

Flexibility is better than Prophecy (for Super Strategic Sites)

James Scott

**Joint Planning Law Conference
19-21 September 2025**

Appendix 4
The Waterbeach Planning Permission

TOWN AND COUNTRY PLANNING ACT 1990

**PLANNING PERMISSION
SUBJECT TO CONDITIONS**

Decision Date: 25 September 2019

Ms Julia Foster,
David Lock Associates
David Lock Associates
50 North Thirteenth Street
Central Milton Keynes
MK9 3BP

The Council hereby grants permission for Outline Planning Application for up to 6,500 dwellings (including up to 600 residential institutional units), business, retail, community, leisure and sports uses; a hotel; new primary and secondary schools; green open spaces including parks, ecological areas and woodlands; principal new accesses from the A10 and other points of access; associated infrastructure, groundworks and demolition; with all matters reserved except for the first primary junction from the A10 and construction access from Denny End Road.

At: Waterbeach Barracks and Airfield Site, Waterbeach, Cambridgeshire
For: Secretary of State for Defence and Urban&Civic Plc

In accordance with your application dated 17 February 2017 and the plans, drawings and documents which form part of the application, subject to conditions set out below.

1. Further Submission for the Discharge of Condition

The submission and content of information submitted under conditions 10, 11, 14 and 15 shall accord with the following explanatory notes and terms:

'Archaeological Written Scheme of Investigation' shall be prepared in accordance with the Archaeological Evaluation submitted with the Outline Planning Application (November 2016) and include a programme of archaeological works for each Key Phase to address mitigation in the Key Phase area and any part of the site where Enabling Works are proposed to facilitate the Key Phase, which involve invasive ground works and to include:

- a) A statement of significance and research objectives;
- b) A programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works; and
- c) A programme for post-excavation assessment and subsequent analysis, publication & dissemination, and deposition of resulting material.

'Construction and Environmental Management Strategy Supplement' shall confirm a review of all matters addressed in the Site Wide Construction Environmental Management Strategy. The Strategy should indicate whether they remain relevant and appropriate to the proposed Key Phase. Any updates, amendments or additional detail proposed or necessary should be provided.

'Construction Method Statement' and 'Construction Traffic Management Plan'
A Detailed Construction Method Statement (CMS) and a Construction Traffic Management Plan

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(CTMP) shall be prepared for Reserved Matters Areas.

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

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

The CTMP shall also provide details of:

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

'Design Code'

The Design Code shall be prepared for all Key Phases in accordance with the approved plans and documents listed under Condition 7:

It shall include both strategic and more detailed elements.

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

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

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

a) The vision for the Key Phase. This should clearly articulate how the Key Phase contributes to the realisation of the Vision for the Site as a whole, as articulated in the DAS Supplement (May 2018), with emphasis upon the overall framework for movement, land use and landscape. The framework for development should be presented within the context of the Application Site and

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the wider area;

b) The Design Code shall include a 'Regulatory Plan' that establishes the framework for development within the Key Phase. The Regulatory Plan is the key plan associated with the Design Code and the content of the plan and its associated key will guide the structure of the Design Code;

c) A movement hierarchy for the Key Phase (which is to secure a legible, permeable and connected network), and the principles and extent of the highway that would potentially be offered for adoption (the extent of adoption will be agreed following Reserved Matters approval);

d) Typical street cross-sections which will include details of tree planting, landscaping, service runs, traffic calming and on street parking;

e) How the design of the streets and spaces will address the needs of all users and give priority to sustainable travel;

f) Principles to guide block structure and built form including design principles to address the relationships between land use; height and mass; primary frontages; pedestrian access points; fronts and backs; threshold definition; important buildings/groupings; building materials and design features;

g) The approach to retention, alteration and integration of existing buildings in accordance with the relevant, approved Spatial Principles and retention of the memorial garden;

h) Where taller buildings/structures are to be required or encouraged (at the maximum parameter height) these should be justified with reference to the approved Spatial Principles (October 2018) and Design Principles set out in the DAS Supplement (October 2018). The contribution of these elements to townscape and wider views should be assessed. The approach to, and scope, of this assessment should be agreed with the local planning authority;

i) Approach to incorporation of ancillary infrastructure/buildings (such as substations, pumping stations, utility cabinets, pipes, flues, vents, meter boxes, external letterboxes, required by statutory undertakers as part of building design) and the routing of utilities;

j) The approach to vehicular parking across the phase including the location and layout of parking for people with disabilities and for each building type, including the approach that will be adopted to access points into, and the ventilation of, any undercroft/ underground parking or any separate parking structures;

k) The approach to cycle parking for all uses and for each building type, including guidance on the distribution (resident/visitor parking and location in the development), type of rack, spacing and any secure or non-secure structures associated with the storage of cycles;

l) The approach to the landscape framework including the integration of existing retained landscape features and new structural planting in the key public open spaces and along the primary and secondary streets. Guidance on tree/planting specification. As the site lies within the Cambridge Airport Safeguarding Zone guidance should be provided upon appropriate measures to design and manage landscape features to limit the risk of bird strike, with cross

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reference to the Ecological Management Plan;

m) The provision of outdoor sports and children's play space provision including the formal playing fields and any Neighbourhood Equipped Area for Play (NEAP), Local Equipped Play Area for Play (LEAP) and Local Area of Play (LAP) with reference to the relevant open space/play space guidance and standards extant at that time;

n) The approach to the treatment of footpaths, cycleways and bridleways through the site;

o) The conceptual design and approach to key public spaces including the integration of public art (identifying appropriate locations) and guidance on materials, signage, utilities and any other street furniture;

p) A lighting strategy and how this will be applied to different areas of the development with different lighting needs, so as to maximise energy efficiency, minimise light pollution and avoid street clutter;

q) The approach to recycling provision for all building types;

r) Measures to demonstrate how the design can maximise resource efficiency and climate change adaptation through external, passive means, such as landscape, orientation, massing, and external building features;

s) Design features to support biodiversity and ecological enhancement aligned with the relevant Key Phase Ecological Management Plan;

t) Measures to minimise opportunities for crime; and

u) Details of the proposed design review procedures and circumstances where design review will be undertaken.

'Ecological Management Plan' (EcMP) shall include relevant measures for ecological mitigation in accordance with the submitted Biodiversity Strategy (May 2018), unless agreed in writing with the Local Planning Authority. The EcMP shall include the following as appropriate:

a) A summary of all habitat and species surveys to identify areas of importance to biodiversity;

b) A plan showing areas of importance for biodiversity and the extent of the area covered by the EcMP;

c) Full details of measures for the protection and suitable mitigation of all legally protected species and those habitats and species identified as being of importance to biodiversity both during construction and post-development;

d) Identification of habitats and species worthy of management and enhancement together with the setting of appropriate conservation objectives. Prescriptions shall be provided to detail how habitat and species management and enhancement shall be provided;

e) Details of habitat creation and management for aquatic and terrestrial invertebrates;

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f) Proposals for ecological enhancement measures and management of habitats and features created within the soft landscape areas;

g) A summary work schedule table, including an indication of timings that the prescriptions and protection measures shall be implemented or undertaken within a fifteen year strategy for post development monitoring of the effective implementation of the EcMP and a means for its periodic review with the Local Planning Authority to ensure effective implementation of the prescriptions and delivery of objectives; and

i) Confirmation of suitably qualified personnel responsible for over-seeing implementation of the EcMP commitments, such as an Ecological Clerk of Works (including an outline of the role).

All species and habitat protection, enhancement, restoration and creation measures shall be carried out in accordance with the approved EcMP unless otherwise agreed in writing by the Local Planning Authority.

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

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

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

'Key Phase Foul Water Drainage Strategy' shall include proposals to address treatment of foul water arising from development within the Key Phase; a plan of the strategic foul water network to serve the Key Phase and the location of on-site primary infrastructure, including any pumping stations required, for the Key Phase.

Each Strategy should take full account of drainage measures implemented in preceding phases.

'Key Phase Surface Water Drainage Strategy' shall adopt the parameters and principles set out in the Site Wide Drainage Strategy and Addendum submitted with the Outline Planning Application. Variation and/or supplement to the parameters and principles set out in Site Wide Drainage Strategy and Addendum may be acceptable if that variation does not give rise to a material change in likely impacts. If variation is proposed, the Site Wide Drainage Strategy

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Addendum should be updated, including justification for the changes, and submitted for approval with the Key Phase Surface Water Drainage Strategy. The strategy should:

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

'Land Investigation and Remediation Scheme' means a written scheme to address mitigation in the Key Phase area or 'out of Key Phase area' (Condition 14) and any part of the site where Enabling Works are proposed to facilitate that Key Phase or 'out of Key Phase area', involving invasive ground works. Such scheme shall include:

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

'Surface Water Drainage Scheme' relates to Reserved Matters Areas. It shall include details of information about the design storm period and intensity; the method employed to delay and control the surface water discharge rate to that indicated within the Site Wide Surface Water Drainage Strategy and Addendum; measures taken to prevent pollution of the receiving groundwater and/or surface waters including existing lakes/ponds; a plan indicating flood exceedance routes, both on and off site in the event of a blockage or rainfall event that exceeds the designed capacity of the system; and ownership, long-term management/maintenance and monitoring arrangements and responsibilities.

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

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

- a) Construction waste infrastructure including a construction material recycling facility to be in place during all phases of construction;
- b) Anticipated nature and volumes of waste and measures to ensure the maximisation of the reuse of waste;

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c) Measures and protocols to ensure effective segregation of waste at source including waste sorting, storage, recovery and recycling facilities to ensure the maximisation of waste materials for use both within and outside the site;

d) Any other steps to ensure the minimisation of waste during construction;

e) The location and timing of provision of facilities pursuant to criteria a) to d);

f) Proposed monitoring and timing of submission of monitoring reports;

g) The proposed timing of submission of a Waste Management Closure Report to demonstrate the effective implementation, management and monitoring of construction waste during the construction lifetime of the development;

h) A completed RECAP (Cambridgeshire and Peterborough Waste Partnership) Waste Management Guide toolkit, with supporting reference material; and

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, including drag distances and vehicle tracking diagrams; and details of public realm bins.

(Reason: To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990 and to ensure the details of the development are acceptable to the Local Planning Authority.)

2. Approval Process

The first application for approval of Reserved Matters shall be made to the Local Planning Authority no later than two years from the date of this permission.

(Reason: In accordance with the requirements of section 92 of the Town and Country Planning Act 1990, as amended.)

3. Application(s) for approval of all the Reserved Matters (other than the first which is provided for in Condition 2) shall be made to the Local Planning Authority before the expiration of 25 years from the date of this permission.

(Reason: To prevent the accumulation of unimplemented planning permissions and in accordance with the requirements of section 92 of the Town and Country Planning Act 1990, as amended and provide a consistent approach to the development of the site alongside adjoining developments and to provide time for reserved matters to come forward given the size of the development permitted.)

4. The Commencement of each Reserved Matters Area pursuant to this outline permission shall begin before the expiration of two years from the final approval of those Reserved Matters for that Reserved Matters Area. 'Commencement' or 'Commence' referred to in the conditions pursuant to this outline consent shall mean when the development is begun by the carrying out

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of a material operation as defined in Section 56(4) of the Town and Country Planning Act 1990, and 'Reserved Matters Area' referred to in the conditions pursuant to this outline consent shall mean any part of the site in relation to which reserved matters approval is sought.

(Reason: To prevent the accumulation of unimplemented planning permissions and in accordance with the requirements of section 92 of the Town and Country Planning Act 1990, as amended.)

5. Development shall not Commence (nor any Enabling Works save for those required to facilitate development in the Key Phase 1 area and the Northern Park Planting Scheme to be implemented in accordance with Condition 23) unless it falls within:
- a) the approved Key Phase 1 area (shown on Early Delivery Plan 1330 GA 010003 Rev 02) and an approved Reserved Matters Area; or
 - b) an approved Further Defined Key Phase and an approved Reserved Matters Area;
- or it comprises:
- c) Development Advanced Outside a Key Phase approved in accordance with condition 14; or
 - d) the approved A10 access shown on Plan 30509/2003/SK12 as referred to in Condition 27.

For the avoidance of doubt 'Enabling Works' referred to in the conditions pursuant to this outline consent shall mean works, whether they constitute a material operation or not (as defined in Section 56(4) of the Town and Country Planning Act 1990) that may include, but not be exclusively limited to: surveying, environmental and hazardous substance testing and sampling (including the making of trial boreholes, window sampling and test pits in connection with such testing and sampling); trial holes to determine location of utilities and drainage; laying, removal and diversion of services; soil tests; remediation works; necessary health safety and welfare works identified to clear the site in readiness for permanent works; pegging out; tree protection; erection of site hoardings and fencing including site notices, security measures and lighting; ecological survey and mitigation works (other than works which are approved under licence and which do not constitute material operations); construction of temporary access and or highway works to enable the carrying out of development; erection of temporary buildings, structures or compounds directly linked to anticipated construction; archaeological investigation; demolition and consequential works (subject to the restriction by Spatial Principle 15 of the approved Development Specification); works to stabilise and support existing buildings and structures, site clearance and similar related works.

Any Enabling Works which involve invasive ground works shall not commence until details under Condition 10(h) and (i) have been submitted and approved in relation to Key Phase 1.

(Reason: To allow the Local Planning Authority to control the development in detail and to deliver infrastructure in a timely and efficient way in accordance with Policy SS/6 of the South Cambridgeshire Local Plan, 2018.)

6. No development on any individual Reserved Matters Area shall Commence, apart from Enabling Works, until approval of the details of the appearance, landscape, layout and scale (hereinafter

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called the reserved matters) within that Reserved Matters Area have been obtained from the Local Planning Authority in writing. The development shall be carried out as approved.

(Reason: To ensure that all necessary details are acceptable.)

7. Submission Conformity

The submission of information to discharge conditions for Key Phase definition, Key Phase Frameworks and Reserved Matters Applications (conditions 10, 11, 12, 13 and 14) shall accord with the following approved plans and documents save for only minor variations where such variations do not deviate from this permission nor have any additional or materially different likely significant environmental effects to those assessed in the Environmental Statement accompanying the application:

- Application Site Plan (1330 GA 010001 Rev 02)
- Parameter Plan (1330 GA 010002 Rev 17)
- Early Delivery Plan (1330 GA 010003 Rev 02)
- Development Specification and Spatial Principles (revised 2 October 2018)
- The Design Principles listed DP1 to DP44 in the Design and Access Statement Supplement (revised 2 October 2018)

(Reason: To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990 and to ensure the impacts of development are not materially different to those identified through the Environmental Impact Assessment.)

8. Site Wide Construction Environmental Management Strategy (CEMS)

Prior to the Commencement of development and any Enabling Works, and prior to, or concurrent with, the approval of the Key Phase 1 Framework, a Site Wide Construction and Environmental Management Strategy (CEMS) shall be submitted to and approved in writing by the Local Planning Authority. The document should include details of:

- a) Construction and demolition hours;
- b) Prior notice of and agreement to procedures for works outside agreed limits and hours;
- c) Indication of the locations of access routes and associated works to enable the carrying out of development including temporary haul routes, highway signage strategy and approach to monitoring and enforcement;
- d) Measures during any early Enabling Works for the protection and suitable mitigation of all legally protected species and those habitats and species identified as being of importance to biodiversity (as outlined in the submitted Biodiversity Strategy, May 2018);
- e) Tree protection measures during any early Enabling Works to be put in place in respect of those trees to be retained in accordance with BS5837:2012;
- f) Approach to Noise and Vibration (including piling) impact / prediction assessment, monitoring, recording protocols and consideration of mitigation measures in accordance with BS 5528, 2009 - Code of Practice for Noise and Vibration Control on Construction and Open Sites Parts 1 - Noise and 2 -Vibration (or as superseded) including the use of best practical means to minimise noise and vibration disturbance from construction works;

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- g) Dust suppression management and wheel washing measures, including the deposition of all debris on the highway;
- h) Lighting strategy during construction;
- i) Drainage control measures including the use of settling tanks, oil interceptors and bunds;
- j) Measures for the protection of identified archaeological assets;
- k) Screening, hoarding and signage (safety and information) strategy;
- l) Approach to ensuring measures for safe access and movement through and around the construction site for pedestrian and cyclists;
- m) Arrangements for community liaison, complaints, and identification of a dedicated point of contact;
- n) Membership of the Considerate Contractors Scheme;
- o) Control of activities likely to produce dust and smoke;
- p) Height of storage areas for materials or equipment;
- q) Control and disposal of putrescible waste;

Construction and demolition works shall be carried out in accordance with the approved CEMS unless an alternative approach is otherwise approved in the 'Construction and Environmental Management Strategy Supplement' required in conditions 10, 11 and 14.

(Reason: To ensure the environmental impacts of the construction of the development are adequately mitigated and in the interests of the amenity of nearby residents/occupiers in accordance with Policies HQ/1, CC/6, CC/7, CC/9 and SS/6 of the South Cambridgeshire Local Plan, 2018.)

9. Unexploded Ordnance – Site Wide Mitigation Scheme

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

(Reason: To ensure the environmental impacts of the development are adequately mitigated and in the interests of the amenity of nearby residents/occupiers in accordance with Policies SC/11 and SS/6 of the South Cambridgeshire Local Plan, 2018.)

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10. Key Phase 1 – Framework Submission

Prior to the approval of any Reserved Matters Applications within the defined Key Phase 1 (as shown on Drawing 1330 GA 010003 Rev 02) ("Defined Key Phase 1") the following Key Phase 1 Framework documents shall be submitted to and approved by the Local Planning Authority:

For the whole Key Phase:

- a) Schedule of Uses and Quantum of development;
- b) Delivery Plan taking account of the Section 106 Obligations and including: development parcels and sequence; Housing Delivery Statement including an affordable housing delivery statement; a school and childcare facilities delivery programme; an open space delivery programme; sports and community facilities delivery programme (including youth facilities and children's play); approach to delivery of public art and heritage measures; construction and skills plan including employment uses; faith space opportunities; infrastructure and services plan; and sequencing of Cycleways, Foopaths, Bridleways and Key Phase 1 transport mitigation measures;
- c) Travel Plan setting out measures to be implemented in accordance with the principles and approach set out within the Site Wide Framework Travel Plan (May 2018) and a Car Parking Strategy (including parking standards, visitor parking, and management controls) and Bus Service Specification to include bus service frequency, routes and bus stop locations;
- d) Site Access Strategy for the two existing military base vehicular accesses from Denny End Road, including short and long term objectives and management of private vehicles, public transport, non-motorised users and emergency vehicles;
- e) Arboricultural Statement identifying trees to be removed and trees to be retained and protected in advance of Reserved Matters Applications. Details should be provided of the tree protection measures to be put in place in respect of those trees to be retained in accordance with BS5837:2012;
- f) Design Code including Regulatory Plan– content to be included as specified in Condition 1 and with an appropriate level of detail reflecting any Reserved Matters Applications submitted in parallel with the Key Phase 1 Framework submission;
- g) Construction and Environmental Management Strategy Supplement to address any Key Phase specific requirements or refinements, content to be included as specified in Condition 1;
- h) Archaeological Written Scheme of Investigation, content to be included as specified in Condition 1;
- i) Land Investigation and Remediation Scheme, content to be included as specified in Condition 1;
- j) Key Phase Surface Water Drainage Strategy, content to be included as specified in Condition 1;
- k) Key Phase Foul Water Drainage Strategy, content to be included as specified in Condition 1;

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l) Sustainability Statement, content to be included as specified in Condition 1;

m) Details of Existing and Proposed Site Levels and any Land Profiling; and

n) an Ecological Management Plan (EcMP) in relation to the Key Phase submission and including a revised Biodiversity Impact Assessment calculation to demonstrate cumulative net gain in biodiversity across the Key Phase and that the development remains on target to achieve overall net gain on completion.

For the avoidance of doubt Framework documents can be submitted separately for approval as may be necessary to facilitate Enabling Works (see Condition 5) but all documents must be approved in advance of Reserved Matters Approvals within the Defined Key Phase 1 Area. Submission documents shall be accompanied by a brief statement setting out how conformity is achieved with the Site Framework (Condition 7). Where Reserved Matters Applications are brought forward within the Defined Key Phase 1 area, they shall conform to the approved Key Phase 1 Framework. There shall be no material alterations to the approved Defined Key Phase 1 once Commencement has occurred on Key Phase 1.

Measures to secure necessary mitigation, not requiring Reserved Matters approval, shall be implemented in accordance with the approved details.

(Reason: To ensure timely delivery of infrastructure and comprehensive development and to ensure the impacts of development are not materially different to those identified through the Environmental Impact Assessment in accordance with Policy SS/6 of the South Cambridgeshire Local Plan, 2018.)

11. Further Key Phases - Definition and Framework Submissions

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

The Key Phase Submission for approval will comprise:

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

b) Key Phase Definition Supporting Statement setting out justification for the definition and content of the Key Phase to include:

- Relationship with Key Phases and Reserved Matters Applications already approved, including those across the wider Allocated Site (Policy SS/6 of the South Cambridgeshire Local Plan 2018) and reflecting the latest position, as recorded by the Progress and Delivery Group.
- Contribution to the vision for Waterbeach set out in the Design and Access Statement Supplement; Policy SS/6 of the South Cambridgeshire Local Plan 2018 and the Waterbeach New Town SPD 2019;

c) Schedule of Uses and Quantum of Development specifying those linked to trigger events set out in the S106 agreement;

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d) Progress Statement setting out practical completion of development across the Key Phase or Key Phases previously approved, including practical completion across the wider Allocated Site (Policy SS/6 of the South Cambridgeshire Local Plan 2018) (reflecting the latest position, as recorded by the Progress and Delivery Group);

e) Key Phase Transport Assessment (the content shall reflect any relevant guidance provided by Cambridgeshire County Council and the Transport Strategy Review Group) that shall demonstrate, within the context of the monitored transport impacts (as collated by/reported to the Transport Strategy Review Group), that the transport movements proposed within the Key Phase are not likely to give rise to severe impacts upon the network:

- combined with Key Phases and Reserved Matters Applications already approved under this permission and Phases/Reserved Matters Applications approved on adjoining land within the Allocated Site (Policy SS/6 of the South Cambridgeshire Local Plan 2018) (reflecting the latest position, as recorded by the Progress and Delivery Group); and
- applying committed and programmed mitigation measures and Key Phase proposed mitigation measures;

f) Travel Plan setting out measures to be implemented in accordance with the principles and approach set out within the Site Wide Framework Travel Plan (May 2018) and Car Parking Strategy (including parking standards, visitor parking, and management controls) and Bus Service Specification to include bus service frequency, routes and bus stop locations;

g) Delivery Plan taking account of the Section 106 Obligations and including: progress to date and the relevant, approved Phase Viability Review; development parcels and sequence; housing delivery statement including an affordable housing delivery statement; a school and childcare facilities delivery programme; an open space delivery programme; sports and community facilities delivery programme (including youth facilities and children's play); approach to delivery of public art and heritage measures; construction and skills plan including employment uses; faith space opportunities; infrastructure and services plan; the sequencing of the provision of Cycleways, Foopaths and Bridleways; and a transport mitigation delivery programme. As relevant, the Delivery Plan should reflect the delivery requirements established by the Progress and Delivery Group, Transport Strategy Review Group and the Education Review Group;

h) Arboricultural Statement identifying trees to be removed and trees to be retained and protected in advance of Reserved Matters Applications. Details should be provided of the tree protection measures to be put in place in respect of those trees to be retained in accordance with BS5837:2012;

i) Design Code and Regulatory Plan- content to be included as specified in Condition 1 and with an appropriate level of detail reflecting any Reserved Matters Applications submitted in parallel with the Defined Early Phase Framework submission;

j) Construction and Environmental Management Plan Supplement to address any Key Phase specific requirements or refinements, content to be included as specified in Condition 1;

k) Archaeological Written Scheme of Investigation, content to be included as specified in Condition 1;

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l) Land Investigation and Remediation Scheme, content to be included as specified in Condition 1;

m) Key Phase Surface Water Drainage Strategy, content to be included as specified in Condition 1;

n) Key Phase Foul Water Drainage Strategy, content to be included as specified in Condition 1;

o) Details of Existing and Proposed Site Levels and any Land Profiling;

p) Sustainability Statement, content to be included as specified in Condition 1; and

q) an Ecological Management Plan (EcMP) in relation to the Key Phase submission and including a revised Biodiversity Impact Assessment calculation to demonstrate cumulative net gain in biodiversity across the Key Phase and that the development remains on target to achieve overall net gain on completion.

Measures to secure necessary mitigation, not requiring Reserved Matters approval, will be implemented in accordance with the approved details.

(Reason: To ensure timely delivery of infrastructure and comprehensive development and to ensure the impacts of development are not materially different to those identified through the Environmental Impact Assessment in accordance with Policy SS/6 of the South Cambridgeshire Local Plan, 2018.)

12. Town Centre Development Framework (TCDF) and Town Centre Economic Development Plan (TCEDP)

Prior to or concurrent with the approval of any Reserved Matter Applications for new built development including main town centre uses (as defined in National Planning Policy) or residential uses, to be located within the Principal Centre (as identified on the Parameter Plan), a TCDF and TCEDP will be submitted to and approved by the Local Planning Authority. The TCDF and TCEDP shall combine to provide a strategy that will encourage delivery of a sustainable and dynamic town centre to aid its short and long term planning and ensure an appropriate mix of residential, employment, retail, civic and community land uses. Such strategy shall have regard to the approved plans and documents (Condition 7), Employment Statement and Key Phase Economic Development Strategy. The Town Centre boundary should be defined broadly in the TCDF, reflecting any Key Phase Design Codes already approved and then refined as necessary through subsequent Key Phase Design Codes.

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

(Reason: To ensure the development meets the objectives of Policy SS/6 of the South Cambridgeshire Local Plan, 2018.)

13. Heritage Strategy

Prior to or concurrent with the approval of the Key Phase 1 Framework, a Heritage Strategy shall be submitted to and approved by the Local Planning Authority. The strategy shall explore opportunities and ideas to incorporate and reflect the history of the site and neighbouring land in the design of the scheme. The Strategy shall also present proposals to engage residents and stakeholders in a process to further develop and refine these opportunities into specific

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measures for implementation. These measures shall be brought forward for approval within Key Phase Design Codes and Reserved Matters Applications, as appropriate.

(Reason: To ensure the development meets the objectives of Policies NH/14 and SS/6 of the South Cambridgeshire Local Plan, 2018.)

14. Reserved Matters Applications Advanced Outside a Key Phase

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

a) Justification Statement explaining the reason for the exception and the relationship with Approved Key Phases and Reserved Matters Areas already approved or submitted for approval;

b) Transport Assessment or Transport Statement for the development proposed within the Reserved Matters Area that shall demonstrate that the transport movements proposed within the Reserved Matters Area combined with Key Phases already approved; Key Phases or Reserved Matters approved on adjoining land within the Allocated Site (Policy SS/6 in the South Cambridgeshire Local plan 2018) (reflecting the latest position, as recorded by the Progress and Delivery Group); the monitoring of transport impacts; and applying committed and yet to be implemented and proposed mitigation measures is not likely to give rise to severe impact upon the network;

c) Delivery Programme;

d) Archaeological Written Scheme of Investigation, content to be included as specified in Condition 1;

e) Land Investigation and Remediation Scheme content to be included as specified in Condition 1;

f) Sustainability Statement, content to be included as specified in Condition 1; and

g) Construction and Environmental Management Strategy Supplement as specified in Condition 1.

Exceptional circumstances may be deemed to apply in the case of infrastructure, Enabling Works, employment uses and small scale residential development. Residential proposals will only be permitted under Condition 13 for up to 200 units across the site as a whole. The development shall be carried out in accordance with the approved details and where Reserved Matters Applications are brought forward outside a Key Phase, they shall address all relevant Reserved Matters Application Conditions (15-17).

(Reason: To ensure timely delivery of infrastructure and comprehensive development and to ensure the impacts of development are not materially different to those identified through the Environmental Impact Assessment in accordance with Policy SS/6 of the South Cambridgeshire Local Plan, 2018.)

15. Reserved Matters Applications – Information Requirements

Plans and particulars submitted for each Reserved Matters Application shall, where relevant,

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address and include details (a) to (q) below and all matters identified in conditions 16 and 17 for site locations with specific requirements or sensitivities:

- a) A tree survey and method statement showing trees to be retained, relocated or removed, provision of replacement trees, as appropriate, and a proposed tree protection plan including protection measures;
- b) Ecological Mitigation Measures;
- c) Construction Method Statement and Construction Traffic Management Plan, content to be included as specified in Condition 1;
- d) Detailed Waste Management and Minimisation Plan, content to be included as specified in Condition 1;
- e) Existing and proposed ground levels and finished floor levels of all new dwellings, buildings and any associated parking;
- f) Detailed Foul Water Drainage Scheme, content to be included as specified in Condition 1;
- g) Detailed Surface Water Drainage Scheme, content to be included as specified in Condition 1;
- h) Landscape details including boundary treatments and surface materials;
- i) Youth facilities and play provision including detailed design and specification of youth facilities and play provision within the Reserved Matters site and including full details of all adventure play equipment areas, including surface materials;
- j) Distribution and specification of market and affordable housing including the proposed tenure mix and statement of progress of cumulative delivery across the site;
- k) A sustainability conformity statement setting out how the development will achieve the sustainability targets set out at Key Phase approval stage;
- l) A plan showing the location of fire hydrants;
- m) Noise assessment and attenuation/insulation scheme to protect residential dwellings from traffic noise from the A10, primary routes any other significant infrastructure proposed;
- n) External lighting impact assessment covering matters such as light spillage, hours of illumination, light levels, column heights, the levels of impact on nearby dwellings including horizontal and vertical isolux contours and methods of mitigating any adverse effects;
- o) Details of the location, layout, specification and delivery of public open space, allotments and public realm including hard and soft landscaping, public art and the approach to adoption, maintenance and management;
- p) Specific Travel Plan provisions and other transport mitigation measures for both construction and operational phases in line with the relevant approved Key Phase Transport Assessment and

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Construction and Environmental Management Strategy; and

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

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

(Reason: To ensure the development meets the objectives of Policy SS/6 of the South Cambridgeshire Local Plan, 2018.)

16. Landscape and Design - Reserved Matters

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

Soft Landscaping

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

Hard Landscaping

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

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

(Reason: To ensure the development meets the objectives of Policies NH/2, NH/4 and SS/6 of the South Cambridgeshire Local Plan, 2018.)

17. Accessible and Adaptable Homes

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

(Reason: To ensure that new dwellings cater for the needs of residents throughout their lifetime, including the possibility of impaired mobility in accordance with Policy H/9 of the South Cambridgeshire Local Plan, 2018.)

18. Air Quality Monitoring Scheme

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

(Reason: To ensure the development meets the objectives of Policies SS/6 and SC/12 of the South Cambridgeshire Local Plan, 2018.)

19. Built Heritage

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

(Reason: To ensure the development meets the objectives of Policies NH/14 and SS/6 of the South Cambridgeshire Local Plan, 2018.)

20. Highway Adoption

Prior to the first occupation of any buildings in respect to any Reserved Matters Area pursuant to

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this outline permission, an Adoption Strategy for that entire Reserved Matters Area shall be submitted to and approved in writing by the Local Planning Authority. The Adoption Strategy shall set out:

- a) The elements of the transport network within the site which will be offered for adoption by the Local Highway Authority.
- b) The elements of the transport network within the site which will be retained in private ownership, or other, and in each case detail of the management arrangements for these elements of the network.
- c) The elements of the recreational path network that will be offered for adoption as Public Rights of Way.
- d) The elements of the recreational path network which will be retained in private ownership, and the management arrangements for these elements of the network.

All measures in the approved Adoption Strategy shall be fully implemented unless otherwise agreed in writing by the Local Planning Authority.

(Reason: To ensure that the development provides future management arrangements for the various elements of the transport network in accordance with Policies SS/6 and TI/2 of the South Cambridgeshire Local Plan, 2018.)

21. Land Remediation

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

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

(Reason: To ensure the environmental impacts of the development are adequately mitigated and in the interests of human health in accordance with Policies SC/11 and SS/6 of the South Cambridgeshire Local Plan, 2018.)

22. Landscape Implementation

All planting, seeding or turfing in the approved soft landscape details for the relevant Reserved Matters shall be carried out in the first planting season (following the completion of the appropriate element of development) unless agreed in writing with the Local Planning Authority. All hard and soft landscape works shall be carried out in accordance with the approved details and in accordance with the relevant British Standards or codes of good practice.

Any trees, plants, turf or seeded areas which within a period of 5 years are removed or are noticeably damaged or diseased, or have failed to establish or make reasonable growth, shall be replaced in the next planting season with others of the same size and species, unless the Local Planning Authority give written approval of a variation of the first planting.

(Reason: To ensure the development meets the objectives of Policies NH/2, NH/4 and SS/6 of the South Cambridgeshire Local Plan, 2018.)

23. Northern Park Planting

No development shall Commence, except for Enabling Works, until a structural planting scheme

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to the Northern Park (as shown on 1330 GA 010002 Rev 17 and in the Design and Access Statement Supplement (October 2018) to filter views between the proposed development and Denny Abbey, has been submitted to and approved by the Local Planning Authority. The scheme shall include the following:

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

The planting should be carried out in accordance the approved scheme and implemented in the first available planting season following approval of the scheme. Any trees or plants which, within a period of five years of implementation, are removed or become seriously damaged or diseased shall be replaced in the next planting season.

(Reason: To ensure the development meets the objectives of Policies NH/2, NH/4 and SS/6 of the South Cambridgeshire Local Plan, 2018.)

24. Piling

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

(Reason: To ensure the environmental impacts of the development are adequately mitigated and in the interests of amenity of nearby residents/occupiers in accordance with Policies CC/6 and SS/6 of the South Cambridgeshire Local Plan, 2018.)

25. Residential Space Standards

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

(Reason: To ensure the development meets the residential space standards set out in Policy H/12 of the South Cambridgeshire Local Plan, 2018.)

26. Refurbishment of the Waterbeach Barracks Sports Hall

No residential dwellings hereby permitted shall be occupied until a scheme for improvement of the Waterbeach Barracks Sports Hall has been submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved scheme.

(Reason: To ensure adequate sports provision for the needs of the community in accordance with Policies SC/4 and SS/6 of the South Cambridgeshire Local Plan 2018)

27. Site Access from A10

Prior to occupation of any residential dwellings, the access from the A10 Cambridge Research

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Park roundabout shall be completed to the written satisfaction of the Local Planning Authority and in accordance with PBA drawing 30509/2003/SK12.

(Reason: To ensure the development meets the transport objectives of Policies SS/6 and TI/2 of the South Cambridgeshire Local Plan, 2018.)

28. Early phase on-site pedestrian-cycle routes

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

(i) a safe and lit pedestrian and cycling connection between the defined Key Phase 1 area and Denny End Road, via the former barracks area;

(ii) a safe and lit pedestrian and cycling connection between the defined Key Phase 1 area and the A10 in an area north of Denny End Road;

(Reason: To ensure the development meets the transport objectives of Policies SS/6 and TI/2 of the South Cambridgeshire Local Plan, 2018.)

29. A10 pedestrian and cycle route

No residential dwellings hereby approved shall be occupied until the following schemes have been submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved plans:

a) improve and widen the existing shared pedestrian and cycle path between the A10 junctions with Denny End Road and Ely Road, Milton; and

b) a shared pedestrian and cycle path immediately north of Denny End Road with access into the development site.

(Reason: To ensure the development meets the transport objectives of Policies SS/6 and TI/2 of the South Cambridgeshire Local Plan, 2018.)

30. Waterbeach Station Bus Stop

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

(Reason: To ensure the development meets the transport objectives of Policies SS/6 and TI/2 of the South Cambridgeshire Local Plan, 2018.)

31. Public Transport interchange

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

(Reason: To ensure the development meets the transport objectives of Policies SS/6 and TI/2 of the South Cambridgeshire Local Plan, 2018.)

32. On any reserved matters application where a show home is being provided, the showhome must showcase environmentally sustainable features, beyond those provided to achieve the standard agreed for the development, that purchasers can choose when buying their home.

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(Reason: To ensure that suitable and practical environmentally sustainable alternatives to standard options can be offered to purchasers, in accordance with Policy CC/5 of the South Cambridgeshire Local Plan, 2018)

Informative

1. This application is accompanied by a Section 106 agreement dated 25th September 2019.

General

1. **Statement as to how the Local Planning Authority (LPA) has worked with the applicant in a positive and proactive manner on seeking solutions**

The LPA positively encourages pre-application discussions. Details of this advice service can be found on the Planning pages of the Council's website www.scambs.gov.uk. If a proposed development requires revisions to make it acceptable the LPA will provide an opinion as to how this might be achieved. The LPA will work with the applicant to advise on what information is necessary for the submission of an application and what additional information might help to minimise the need for planning conditions. When an application is acceptable, but requires further details, conditions will be used to make a development acceptable. Joint Listed Building and Planning decisions will be issued together. Where applications are refused clear reasons for refusal will identify why a development is unacceptable and will help the applicant to determine whether and how the proposal might be revised to make it acceptable.

In relation to this application, it was considered and the process managed in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

2. Circular 04/2008 (Planning Related Fees) states that where an application is made under Article 21 of the Town and Country Planning (General Development Procedure) Order 1995 [now superseded by Article 30 of the Town and Country Planning (Development Management Procedure)(England) Order 2010], a fee will be payable for any consent, agreement or approval required by condition or limitation attached to the grant of planning permission (or reserved matter consent).

The fee is £116 per request or £34 where the permission relates to an extension or alteration to a dwellinghouse or other development in the curtilage of a dwellinghouse. The request can be informal through the submission of a letter or plans, or formal through the completion of an application form and the submission of plans. Any number of conditions may be included on a single request. The form is available on the Council's website www.scambs.gov.uk (application forms - 1app forms-application for the approval of details - pack 25.)

3. It is important that all conditions, particularly pre-commencement conditions, are fully complied with, and where appropriate, discharged prior to the implementation of the development. Failure to discharge such conditions may invalidate the planning permission

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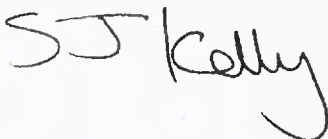
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granted. The development must be carried out fully in accordance with the requirements of any details approved by condition.

4. All new buildings that are to be used by the public must, where reasonable and practicable, be accessible to disabled persons and provide facilities for them. The applicant's attention is therefore drawn to the requirements of Section 76 of the Town and Country Planning Act 1990 and the Building Regulations 2000 (as amended) with respect to access for disabled people.
5. In order to obtain an official postal address, any new buildings should be formally registered with South Cambridgeshire District Council. Unregistered addresses cannot be passed to Royal Mail for allocation of postcodes. Applicants can find additional information, a scale of charges and an application form at www.scambs.gov.uk/snn. Alternatively, applicants can contact the Address Management Team: call 08450 450 500 or email address.management@scambs.gov.uk. Please note new addresses cannot be assigned by the Council until the footings of any new buildings are in place.
6. The applicant's attention is drawn to the requirements of the Party Wall etc. Act 1996 if works are proposed to a party wall.
7. If you wish to amend the permitted scheme, and you consider the revisions raise no material issues, you should make an application for a Non Material Amendment. If agreed, the development can go ahead in accordance with this amendment although the revised details will not replace the original plans and any conditions attached to the originally approved development will still apply. If, however, you or the Council consider the revisions raise material issues you may be able to make an application for a Minor Material Amendment. If approved, this will result in a new planning permission and new conditions as necessary may be applied. Details for both procedures are available on the Council's website or on request.
8. If this development involves any works of a building or engineering nature, please note that before any such works are commenced it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consent under the Building Regulations is also obtained. Advice in respect of Buildings Regulations can be obtained from Building Control Services at South Cambridgeshire District Council. Their contact details are: tel. 03450 450 500 or building.control@scambs.gov.uk or via the website www.scambs.gov.uk.
9. A delegation report or committee report, setting out the basis of this decision, is available on the Council's website.

To help us enhance our service to you please complete our [Customer Service Questionnaire](#)



Stephen Kelly

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Joint Director for Planning and Economic Development for Cambridge and South Cambridgeshire

South Cambridgeshire Hall, Cambourne Business Park, Cambourne, Cambridge, CB23 6EA

THIS PERMISSION DOES NOT CONSTITUTE APPROVAL UNDER BUILDING REGULATIONS AND IS NOT A LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT. IT DOES NOT CONVEY ANY APPROVAL OR CONSENT WHICH MAY BE REQUIRED UNDER ANY ENACTMENT, BYE-LAW, ORDER OR REGULATION OTHER THAN SECTION 57 OF THE TOWN AND COUNTRY PLANNING ACT 1990.

SEE NOTES OVERLEAF

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NOTES

Appeals to the Secretary of State

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so using a form which you can get from the Customer Support Unit, Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

Alternatively, an online appeals service is available through the Appeals area of the Planning Portal - see www.planningportal.gov.uk/pcs. The Planning Inspectorate will publish details of your appeal on the internet. This may include a copy of the original planning application form and relevant supporting documents supplied to the local authority, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information you are happy will be made available to others in this way, including personal information belonging to you. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

Fully completed appeal forms must be received by the Planning Inspectorate within six months of the date of this decision notice except where the property is subject to an enforcement notice, where an appeal must be received within 28 days.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving the notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

Purchase Notices

If either the Local Planning Authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonable beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

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IMPORTANT INFORMATION REGARDING CONDITIONS

If you have been granted Planning Permission and/or Listed Building Consent you may wish to get started immediately, however it is always important to carefully read the decision notice in full before any work begins.

The majority of Planning Permissions and Listed Building Consents have conditions attached. Some conditions request further information that requires approval by the Local Planning Authority before any development takes place ('pre-commencement'). All conditions are set out on the decision notice.

Under Section 7 of the Planning (Listed Buildings and Conservation Areas) Act 1990, it is a criminal offence to carry out unauthorised works to a listed building. Under Section 9 of the Act, a person shall be guilty of an offence should they fail to comply with any condition attached to the consent.

HOW DO I DISCHARGE THE CONDITIONS

Please note that the process takes up to eight weeks from the date the Local Planning Authority receives a valid application. Therefore it is important to plan ahead and allow plenty of time before work is due to commence.

You need to fill in a form to submit your request to discharge conditions, and accompany the relevant details/samples. You can download the necessary form by using the following link: <https://www.scambs.gov.uk/content/apply-planning-permission>. This form can be emailed directly to planning@scambs.gov.uk or submitted by post to South Cambridgeshire Hall, Cambourne Business Park, Cambourne, Cambridge, CB23 6EA

Alternatively you can submit an application to discharge the conditions through the Government's Planning Portal website: <https://www.planningportal.co.uk/applications>. Please note, The Planning Portal refers to it as 'Approval of details reserved by a condition'.

When the required information has been submitted you will receive a reference and an acknowledgement letter. Once the Local Planning Authority is satisfied that the requirement of the condition have been met you will receive a formal notification that the conditions have been discharged.

FEES

£0 – for all Listed Building Consent 'Discharge of Conditions' applications;

£34 – for all householder 'Discharge of Conditions' applications;

£116 – for all other types 'Discharge of Conditions' applications.

Please contact your Case Officer with any queries.