority on this application.

9.111 Open Space and Recreation

9.112 Policy SC/7 requires all housing developments to contribute towards outdoor play space (including children’s play space, formal outdoor sports facilities) and informal open space in accordance with the following minimum standards.

- Outdoor sports – 1.6 ha per 1,000 people;
- Formal children’s play space – 0.4 ha per 1,000 people;
- Informal children’s play space – 0.4 ha per 1,000 people; and
- Informal open space – 0.4 ha per 1,000 people.
- Allotments and community orchards – 0.4 ha per 1,000 people.

9.113 Based on the proposed mix of housing provided the following would be required:

- Outdoor sports space: - 0.33 ha
- Formal children’s play space: - 0.08 ha max
- Informal children’s play space: - 0.08 ha max
- Informal open space: - 0.08 ha
- Allotments and community orchards: - 0.08 ha

9.114 It is estimated that the population of Digital Park would be 206 people.

9.115 The green infrastructure would include public open space around the edges of the site and running diagonally through the site. This would amount to 0.85 ha, which is at 4.13 ha per 1,000, a generous amount for the size of the site, based on a population of 2.57 per dwelling.

9.116 Incorporated within this open space is a wildlife area, a community orchard, a centrally located Local Equipped Area of Play (LEAP) and Local Area of Play (LAP) of 0.03 ha and 2 SuDS basins.

9.117 To meet the policy requirements for allotment and orchard land for this site 824 sq metres would be required. Fifty percent can be required on site. The remainder can be provided either off site or by financial contribution towards the community gardens in Phase 3b or Phase 1.

- 9.118 The development would need to make a financial contribute towards a Neighbourhood Equipped Area of Play (NEAP) on the adjoining development. Outdoor sport is also proposed on the adjoining site 3B that would serve this development. A financial contribution would be required towards this.
- 9.119 Future residents of this development will benefit from the indoor sports facilities to be provided in Phases 1 and 2 and appropriate off-site contribution towards this to enhance the facilities will be required.
- 9.120 With the aforementioned facilities and contributions, the proposal would accord with the requirements of policy SC/7 of the Local Plan.
- 9.121 **Other Matters**
- 9.122 The development would generate a need for faith space and burial land. These could not reasonable be provided on the site and contributions towards each would be required. A faith space will be required as part of the community building to be provided within Phase 1.
- 9.123 The site is located in an area designated as a Sand and Gravel Mineral Safeguarding Area and Policy CS26 of the Minerals and Waste Core Strategy needs to be adequately addressed. A condition (see Condition 12 below) is recommended requesting a Detailed Waste Management and Minimisation Plan to be submitted for approval prior to the commencement of development, to safeguard the extraction of any minerals that may be present.
- 9.124 The development will generate a need for the processing of domestic waste and financial contributions will be required for the provision of household waste receptacles and household recycling.
- 9.125 The County Archaeologist advises that the site lies within an area of archaeological potential. The area north of Longstanton is known to comprise a predominantly Roman settlement, with evidence of some Iron Age and Saxon occupation. A condition requiring archaeological works is, therefore, justified, see Condition 16 below.
- 9.126 The developer proposes the spine road to be of adoptable standards. The developer will be required to submit details for the management and maintenance of streets, drainage systems, landscaped areas and ecology(see Conditions 13, 22 and 33).
- 9.127 LP policy TI/10 'Broadband' requires new development to contribute towards the provision of infrastructure suitable to enable the delivery of high-speed broadband services across the district. A condition is proposed to ensure this provision.

9.128 The Quality Design Panel has been consulted twice. The scheme has been amended in line with the recommendations of the Panel.

9.129 The applicant has advised that water consumption for the dwellings will be restricted to less than 110 litres per person per day. This is to be secured under Condition 39 below and is in accordance with Policy CC/4.

9.130 Planning Obligations (S106)

9.131 The Community Infrastructure Levy Regulations 2010 (as amended by the Community Infrastructure Levy (Amendment) (England) (No.2) Regulations 2019) have introduced the requirement for all local authorities to make an assessment of any planning obligation in relation to three tests. If the planning obligation does not pass the tests then it is unlawful. The tests are that the planning obligation must be:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

9.132 The applicant has indicated their willingness to enter into a S106 planning obligation in accordance with the requirements of the Council’s Local Plan and the NPPF.

9.133 Policy TI/8 ‘Infrastructure and New Developments’ states that Planning permission will only be granted for proposals that have made suitable arrangements for the improvement or provision of infrastructure necessary to make the scheme acceptable in planning terms. The nature, scale and phasing of any planning obligations and/or Community Infrastructure Levy (CIL) contributions sought will be related to the form of the development and its potential impact upon the surrounding area.

9.134 Heads of Terms

9.135 The Heads of Terms, as identified, are to be secured within the S106 Agreement and are set out in the summary table below:

Heads of Terms Table

	Policy basis	Obligation detail	Trigger	indexation	Current situation
County Highways/Transportation					

1	Policy T1/2, T1/8	Cycle and pedestrian link along west side of Station Road;	tbc	BCIS	
2	Policy T1/2. T1/8	controlled crossing over B1050; Improvements to bus stop north of busway (west); tactile paving to access;	tbc	BCIS	
3	Policy T1/2, T1/8	Pedestrian/cycling path along east side of B1050 to link with facilities at The Green/park and ride access.	tbc	BCIS	
County Education					
4	Policy SC/4, T1/9	Early years £20,713 per place, 16 eligible for free spaces required = £331,408 max	Tbc 50% before 1st occupation, 50% before 40 th occupation	BCIS 1Q2020	Using indicative housing mix in the DAS = £166,151
5	Policy SC/4, T1/9	Primary school £20,713 per place, 32 spaces required = £662,816 max.	50% before 1st occupation, 50% before 40 th occupation	BCIS 1Q2020	Using indicative housing mix in the DAS = £333,040
6	Policy SC/4, T1/9	Secondary school £24,013 per place, 20 spaces = £480,260 max	Tbc 50% before 1st occupation, 50% before	BCIS 1Q2020	Using indicative housing mix in the

			40 th occupation		DAS = £186,062
7	Policy SC/4	Libraries - Adult and children's books; Information books and leaflets: Local studies and tourist info.- Northstowe Library: £149 per resident. Residents at average 2.5 per dwelling = £29,800.	Before 40 th occupation.	tbc	
Waste					
8	Policy SC/4	household recycling services £190 per dwelling = £15,200.	tbc	BCIS	
9	Policy SC/4	Household waste receptacles – £75 per house Flats (based on 2 beds) £360 per 1100 litre bin.	Before 1 st occupation.	tbc	
Community Development					
10	Policy SC/4	Management and maintenance strategy for open space and public realm and commuted sum to support these arrangements. Commutated sum (£70.20 per person at 2.57 per dwelling) = £14,461 per year for 10 years	Strategy by 1 st occupation. Commutated sum by 40 th occupation.	Building Cost All-in Tender Price Index to 1 st quarter of financial year 2008/9.	

11	Policy SC/2, SC/7	Allotment and orchard land: 0.4ha per 1,000 people = 824sq m. 50% can be provided on-site. For the remainder either off-site or by financial contribution towards the community gardens on Phase 3B or Phase 1.	tbc	tbc	
12	Policy SC/4, SC/7	NEAP (on adjoining development parcel) - £38,853	Before 80 th occupation.	tbc	
13	Policy SC/4, SC/7	Outdoor Sport (on neighbouring phases) £372.06 per person = £76,644.36	Before 40 th occupation.	(Building Cost All-in Tender Price Index) to 1 st quarter of financial year 2008/9.	
14	Policy SC/6, SC/7	Indoor sport £35,301 towards indoor sports hall and £39,330 towards swimming pool in Phase 2.	Before 40 th occupation.	BCIS	
15	Policy SC/4	Indoor community facilities and Faith space would be achieved by contribution towards the Community Building in Phase 1 £75,800	Before 40 th occupation	BCIS	

16	Policy SC/4	Burial Land – £210 per dwelling = £16,800 (Unless the applicant can demonstrate an alternative strategy in conjunction with the other developers of the extension land contributing to the shared planning statement provided. The applicant needs to adhere to the Burial Strategy which is to come forward for Phases 2/3 and must make this commuted sum available as a minimum requirement meanwhile.)	Before 80 th occupation.	CPI	
17		Provision to ensure biodiversity net gain of 10%. This may be provided through an offset programme brokered by the Environment Bank.	tbc	tbc	
18	Policy SC/4	Community Support Contribution = £36,000 by instalments	Before 40 th occupation.	CPI	
19	Policy SC/4	Small Grants Scheme = £1,000	Before 1 st occupation.	CPI	
20	Policy SC/4	Community Endowment to support Northstowe Town Council = £7,550	Before 40 th occupation.	CPI	
Affordable Housing					

21	Policy H/9, H/10	40% Affordable. 5% to meet needs of older people. 70% Affordable Rent. 30% Shared Ownership. Rent level for affordable dwellings 80% market rate. Subject to Vacant Building Credit	tbc	tbc	Amend affordable Housing to 33% due to vacant building credit.
22	Policy SC/4	S106 monitoring - £1,000 (tbc)	Before 1st occupation.	CPI Date of Deed	

9.136 The County Highway Authority have requested items 1 to 3 of the HoT and confirm that the mitigation package is essential to mitigate the development. These accord with the CIL Regulations and are directly related to the development and fairly and reasonably relate in scale and kind.

9.137 The County Education Authority have requested items 4 to 7 of the HoT and confirm that these are necessary to meet the needs of the new population generated by the development and reflect the guidance of Policy SC/4 of the Local Plan.

9.138 Item 8 is required by the Cambridge County Council to mitigate the cost of recycling the household waste that would be generated by the development. Item 9 is required to meet the cost of providing household waste receptacles for the occupants of the proposed development.

9.139 Items 10 to 20 and 22 are required to meet the needs of the new population and to mitigate the financial pressure on the public sector and to support projects related to the community on the site.

9.140 Item 20 is required to provide the necessary housing provision of the new population in accordance with Policies H9 and H10.

9.141 The planning obligations are necessary, directly related to the development and fairly and reasonably in scale and kind to the development and therefore the required planning obligation(s) passes the tests set by the Community Infrastructure Levy (Amendment)

(England)(No.2) Regulations 2019 and are in accordance with Policy TI/8 of the South Cambridgeshire Local Plan (2018).

9.142 Planning Balance

- 9.143 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).
- 9.144 The development will provide housing towards the Council's 5 years housing land supply and will meet the requirements of policies within the adopted local plan. Any harm will be offset by the planning obligations as set out in the Heads of Terms or through the requirement of the proposed conditions.
- 9.145 Having taken into account the provisions of the development plan, NPPF and NPPG guidance the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval subject to conditions and the applicant first entering into a S106 Agreement.

9.146 Recommendation

- 9.147 **Approve** subject to:

-The planning conditions as set out below with minor amendments to the conditions as drafted delegated to officers.

-Satisfactory completion of a Section 106 Agreement which includes the Heads of Terms (HoTs) as set out in the report with minor amendments to the Heads of Terms as set out delegated to officers.

- 9.148 In the event that the application is refused, and an Appeal is lodged against the decision to refuse this application, delegated authority is sought to allow officers to negotiate and complete the Planning Obligation required in connection with this development.

10 Planning Conditions

Approved drawings

CSA/4180/114 rev D - Parameters Plan
CSA/4180/117 rev A - Parameter Plan Access and Movement
CSA/4180/118 rev A - Parameter Plan Green Infrastructure
CSA/4180/119 rev A - Parameter Plan Land Use and Building Heights

1. Details of Reserved Matters

No development shall commence until details of the appearance, means of access (other than the main vehicular access to the site), landscaping,

layout and scale, (hereinafter called the 'reserved matters') have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved.

Reason: This is an Outline permission only and these matters have been reserved for the subsequent approval of the Local Planning Authority.

2. Time Limits

Application(s) for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: In accordance with the requirements of Section 92 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

3. Drawings

The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

4. Phasing

No development shall commence apart from enabling works, earthworks and strategic engineering elements, until such time as a Site Wide Phasing Plan for the application site has been submitted to and approved in writing by the Local Planning Authority. This shall include the delivery of connections to the adjacent planned development sites and land to the north, south and west of the application site. The phasing shall be carried out as approved.

Reason: To secure the coherent and comprehensive development of the site and a reasonable timescale for the benefit of future occupiers and other residents in accordance with policies SS/5, HQ1 and HQ2 of the South Cambridgeshire Local Plan 2018 and Policy NS/2 of the Northstowe Area Action Plan (2007).

5. Design Principles Compliance Statement

Prior to, or concurrently with the submission of any Reserved Matters applications, a Design Principles Compliance Statement, shall be submitted to the Local Planning Authority for Approval. The Design Principles Compliance Statement shall set out how the Reserved Matters comply with the principles and parameters established by this outline approval, the Development Co-ordination Statement and Guiding

Principles (May 2021) and the Design and Access Statement (August 2021), including:

- a) The overall vision for the development;
- b) Street and Frontage hierarchy, including typical street cross-sections, primary frontages, pedestrian access points, fronts and backs and threshold definition;
- c) Cycle and Car parking strategy (residents and visitors) for different building types including setting out principles to govern the amount, location and layout of parking, including for people with disabilities, EV-charging and secure cycle storage;
- d) Details of waste and recycling provision for all building types and recycling points;
- e) Details of measures to minimise opportunities for crime;
- f) How the design of the development promotes accessibility and takes into account mobility and visually impaired users;
- g) Approach to incorporation of ancillary infrastructure/buildings such as substations, pumping stations, meter boxes and external letterboxes, required by statutory undertakers as part of building design;
- h) Details of cycle path and footpath connections to the adjacent planned developments and land to the north, south and west of the site.
- i) Site and floor levels.

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

Reason: To ensure high quality design and coordinated development in accordance with policies SS/5 and HQ1 of the South Cambridgeshire Local Plan (2018) and Policies NS/1, NS/2, and NS/11 of the Northstowe Area Action Plan (2007).

6. **Materials**

No development shall take place above ground level on any phase, except for demolition, until details of all the materials for the external surfaces of buildings to be used in the construction of the development have been submitted to and approved in writing by the local planning authority. The details shall include samples of bricks and detail of all other materials. Development shall be carried out in accordance with the approved details.

Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018

7. **Public Art**

No development shall take place above ground level on any phase, except for demolition, until a Public Art Strategy has been submitted and approved in writing by the Local Planning Authority. The strategy shall be implemented prior to occupation of the 50th dwelling.

.Reason: To ensure the delivery of public art Policy HQ/2 of the South Cambridgeshire Local Plan 2018.

8. **Hard and Soft Landscaping**

No development above ground level on any phase, other than demolition, shall commence until details of a hard and soft landscaping scheme have been submitted to and approved in writing by the Local Planning Authority. These details shall include:

- a) proposed finished levels or contours; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. Street furniture, artwork, play equipment, refuse or other storage units, signs, lighting, CCTV installations and water features); proposed (these need to be coordinated with the landscape plans prior to being installed);
- b) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme; details of any biodiverse roofs; and details of any tree pits;
- c) boundary treatments indicating the type, positions, design, and materials of boundary treatments to be erected.
- d) a landscape maintenance and management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas.

The hard and soft landscaping shall be carried out as approved.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

9. **Landscape Maintenance**

All hard and soft landscape works shall be carried out and maintained in accordance with the approved details for that phase. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place as soon as is reasonably practicable, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018

10. **Housing Mix**

As part of a reserved matters application for any phase a balanced mix of dwelling sizes, types and tenures will be included to meet projected future household needs within South Cambridgeshire. The mix of dwellings and tenure types shall have regard to the differing needs for different unit sizes of affordable housing and market housing.

Reason: To ensure the delivery of a mix of housing to meet the needs of different groups within the community in accordance with policies H/9 of the South Cambridgeshire Local Plan (2018).

11. Local Equipped Area of Play

No development shall take place above ground level on any phase, except for demolition, until details of the proposed Local Equipped Area of Play (LEAP) shall be submitted to the Local Planning Authority for written approval, including details of their management and maintenance.

The LEAP shall be completed on site prior to occupation of the 50th dwelling and maintained thereafter in accordance with the approved details.

Reason: To ensure delivery of sufficient open space to meet the health and wellbeing of the community in accordance with Policy SC/7 of the South Cambridgeshire Local Plan.

12. Detailed Waste Management and Minimisation Plan

Prior to the commencement of development or any reserved matters approval, a Detailed Waste Management and Minimisation Plan (DWMMP) shall be submitted to and approved in writing by the local planning authority.

The Detailed Waste Management & Minimisation Strategy (DWMMS) must demonstrate how waste will be managed in accordance with the requirements of the RECAP Waste Management Design Guide Supplementary Planning Document 2012 and the principles of the waste hierarchy, thereby maximising waste prevention, re-use and recycling from domestic households and commercial properties and contributing to sustainable development. The DWMMP 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 both for use within and outside the site, including how any sand and gravel incidentally extracted will be handled and where practicable made available for use;
- 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/b/c/d;
- f) how the proposals in the DWMMP will be monitored;
- 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 RECAP Waste Management Guide toolkit shall be completed, 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.

REASON: In the interests of maximising waste re-use and recycling opportunities; and to comply with policy CS28 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011) and the Recycling in Cambridgeshire and Peterborough (RECAP) Waste Design Guide 2012; and to comply with the National Planning Policy for Waste October 2014; and Guidance for Local Planning Authorities on Implementing Planning Requirements of the European Union Waste Framework Directive (2008/98/EC), Department for Communities and Local Government, December 2012. Also to ensure that waste is managed sustainably during the occupation of the development in accordance with objectives of Policy 4 of the Cambridgeshire and Peterborough Structure Plan (2021).

13. Landscape and Ecology Management Plan

A Landscape and Ecological Management Plan (LEMP) shall be submitted to, and approved in writing by, the local planning authority concurrently with the submission of the first approval of reserved matters. The content of the LEMP shall include the following.

- a) Description and evaluation of features to be managed;
- b) Ecological trends and constraints on site that might influence management;
- c) Aims and objectives of management, including how a minimum of 10% in biodiversity net gain will be achieved;
- d) Appropriate management options for achieving aims and objectives;
- e) Prescriptions for management actions;
- f) Prescription of a work schedule (including an annual work plan capable of being rolled forward over a ten year period);
- g) Details of the body or organisation responsible for implementation of the plan;
- h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results form monitoring show that conservation aims and objectives of the LEMP are not being met) contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

Reason: To ensure that before any development commences an appropriate landscape and ecological management plan has been agreed in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

14. Construction Ecological Management Plan

No development shall commence (including demolition, ground works, vegetation clearance) until a Construction Ecological Management Plan (CEcMP) has been submitted to and approved in writing by the local planning

authority. The CEcMP shall include the following.

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of biodiversity protection zones.
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timings of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs if applicable.

The approved CEcMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

Reason: To ensure that before any development commences appropriate construction ecological management plan has been agreed to fully conserve

and enhance ecological interests in accordance with Policies HQ/1 and NH/4

of the South Cambridgeshire Local Plan 2018.

15. Existing Hedgerow

No part of the existing hedgerows along the western and southern boundaries of the site shall be removed, unless first agreed to in writing by the Local Planning Authority. The exceptions to this are at the points of access approved under reserved matters.

Reason: To safeguard biodiversity interests and the character of the area in accordance with Policies NH/2 and NH/4 of the South Cambridgeshire Local Plan 2018.

16. Archaeology

No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work which has been secured in accordance with a written scheme of investigation (WSI) which has been submitted to and approved by the local planning authority in writing. For land that is included within

the WSI, no demolition/development shall take place other than under the provisions of the agreed WSI, which shall include:

- a) the statement of significance and research objectives;
- b) The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;
- c) The timetable for the field investigation as part of the development programme;
- d) The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material.

Reason: To ensure that the significance of historic environment assets is conserved in line with NPPF section 16 and Policy NH/14 of South Cambridgeshire Local Plan 2018.

17. Construction Management

No development, including demolition, shall commence until a site wide Demolition and Construction Environmental Management Plan (DCEMP) has been submitted to and approved in writing by the Local Planning Authority.

The DCEMP shall include the consideration of the following aspects of demolition and construction:

- a) Demolition, construction and phasing programme.
- b) Contractors' access arrangements for all vehicles, plant and personnel including the location of construction traffic routes to, from and within the site, details of their signing, monitoring and enforcement measures, together with proposals to control and manage traffic using the agreed route and to ensure no other local roads are used by construction traffic (or site traffic).
- c) Construction/Demolition hours which shall be carried out between 0800 hours to 1800 hours Monday to Friday, and 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless in accordance with agreed emergency procedures for deviation.
- d) Delivery times and collections / dispatches for construction/demolition purposes shall be carried out between 0800 to 1800 hours Monday to Friday, 0800 to 1300 hours on Saturdays and at no time on Sundays, bank or public holidays.
- e) Soil Management Strategy having particular regard to potential contaminated land and the reuse and recycling of soil on site, the importation and storage of soil materials including audit trails.
- f) Noise impact assessment methodology, mitigation measures, noise monitoring and recording statements in accordance with the provisions of BS 5228-

1:2009+A1:2014 Code of Practice for noise and vibration control on construction and open sites.

g) Vibration impact assessment methodology, mitigation measures, monitoring and recording statements in accordance with the provisions of BS 5228-

2:2009+A1:2014 Code of Practice for noise and vibration control on construction and open sites. Details of any piling construction methods / options, as appropriate.

h) Dust mitigation, management / monitoring and wheel washing measures in accordance with the provisions of Control of dust and emissions during construction and demolition - Greater Cambridge supplementary planning guidance 2020.

i) Use of concrete crushers.

j) Prohibition of the burning of waste on site during demolition/construction.

k) Site artificial lighting including hours of operation, position and impact on neighbouring properties.

l) Drainage control measures including the use of settling tanks, oil interceptors and bunds.

m) Screening and hoarding details.

n) Access and protection arrangements around the site for pedestrians, cyclists and other road users.

o) Procedures for interference with public highways, including permanent and temporary realignment, diversions and road closures.

p) External safety and information signing and notices.

q) Implementation of a Stakeholder Engagement/Residents Communication Plan, Complaints procedures, including complaints response procedures.

Development shall be carried out in accordance with the approved DCEMP.

No works shall commence on site until all measures and controls associated with the approved route for construction traffic has been provided to the satisfaction of the Local Planning Authority.

Reason: To protect the amenity of the adjoining properties in accordance with

Policy CC/6 of the South Cambridgeshire Local Plan 2018

18. Contaminated Land

No development shall take place until:

a) The application site has been subject to a detailed desk study and site walkover, to be submitted to and approved by the Local Planning Authority.

b) The application site has been subject to a detailed scheme for the investigation and recording of contamination and remediation objectives have been determined through risk assessment and agreed in writing by the Local Planning Authority.

c) Detailed proposals for the removal, containment or otherwise rendering harmless any contamination (the Remediation method statement) have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy SC/11 of the adopted South Cambridgeshire Local Plan 2018.

19. Completion of Remediation Work

Prior to the first occupation of the dwellings hereby permitted, the works specified in any remediation method statement detailed in Condition 18 must be completed and a Verification report submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy SC/11 of the adopted South Cambridgeshire Local Plan 2018.

20 Unexpected Contamination

If, during remediation or construction works, any additional or unexpected contamination is identified, then remediation proposals for this material should be agreed in writing by the Local Planning Authority before any works proceed and shall be fully implemented prior to first occupation of the dwellings hereby approved.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy SC/11 of the adopted South Cambridgeshire Local Plan 2018.

and in accordance with Policy CC/9 of the South Cambridgeshire Local Plan 2018.

21. Surface Water Drainage

No laying of services, creation of hard surfaces or erection of a building shall commence until a detailed design of the surface water drainage of the site has been submitted to and approved in writing by the Local Planning Authority. Those elements of the surface water drainage system not adopted by a statutory undertaker shall thereafter be maintained and managed in accordance with the approved management and maintenance plan.

The scheme shall be based upon the principles within the Flood Risk Assessment and Drainage Strategy (EAS ref: 2807/2021 Rev G) dated 2 September 2021 and shall also include:

- a) Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;
- b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change), inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;
- c) Detailed drawings of the entire proposed surface water drainage system, attenuation and flow control measures, including levels, gradients, dimensions and pipe reference numbers, designed to accord with the CIRIA C753 SuDS Manual (or any equivalent guidance that may supersede or replace it);
- d) Full detail on SuDS proposals (including location, type, size, depths, side slopes and cross sections);
- e) Site Investigation and test results to confirm infiltration rates;
- f) Temporary storage facilities if the development is to be phased;
- g) A timetable for implementation if the development is to be phased;
- h) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;
- i) Demonstration that the surface water drainage of the site is in accordance with DEFRA non-statutory technical standards for sustainable drainage systems;
- j) Full details of the maintenance/adoption of the surface water drainage system;
- k) Permissions to connect to a receiving watercourse or sewer/formal agreement from a third party if discharging into their system is proposed, including confirmation (and evidence where appropriate) that sufficient capacity is available. The drainage scheme must adhere to the hierarchy of drainage options as outlined in the NPPF PPG;
- l) Measures taken to prevent pollution of the receiving groundwater and/or surface water.

Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development and to ensure that the principles of sustainable drainage can be incorporated into the development, noting that initial preparatory and/or construction works may compromise the ability to mitigate harmful impacts, and in accordance with Policies CC/8 and CC/9 of South Cambridgeshire Local Plan 2018.

22. Management and maintenance drainage system

Details for the long-term maintenance arrangements for the surface water drainage system (including all SuDS features) shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the buildings hereby permitted. The submitted details

should identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter.

Reason: To ensure the satisfactory maintenance of drainage systems that are not publicly adopted, in accordance with the requirements of paragraphs 163 and 165 of the National Planning Policy Framework and Policies CC/8 and CC/9 of the South Cambridgeshire Local Plan 2018.

23. Foul drainage

No development hereby permitted shall be commenced until a foul water drainage scheme for the site, including connection point and discharge rate, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before any dwellings are occupied.

Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development and in accordance with Policies CC/7 and CC/9 of the South Cambridgeshire Local Plan 2018.

24. Local Emission Strategy

Prior to the first occupation of the first dwelling, a site-based Local Emission Strategy (LES) shall be submitted to and approved in writing by the Local Planning Authority. The LES shall include the following:

- a) Sustainable Transport Measures including electric vehicle charging provision in accordance with section 3.6. Pollution of the Greater Cambridge Sustainable Design and Construction SPD 2020
- b) An implementation plan for each of the proposed measures. The development shall be carried out in accordance with the approved LES and retained as such.

Reason: In the interests of reducing impacts of developments on local air quality and encouraging sustainable forms of transport in accordance with Policies SC/12 and TI/2 of the South Cambridgeshire Local Plan 2018 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

25. Implementation of the Energy Strategy

Future Reserved Matters applications will include an Energy Strategy, outlining the approach to reducing energy demand and associated carbon emissions reductions in line with the energy strategy options presented in the Energy and Sustainability Statement, Digital Park (Stanstead Environmental Services, 15th January 2021, version 4).

As a minimum, a 20% reduction on Part L 2013 will be required. Future reserved matters applications will be required to review and subsequently

update/uplift this target when future changes to Part L of the Building Regulations come into force, and/or in line with future adoption of higher standards through the Greater Cambridge Local Plan, with a revised Energy Strategy submitted for approval by the local planning authority.

Reason: To reduce carbon emissions and deliver an exemplar in sustainable living (Northstowe Area Action Plan policies NS/2 and NS/23)

26. Fire Hydrants

No development above ground level on any phase, other than demolition shall

commence until a scheme for the provision and location of fire hydrants to serve the development to a standard recommended by the

Cambridgeshire

Fire and Rescue Service has been submitted to and approved in writing by the Local Planning Authority.

The development shall not be occupied until the approved scheme has been implemented.

Reason: To ensure an adequate water supply is available for emergency use, in accordance with Policy CC/4 of the South Cambridgeshire Local Plan 2018.

27. Paths to Busway

Prior to any construction above slab level, details shall be submitted to and approved in writing by the Local Planning Authority, showing measures to be installed to ensure the safe connections of the proposed pedestrian and cycle paths to the existing path running adjacent to and parallel to the Busway, directly to the north of the site. The work shall be carried out as approved.

Reason: In the interests of highway safety and in accordance with South Cambridgeshire Local Plan 2018, Policies, T1/2, T1/8.

28. Travel Plan

No dwelling shall be occupied until a Framework Travel Plan has been submitted for the approval of the Local Planning Authority.

The Framework Travel Plan submission will identify a package of measures

consistent with the aim of reducing reliance on the car, and should include (but not be limited to) providing information on / promoting the use of alternative modes of transport, by:-

i) The appointment of a travel plan co-ordinator,

ii) The establishment of targets for modal shift,

iii) The details of measures to be employed to achieve the identified targets,

iv) Mechanisms for ongoing monitoring and review of targets and travel plan measures,

v) Details of penalties and/or additional measures to be investigated /

implemented in the event that the identified targets are not met.

- vi) Public transport information and ticket details;
- vii) Cycle provision and associated infrastructure;
- viii) Walking and cycling initiatives;
- ix) Improving overall links to public transport infrastructure within Northstowe and to adjacent villages;
- x) Opportunities for alternative modes of transport and management of site operatives during construction; and
- xi) including binding methods of delivery, review, and monitoring of the measures in the Travel Plan (including the requirements of this condition).

The approved Framework Travel Plan shall be implemented as a Travel Plan during the first twelve months following the first occupation within each Development Parcel. Following the expiry of this period of time or such other period of time as may be agreed under part xi) of this condition, a review of the Plan shall be carried out, and submitted to the Local Planning Authority for approval. The review will identify any refinements and clarifications deemed necessary to the Plan.

The occupation and use of the development shall comply with the requirements of the Travel Plan or the revised plan approved under this condition, at all times.

Reason: To ensure the satisfactory functioning of the development, to promote the use of a range of modes of transport and minimise the use of the car in accordance with Policies S/2, S/3, CC/1, HQ/1, T1/2, T1/3 and T1/8 of the South Cambridgeshire Local Plan (2018) and Policies NS/1, NS/10, NS/11 and NS/27 of the Northstowe Area Action Plan.

29. Existing bus shelter

None of the approved dwellings shall be occupied until works to replace the existing shelter, to include stop cage and road markings, for the southbound bus stop located opposite 2 Station Road have been carried out to the satisfaction of the Local Planning Authority in consultation with the Local Highway Authority.

Reason: In the interest of highway safety and the provision of appropriate sustainable transport in accordance with South Cambridgeshire Local Plan 2018, Policies T1/2, T1/8, S/3.

30. Connectivity

The development shall provide connectivity with the adjoining development site to the west of the site for pedestrians and cyclists without encumbrance. The development shall also provide an emergency vehicular access to the development site to the west, without encumbrance, other than removable bollards.

Reason: To ensure good access and permeability is provided throughout the site in accordance with South Cambridgeshire Local Plan 2018 Policies SS/5, HQ/1, T1/2, T1/8 and Northstowe Area Action Plan Policy NS/11.

31. Pedestrian/ Cycleway & Culverting

Prior to occupation of any dwellings, the 3.5m wide footway/cycleway along the frontage of Station Road shall be provided to connect to the footway/cycleway to the south, once that is constructed. The path shall be provided along the entire length of the site frontage to Station Road between the guided bus signals to the north and the adjoining land to the south and shall include the diversion or culverting of any drain along the frontage, in accordance with the details to be submitted and agreed in writing by the Local Planning Authority in consultation with the Local Highway Authority.

Reason: In the interest of highways safety and to promote walking and cycling in accordance with South Cambridgeshire Local Plan 2018, Policy T1/2, T1/8 and Northstowe Area Action Plan Policy NS/10 and NS/11.

32. B1050 crossing

Prior to the first occupation of any of the dwellings, a crossing facility shall be provided for pedestrians and cyclist to enable access to a shared pedestrian and cycle path on the east side of the B1050, to the satisfaction of the Local Planning Authority in consultation with the Local Highway Authority.

Reason: In the interest of highways safety and to promote walking and cycling in accordance with South Cambridgeshire Local Plan 2018, Policy T1/2, T1/8 and Northstowe Area Action Plan Policy NS/11.

33. Management and Maintenance of Street

There shall be no development above slab level until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the Local Planning Authority (The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an Agreement has been entered into under Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established).

Reason: To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard, in accordance with South Cambridgeshire Local Plan 2018, Policy T1/8.

34. Construction of roads, footways and cycleways

Prior to the first occupation of any dwelling the road(s), footway(s) and cycleway(s) shall be constructed to at least binder course surfacing level from the dwelling to the adjoining County Road in accordance with the details approved in writing by the Local Planning Authority.

Reason: To ensure satisfactory development of the site and to ensure estate roads are provided to a suitable and safe standard during the

construction of the site, in accordance with South Cambridgeshire Local Plan 2018, Policy T1/8.

35. Closure of existing access

The existing accesses to station road shall be permanently and effectively closed and the footway / highway verge shall be reinstated in accordance with a scheme to be agreed with the Local Planning Authority within 42 days of the bringing into use of the new access.

Reason: In the interests of highway safety and in accordance with South Cambridgeshire Local Plan 2018, Policy T1/8.

36. Vehicular access

Prior to the first occupation of any dwellings the vehicular access where it crosses the public highway shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification and in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority, showing the crossing of the ditch/watercourse along the site frontage.

Reason: In the interests of highway safety and to ensure satisfactory access into the site and in accordance with South Cambridgeshire Local Plan 2018, Policy T1/2 and T1/8.

37. Turning space

Prior to the first occupation of the development sufficient space shall be provided within the site to enable vehicles to:

- a) enter, turn and leave the site in forward gear
- b) park clear of the public highway

The area shall be levelled, surfaced and drained and thereafter retained for that specific use.

Reason: In the interests of satisfactory development and highway safety and in accordance with South Cambridgeshire Local Plan 2018, Policy T1/8.

38. Sustainability Strategy

All reserved matters applications on any phase shall be accompanied by a Sustainability Statement setting out how the proposals will deliver a minimum 10% reduction in on-site carbon emissions against Building Regulations Part L, having regard for the measures set out in the Sustainability Statement (Create Consulting Engineers, July 2020), updated Design and Access Statement (March 2019) and Energy Statement (Create Consulting Engineers, July 2020).

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings, in accordance with Policies CC/1, CC/3, CC/6, and HQ/1 of the South Cambridgeshire Local Plan (2018), policy NS/23 of the Northstowe

Area Action Plan and the Greater Cambridge Sustainable Design and Construction SPD 2020.

39. Water efficiency

No dwellings shall be occupied until a water efficiency specification for each dwelling type, based on the Water Efficiency Calculator Methodology or the Fitting Approach set out in Part G of the Building Regulations 2010 (2015 edition) has been submitted to and approved in writing by the Local Planning Authority. This shall demonstrate that all dwellings are able to achieve a design standard of water use of no more than 110 litres/person/day. The development shall be carried out in accordance with the agreed details.

Reason: To ensure that the development makes efficient use of water and promotes the principles of sustainable construction in accordance with Policy CC/4 of the South Cambridgeshire Local Plan 2018 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

40. Sustainable show homes

If a show home is proposed on site, a strategy for the delivery of a sustainable show home must first be submitted to and approved in writing by the Local Planning Authority. This strategy shall include the following:

- a) a plan showing the location of the sustainable show home(s)
- b) an indicative timetable for delivery of the sustainable show home(s)
- c) sustainability targets to be achieved in the construction/design of the show home(s)
- d) sustainable alternatives available for purchase by prospective house buyers (to include measures such as energy efficiency, renewable technologies, water conservation, waste and recycling and overheating) and how this will be marketed.

The strategy for the show home shall be implemented in full accordance with the approved details.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings in accordance with Policy CC/5 of the South Cambridgeshire Local Plan 2018 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

41. Space standards

The residential dwellings hereby approved shall, as a minimum, accord with the Technical Housing Standards - Nationally Described Space Standards (2015) or any successor document applicable at the time of submission of the relevant reserved matters. 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.

Reason: To ensure new residential units meet or exceed the government's residential space standards, in accordance with policy 50 of the

Cambridge Local Plan 2018 and policy H/12 of the South Cambridgeshire Local Plan 2018.

42. Accessible and adaptable buildings

Not less than 5% of residential dwellings within each reserved matters phase containing residential development shall be designed to meet the accessible and adaptable dwelling M4 (2) standard of the Building Regulations 2010. This provision shall be split evenly between the affordable and market residential units in each Development Parcel rounding to the nearest whole number. In the event that such standards are replaced by an alternative measure for building design applicable at the time of submission of such reserved matters, the equivalent measure shall be applicable to the relevant part of the proposed development.

Reason: To ensure the units are accessible and adaptable in accordance with policy H/9 of the adopted Local Plan 2018.

43. Broadband

Prior to the first occupation of any dwelling, infrastructure to enable the delivery of broadband services, to industry standards, shall be provided for that dwelling.

Reason: To contribute towards the provision of infrastructure suitable to enable the delivery of high speed broadband across the district, in accordance with policy TI/10 of the South Cambridgeshire Local Plan 2018.

44. Lighting

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

Reason: The details of the artificial lighting scheme are required before the erection of any external lighting, to protect the character and appearance of the area, the amenity of existing and future residential properties, and biodiversity in accordance with Policies NH/4 and SC/9 of the South Cambridgeshire Local Plan 2018.

45. Tree Protection

Prior to the commencement of development and prior to demolition, ground work and vegetation clearance a Tree Protection Strategy shall be submitted to and approved in writing by the Local Planning Authority. The tree Protection Strategy shall include details of timings of events,

protective fencing and ground protection measures. This should comply with BS5837. The tree protection measures shall remain in place throughout the construction period and may only be removed following completion of all construction works.

Reason: To protect trees and hedges and to safeguard biodiversity interests and the character of the area in accordance with Policies NH/2 and NH/4 of the South Cambridgeshire Local Plan 2018.

46. Overheating Analysis

All future reserved matters applications shall undertake overheating analysis of a sample of units to ensure that homes are not at risk of overheating. Overheating analysis must be undertaken using the latest CIBSE overheating methodology and include an assessment of future climate scenarios using 2050 weather data (medium to high emissions scenario) as a minimum. In order to design out the risk of overheating, the cooling hierarchy should be employed, prioritising architectural responses to minimise risk before considering mechanical ventilation.

Reason: To ensure that the development is able to accommodate the impacts of climate change (Northstowe Area Action Plan, Policy NS/2).

47. Air Quality

The recommended standards shall be met for the following:

a. Boilers Emission Rating

Dry NO_x emission rating of 40mg NO_x/kWh

b. Combined Heat and Power (CHP) Emission Rating (for gas fired CHP)

- Spark ignition engine: less than less than 150 mgNO_x/Nm³
- Compression ignition engine: less than 400 mgNO_x/Nm³
- Gas turbine: less than 50 mgNO_x/Nm³

Reason: In the interests of reducing impacts of developments on local air quality and encouraging sustainable forms of transport in accordance with Policies SC/12 and TI/2 of the South Cambridgeshire Local Plan 2018 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

48. Dead or Dying Trees

Trees will be planted in accordance with the approved planting proposal so as to ensure establishment and independence. If, within a period of 5 years from the date of planting, replacement trees are removed, uprooted, destroyed, damaged, or die another tree of the same size and species shall be planted at the same place, or in accordance with any variation for which the Local Planning Authority gives its written consent.

Reason: To require replacement trees to be approved, planted and subsequently protected, to ensure continuity of tree cover in the interest of visual amenity.

INFORMATIVES

Highways

This development involves work to the public highway that will require the approval of the County Council as Highway Authority. It is an OFFENCE to carry out any works within the public highway, which includes a public right of way, without the permission of the Highway Authority. Please note that it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council.

Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, the cost of which must be borne by the applicant.

Highways

The applicant is advised that to discharge Condition HDMC 02 the Local Planning Authority requires a copy of a completed agreement between the Applicant and the Local Highway Authority under Section 38 of the Highways Act 1980 or the constitution and details of a Private Management and Maintenance Company confirming funding, management and maintenance regimes.

Environment Agency

Surface Water Drainage and Infiltration Sustainable Drainage Systems (SuDS): All surface water from roofs shall be piped direct to an approved surface water system using sealed downpipes. Open gullies should not be used. Only clean, uncontaminated surface water should be discharged to any soakaway, watercourse or surface water sewer. The water environment is potentially vulnerable and there is an increased potential for pollution from inappropriately located and/or designed infiltration (SuDS). We consider any infiltration (SuDS) greater than 2.0 m below ground level to be a deep system and are generally not acceptable. All infiltration SuDS require a minimum of 1.2 m clearance between the base of infiltration SuDS and peak seasonal groundwater levels. All need to meet the criteria in our Groundwater Protection: Principles and Practice (GP3) position statements G1 to G13 which can be found here: <https://www.gov.uk/government/collections/groundwater-protection>. In addition, they must not be constructed in ground affected by contamination and if the use of deep bore soakaways is proposed, we would wish to be re-consulted. The proposals will need to comply with our Groundwater protection position statements G1 and G9 to G13.

Pollution Control: Surface water from roads and impermeable vehicle parking areas shall be discharged via trapped gullies. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from lorry parks and/or impermeable parking areas for fifty car park spaces or more and hardstandings should

be passed through an oil interceptor designed compatible with the site being drained. Roof water shall not pass through the interceptor. Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or underground waters.

Foul Water Drainage: Foul water drainage (and trade effluent where appropriate) from the proposed development should be discharged to the public foul sewer, with the prior approval of AWS, unless it can be satisfactorily demonstrated that a connection is not reasonably available. Anglian Water Services Ltd. should be consulted by the Local Planning Authority and be requested to demonstrate that the sewerage and sewage disposal systems serving the development have sufficient capacity to accommodate the additional flows, generated as a result of the development, without causing pollution or flooding. If there is not capacity in either of the sewers, the Agency must be reconsulted with alternative methods of disposal.

Contamination by storage tanks: Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or any order revoking or re-enacting that Order), any oil storage tank shall be sited on an impervious base and surrounded by oil tight bunded walls with a capacity of 110% of the storage tank, to enclose all filling, drawing and overflow pipes. The installation must comply with Control of Pollution Regulations 2001, and Control of Pollution (Oil Storage) Regulations 2001. Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or underground waters

Conservation: Opportunities should be provided for wildlife habitat enhancement through enlargement and/or appropriate management of existing habitats and through creation of new habitats.

De Watering: There have been changes to the licensing process for de-watering purposes. A provision of the Water Act 2003 was that abstraction of water for de-watering purposes would require an abstraction licence. This provision is now being implemented and we are inviting applications from existing abstractors from January 2018. There will be a transitional period where abstractors will have up to two years to apply for a licence of a previously exempt activity. When the 2 year application period has closed the Environment Agency can take up to a further 3 years to determine any application. More information on this and how to apply for a de-watering licence can be found on our website using the below link: <https://www.gov.uk/guidance/apply-for-a-new-abstractionlicence-for-a-currently-exempt-abstraction>

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for pollution from inappropriately located and/or designed infiltration (SuDS). We consider any infiltration (SuDS) greater than 2.0 m below ground level to be a deep system and are generally not acceptable. All infiltration SuDS require a minimum of 1.2 m clearance between the base of infiltration SuDS and peak seasonal groundwater levels. All need to meet the criteria in our Groundwater Protection: Principles and Practice (GP3) position statements G1 to G13 which can be found here: <https://www.gov.uk/government/collections/groundwater-protection>. In addition, they must not be constructed in ground affected by contamination and if the use of deep bore soakaways is proposed, we would wish to be re-consulted. The proposals will need to comply with our Groundwater protection position statements G1 and G9 to G13.

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Cadent Gas: Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist. If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

Fire safety: If there are any buildings on the development that are over 11 metres in height (excluding blocks of flats) not fitted with fire mains, then aerial (high reach) appliance access is required,

Background Papers: as previously mentioned.