Application for Planning Permission.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.
Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

### 1. Applicant Name, Address and Contact Details

<table>
<thead>
<tr>
<th>Title:</th>
<th>Ms</th>
</tr>
</thead>
<tbody>
<tr>
<td>First name:</td>
<td>Katherine</td>
</tr>
<tr>
<td>Surname:</td>
<td>Scott</td>
</tr>
<tr>
<td>Company name:</td>
<td>Network Rail Infrastructure Limited</td>
</tr>
<tr>
<td>Street address:</td>
<td>1 Eversholt Street</td>
</tr>
<tr>
<td>Town/City:</td>
<td>London</td>
</tr>
<tr>
<td>County:</td>
<td>United Kingdom</td>
</tr>
<tr>
<td>Postcode:</td>
<td>NW1 2DN</td>
</tr>
</tbody>
</table>

Are you an agent acting on behalf of the applicant?  
- [ ] Yes  
- [ ] No

### 2. Agent Name, Address and Contact Details

<table>
<thead>
<tr>
<th>Title:</th>
<th>Mr</th>
</tr>
</thead>
<tbody>
<tr>
<td>First Name:</td>
<td>Richard</td>
</tr>
<tr>
<td>Surname:</td>
<td>Seamark</td>
</tr>
<tr>
<td>Company name:</td>
<td>Carter Jonas LLP</td>
</tr>
<tr>
<td>Street address:</td>
<td>6-8 Hills Road</td>
</tr>
<tr>
<td>Town/City:</td>
<td>Cambridge</td>
</tr>
<tr>
<td>County:</td>
<td>Cambridgeshire</td>
</tr>
<tr>
<td>Postcode:</td>
<td>CB2 1NH</td>
</tr>
</tbody>
</table>

### 3. Description of the Proposal

Please describe the proposed development including any change of use:

Proposed development for a new 450 sq.m station building (including passenger waiting facilities, toilets, staffed ticket office, shop unit(s), amenity space, rail staff accommodation and facilities), two main line platforms (270m in length and capable of accommodating a 12 car train) and a bay platform, a pedestrian cycle bridge linking the station building and platforms over the main line, a landscaped 450 space car park and 1000 space cycle park, new pedestrian and cycle links to surrounding areas, and the extension of the bus land and cycle route from the Cambridge Guided Busway into the site along the alignment of the former St Ives Branch Line.

Has the building, work or change of use already started?  
- [ ] Yes  
- [ ] No
4. Site Address Details

Full postal address of the site (including full postcode where available)

House: House name: Land at Chesterton Sidings
Street address: Cowley Road
Town/City: Cambridge

County: 
Postcode: 

Description: Erection of a station building with passenger waiting facilities, toilets, ticket office, retail space, amenity space, rail staff, staff accommodation and facilities. The development also includes two main line platforms and a bay platform with a footbridge (with lifts) providing access over the main lines and operational siding from the station building to the platforms. External works include car (450 spaces) and cycle (1000 spaces) parking and hard and soft landscaping. Construction of new vehicle access from Cowley Road and new pedestrian and cycle links to the surrounding area. The development will be linked to the existing guided 'Busway' network by a short length of new busway connecting to a longer section of track which is authorised by an existing planning permission.

Easting: 547468
Northing: 260552

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?  
Yes  No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name: Mr Paul Mumford
Reference: PRE/0219/15
Date (DD/MM/YYYY): 27/04/2015 (Must be pre-application submission)

Details of the pre-application advice received:
Discussion regarding (1) the Site (2) the application process (3) application content (4) transport statement (5) cycle and footpath access (6) rapid electric charge points (7) s106 (8) planning conditions (9) car park (10) local liaison forum (11) Members briefing note (12) validation

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?  
Yes  No

Is a new or altered pedestrian access proposed to or from the public highway?  
Yes  No

Are there any new public roads to be provided within the site?  
Yes  No

Are there any new public rights of way to be provided within or adjacent to the site?  
Yes  No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?  
Yes  No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

Please refer to detailed Site and Block plans

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?  
Yes  No

If Yes, please provide details:

Have arrangements been made for the separate storage and collection of recyclable waste?  
Yes  No

If Yes, please provide details:

8. Authority Employee/Member

With respect to the Authority, I am:
(a) a member of staff  
(b) an elected member  
(c) related to a member of staff  
(d) related to an elected member

Do any of these statements apply to you?  
Yes  No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):
9. (Materials continued)

Walls - description:
Description of existing materials and finishes: N/A

Description of proposed materials and finishes:
Aluminium cassette rainscreen system with bespoke laser cut pattern

Roof - description:
Description of existing materials and finishes: N/A

Description of proposed materials and finishes:
Sedum roof to main station building, single ply membrane (colour to match aluminium panels) to overbridge. ETFE pillow system to rooflights and ETFE skin to cycle parking to South of station building with Solar PV panels

Windows - description:
Description of existing materials and finishes: N/A

Description of proposed materials and finishes:
Frameless structural glazing (Schueco FW 50 SG or similar) to provide external "shopfront" appearance

Doors - description:
Description of existing materials and finishes: N/A

Description of proposed materials and finishes:
Automatic sliding glazed doors integral to glazing system to station concourse. Elsewhere doors to match rainscreen panel system

Boundary treatments - description:
Description of existing materials and finishes:
Existing Boundary retained / repaired to North and West Boundaries

Description of proposed materials and finishes:
Network Rail standard metal fencing screened with hedgerow and planting to Eastern Boundary between site and retained sidings

Vehicle access and hard standing - description:
Description of existing materials and finishes: N/A

Description of proposed materials and finishes:
Roads and footways generally asphalt. High quality natural stone to new station square and drop off area to the north of the station building and proximal to the station building

Lighting - add description
Description of existing materials and finishes: N/A

Description of proposed materials and finishes:
Catenary wire suspended lighting to station square (Woodhouse "Doncaster" or similar). LED lighting on 10m columns to car park (WRTL "LUMA 1" or similar). LED lighting on 5m columns to platforms (WRTL "MINILUMA or similar).

Others - description:
Type of other material: Structures

Description of existing materials and finishes: N/A

Description of proposed materials and finishes:
Overbridge, stair towers to platforms and platform canopies and cycle canopies to the north of the station building as per walls and windows above.

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?
Yes

Please refer to Design and Access Statement and Addendum, and detailed Elevation Plans

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

<table>
<thead>
<tr>
<th>Type of vehicle</th>
<th>Existing number of spaces</th>
<th>Total proposed (including spaces retained)</th>
<th>Difference in spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cars</td>
<td>0</td>
<td>450</td>
<td>450</td>
</tr>
<tr>
<td>Light goods vehicles/public carrier vehicles</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Motorcycles</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Disability spaces</td>
<td>0</td>
<td>24</td>
<td>24</td>
</tr>
<tr>
<td>Cycle spaces</td>
<td>0</td>
<td>1000</td>
<td>1000</td>
</tr>
<tr>
<td>Other (e.g. Bus)</td>
<td>0</td>
<td>3</td>
<td>3</td>
</tr>
</tbody>
</table>

Short description of Other: Bus
11. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
- Package treatment plant
- Septic tank
- Cess pit
- Other

Are you proposing to connect to the existing drainage system?  
- Yes   - No   - Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

Please see Chapter 14 of accompanying Environmental Statement.

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

- Yes   - No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- Yes   - No

Will the proposal increase the flood risk elsewhere?

- Yes   - No

How will surface water be disposed of?

- Sustainable drainage system
- Main sewer
- Pond/lake
- Soakaway
- Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

- Yes, on the development site   - Yes, on land adjacent to or near the proposed development   - No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site   - Yes, on land adjacent to or near the proposed development   - No

c) Features of geological conservation importance

- Yes, on the development site   - Yes, on land adjacent to or near the proposed development   - No

14. Existing Use

Please describe the current use of the site:

Aggregates rail terminal, road stone coating plant, and extensive freight sidings (three in full operation)

Is the site currently vacant?

- Yes   - No

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated?

- Yes   - No

Land where contamination is suspected for all or part of the site?

- Yes   - No

A proposed use that would be particularly vulnerable to the presence of contamination?

- Yes   - No

15. Trees and Hedges

Are there trees or hedges on the proposed development site?

- Yes   - No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- Yes   - No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current ‘BS5837: Trees in relation to design, demolition and construction - Recommendations’.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?

- Yes   - No
17. Residential Units
Does your proposal include the gain or loss of residential units?

- Yes
- No

18. All Types of Development: Non-residential Floorspace
Does your proposal involve the loss, gain or change of use of non-residential floorspace?

- Yes
- No

<table>
<thead>
<tr>
<th>Use class/type of use</th>
<th>Existing gross internal floorspace (square metres)</th>
<th>Gross internal floorspace to be lost by change of use or demolition (square metres)</th>
<th>Total gross new internal floorspace proposed (including changes of use) (square metres)</th>
<th>Net additional gross internal floorspace following development (square metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>A1 Shops Net Tradable Area</td>
<td>0.0</td>
<td>0.0</td>
<td>175.0</td>
<td>175.0</td>
</tr>
<tr>
<td>A2 Financial and professional services</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
</tr>
<tr>
<td>A3 Restaurants and cafes</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
</tr>
<tr>
<td>A4 Drinking establishments</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
</tr>
<tr>
<td>A5 Hot food takeaways</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
</tr>
<tr>
<td>B1 (a) Office (other than A2)</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
</tr>
<tr>
<td>B1 (b) Research and development</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
</tr>
<tr>
<td>B1 (c) Light industrial</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
</tr>
<tr>
<td>B2 General industrial</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
</tr>
<tr>
<td>B8 Storage or distribution</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
</tr>
<tr>
<td>C1 Hotels and halls of residence</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
</tr>
<tr>
<td>C2 Residential institutions</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
</tr>
<tr>
<td>D1 Non-residential institutions</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
</tr>
<tr>
<td>D2 Assembly and leisure</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
</tr>
<tr>
<td>Other Please Specify</td>
<td>0.0</td>
<td>0.0</td>
<td>405.0</td>
<td>405.0</td>
</tr>
<tr>
<td>Total</td>
<td>0.0</td>
<td>0.0</td>
<td>580.0</td>
<td>580.0</td>
</tr>
</tbody>
</table>

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

<table>
<thead>
<tr>
<th>Use Class</th>
<th>Types of use</th>
<th>Existing rooms to be lost by change of use or demolition</th>
<th>Total rooms proposed (including changes of use)</th>
<th>Net additional rooms</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

19. Employment
If known, please complete the following information regarding employees:

<table>
<thead>
<tr>
<th>Existing employees</th>
<th>Full-time</th>
<th>Part-time</th>
<th>Equivalent number of full-time</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed employees</td>
<td>3</td>
<td>3</td>
<td>4</td>
</tr>
</tbody>
</table>

20. Hours of Opening
If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

<table>
<thead>
<tr>
<th>Use</th>
<th>Monday to Friday</th>
<th>Saturday</th>
<th>Sunday and Bank Holidays</th>
<th>Not Known</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Start Time</td>
<td>End Time</td>
<td>Start Time</td>
<td>End Time</td>
</tr>
<tr>
<td>A1</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td>5:30:00</td>
<td>1:00:00</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

21. Site Area
What is the site area?

- 09.95 hectares

22. Industrial or Commercial Processes and Machinery
Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

- N/A

Is the proposal for a waste management development?

- Yes
- No
23. Hazardous Substances

Is any hazardous waste involved in the proposal?  
- Yes
- No

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?  
- Yes
- No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)
- The applicant
- The agent
- Other person

25. Certificates (Certificate B)

Certificate of Ownership - Certificate B


I certify that I have given the requisite notice to everyone else who, on the day 21 days before the date of this application, was the owner or agricultural tenant of any part of the land or building to which this application relates.

<table>
<thead>
<tr>
<th>Owner/Agricultural Tenant</th>
<th>Date notice served</th>
</tr>
</thead>
<tbody>
<tr>
<td>Freightliner Limited</td>
<td>15/05/2015</td>
</tr>
<tr>
<td>Cambridge City Council</td>
<td>15/05/2015</td>
</tr>
<tr>
<td>Milvus Limited</td>
<td>15/05/2015</td>
</tr>
<tr>
<td>Meldire Limited</td>
<td>15/05/2015</td>
</tr>
</tbody>
</table>

Person role: Applicant  
First name: Katherine  
Surname: Scott  
Declaration date: 15/05/2015  
Declaration made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date 15/05/2015