Mr Neil Waterson,  
Bidwells  
Bidwell House  
Trumpington Road  
Cambridge  
CB2 9LD  

The Council hereby grants permission for 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 (254m with the provision for extension to 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 cycle park, new pedestrian and cycle links to surrounding areas, and the extension of the bus lane and cycle route from the Cambridge Guided Busway into the site along the alignment of the former St Ives Branch Line.

At: Land at Chesterton Sidings, Cowley Road, Cambridge  
For: Ms Christine Light, Network Rail Infrastructure Limited

In accordance with your application dated 15 May 2015 and the plans, drawings and documents which form part of the application, subject to conditions set out below.

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

   Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004

2. The development hereby permitted shall not proceed except in accordance with the details set out in the submitted application and supporting documents as amended by the conditions stated on this decision notice and the following drawings:

   Landscape/Ecology Mitigation Plan - 5110967/L/P/00/001 REV B  
   Landscape/Ecology Mitigation Plan - Station (southern end) & Interchange Area - 5110967/L/P/00/002 REV B  
   Landscape/Ecology Mitigation Plan - Cowley Road ETC.- 5110967/L/P/00/003  
   Landscape Sections Sheet 1 of 2 -5110967/LP/00/005  
   Landscape Sections Sheet 2 of 2 -5110967/LP/00/006  
   Location Plan -5110967/A/L/00/001 REV B  
   Location Plan - 5134906/A/L/00/P01 REV B  
   Location Plan - 5134906/A/L/00/P06 REV B  
   Proposed Location Plan - 5134906/A/L/00/P03 REV C  
   Proposed Site Plan - 5134906/A/L/00/P04 REV B  
   Existing Site Plan - 5134906/A/L/00/P02 REV B  
   Construction site Access and potential Contractors Compound - 5134906/A/L/00/P07 REV A  
   Proposed Concourse Level Plan - 5134906/A/L/00/P10 REV A
3. Within three months of the granting of planning permission, samples of the materials to be used in the construction of the external surfaces, including the hard surfaces such as parking areas of the development hereby permitted will be submitted to the Local Planning Authority for approval. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the external surfaces is appropriate in accordance with policies DP/1, DP/2, DP/3 of the South Cambridgeshire Local Development Framework Development Control Policies (Adopted July 2007) and policy 3/11 of the Cambridge City Council Local Plan 2006.

4. No development of the car park shall commence, except for underground enabling works, until full details of soft landscape works for the car park have been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out as approved. Details shall include:

   Finished levels or contours means of enclosure, car parking layouts, vehicle and pedestrian access and circulation to the car park, hard surfacing materials below ground (e.g. drainage, power, communications cables, pipelines indicating lines, manholes, supports); Soft Landscape works shall include 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, an implementation programme and maintenance period for 5 years from completion. Should for any reason the planting be removed, die or become diseased the landscaping shall be replaced with the same species unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of landscape character and nature conservation in accordance with policies DP1, DP2, NE/4 and NE/6 of the South Cambridgeshire Local Development Framework Development Control Policies (Adopted July 2007) and policies 3/11 and 4/4 of the Cambridge City Council Local Plan 2006.

5. Within three months of the granting of planning permission, full details of soft landscape works will be submitted to the Local Planning Authority for approval. These works shall be carried out as approved. These details shall relate to the entire site except for the car park, including details of improvements to the western boundary of the site. Details shall include:
Finished levels or contours; means of enclosure; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting); proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines indicating lines, manholes, supports); retained historic landscape features and proposals for restoration, where relevant. Soft Landscape works shall include 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, an implementation programme and maintenance period for 5 years from completion. Should for any reason the planting be removed, die or become diseased the landscaping shall be replaced with the same species unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of landscape character and nature conservation in accordance with policies DP1, DP/2, NE/4 and NE/6 of the South Cambridgeshire Local Development Framework Development Control Policies (Adopted July 2007) and policies 3/11 and 4/4 of the Cambridge City Council Local Plan 2006.

6. The development shall be carried out in accordance with the approved renewable energy statement (Document Reference: 5134906/51.11/REP/001 dated 07.12.15) The approved renewable energy technologies shall be fully installed and operational prior to the occupation of any approved buildings and shall thereafter be maintained and remain fully operational in accordance with the approved maintenance programme, unless otherwise agreed in writing by the Local Planning Authority.


7. Prior to the erection of any signage a detailed signage strategy shall be submitted to and approved in writing by the Local Planning Authority. This strategy shall detail the use of signs including direction signage, building signage and electronic notices that are required as part of the approved development. Signage on site shall be constructed in accordance with the approved details unless the Local Planning Authority gives its written consent to any variation. The signage scheme shall be implemented prior to the bringing into use of the approved development.

Reason: To provide attractive, direct and safe walking and cycling routes within the development connecting key destinations. In accordance with policies DP/1, DP/2, DP/3 of the South Cambridgeshire Local Development Framework Development Control Policies (Adopted July 2007) and policy 3/11 of the Cambridge City Council Local Plan 2006.

8. Prior to the installation of any artificial lighting, a detailed artificial lighting scheme and significance of impact assessment shall be submitted to and approved in writing by the Local Planning Authority. The scheme / assessment shall consider and include details of any artificial lighting of the site such as external street, floodlighting, security, platform and external / internal building lighting and an assessment of lighting impact on any sensitive residential premises off site shall be undertaken. The scheme shall include layout plans / elevations with luminaire locations annotated; full isolux contour map / diagrams showing the predicted luminance in the
horizontal and vertical plane (in lux) at critical locations within the site, on the boundary of the site and at adjacent properties; hours and frequency of use; a schedule of equipment in the lighting design (luminaire type / profiles, mounting height, aiming angles / orientation, angle of glare, operational controls) and shall assess artificial light impact fully in accordance with the Institute of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Light GN01:2011 having regard to Light Trespass / Intrusion (into windows), Luminaire Source Intensity, Building Luminance and Sky Glow Upward Light Ratio requirements. The artificial lighting scheme strategies must be sensitively design for biodiversity (as detailed within the CEMP Biodiversity, EDS & LEMP).

The approved lighting scheme shall be installed, maintained and operated in accordance with the approved scheme details / measures unless the Local Planning Authority gives its written consent to any variation.

Reason: To protect local residents from light pollution / nuisance and safeguard the amenities of nearby residential properties in accordance with policy NE/14 of the South Cambridgeshire Local Development Framework Development Control Policies (Adopted July 2007) and policy 4/15 of the Cambridge City Council Local Plan 2006.

9. Construction Environmental Management plan (Biodiversity)

Within one month of the granting of planning permission, a construction environmental management plan (CEMP: Biodiversity) will be submitted to the Local Planning Authority for approval. The CEMP: Biodiversity 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, timing and minimisation 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, exclusive barriers and warning signs.

The approved CEMP: Biodiversity shall be adhered to and implemented in full through the construction period, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect and enhance biodiversity and the natural environment in accordance with policies DP/1, NE/6 and ENV3 of the South Cambridgeshire Local Development Framework Development Control Policies (Adopted July 2007) and polices 4/6 and 4/8 of the Cambridge City Council Local Plan 2006.

10. Ecological Design Strategy (protection, mitigation, compensation & enhancement)

Within 3 months of the granting of planning permission an ecological design strategy (EDS) addressing mitigation, compensation, enhancements and restoration for protected species (common reptiles, breeding birds), invertebrates, open mosaic habitat and other habitats (e.g.
trees) and eradication of Schedule 9 species (e.g. Japanese Knotweed) will be submitted to the Local Planning Authority for approval.

The EDS shall include the following.

a) Purpose and conservation objectives for the proposed works.
b) Review of site potential and constraints.
c) Detailed design(s) and/or working method(s) to achieve stated objectives. Consideration should be given to what contribution the green roof on the building could play in biodiversity enhancement. Key notable invertebrate species and species assemblages identified within the extended invertebrate surveys must be targeted for detailed habitat creation, making use of existing onsite materials as appropriate.
d) Extent and location/area of proposed works on appropriate scale plans.
e) Type and source of materials to be used where appropriate, e.g. native species of local provenance.
f) Timetable for implementation demonstrating that works are aligned with the proposed phasing of development.
g) Persons responsible for implementing the works, such as ECoW.
h) Details of initial aftercare and long-term maintenance
i) Details for monitoring and remedial measures.
j) Details for disposal of any wastes arising from works. The EDS shall include off-site compensation measures. The EDS shall be implemented in accordance with the approved details and all features shall be retained in the manner thereafter.

Reason: To protect and enhance biodiversity and the natural environment in accordance with policies DP/1, NE/6 and ENV3 of the South Cambridgeshire Local Development Framework Development Control Policies ( Adopted July 2007) and polices 4/6 and 4/8 of the Cambridge City Council Local Plan 2006.

11. Landscape and Ecological Management Plan

The operational phase of the development shall not commence until a Landscape and Ecological Management Plan (LEMP) has been submitted to and approved in writing by the Local Planning Authority. The LEMP shall include:

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.
d) Appropriate management options for achieving aims and objectives.
e) Prescriptions for management actions.
f) Preparation of the work schedule (including an annual work plan capable of being rolled over for the entire operational phase, such as 25 years).
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 responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how 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 shall be implemented in accordance with the approved details.

Reason: To protect and enhance the landscape, biodiversity and the natural environment in accordance with policies DP/1, NE/6 and ENV3 of the South Cambridgeshire Local Development Framework Development Control Policies (Adopted July 2007) and polices 4/3, 4/6 and 4/8 of the Cambridge City Council Local Plan 2006.

12. Within one month of the granting of planning permission, the following will be submitted to the Local Planning Authority for approval:
   a) A detailed desk study and site walkover to assess contamination risks on the site.
   b) Following approval of (a), a detailed scheme for the investigation and recording of contamination and remediation objectives (which have been determined through risk assessment).
   c) Detailed proposals for the removal, containment or otherwise rendering harmless any contamination (the Remediation method statement)
   d) The works specified in the remediation method statement will be completed, and a Verification report submitted to and approved in writing by the Local Planning Authority, in accordance with the approved scheme.

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 DP/1 of the South Cambridgeshire Local Development Framework Development Control Policies (Adopted July 2007) and policy 8/18 of the Cambridge City Council Local Plan 2006.

13. The development shall be carried out in accordance with the works identified in ‘Chesterton Interchange, Summary of Works Completed to Date to Discharge Planning conditions (PC11 &PC12) by Volker Fitzpatrick Limited dated 9 April 2015.

Reason. To protect and prevent the pollution of controlled waters (particularly the Secondary aquifer and the river Cam; protected waterbodies under the EU Water Framework Directive) from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF; paragraphs 109 and 121), EU, policies DP/1 and NE9 of the South Cambridgeshire Local Development Framework Development Control Policies (Adopted July 2007) and policies 4/13 and 8/18 of the Cambridge City Council Local Plan 2006.

14. No part of the development shall be occupied until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation has been submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a long-term monitoring and maintenance plan) for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

15. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted a remediation strategy to the Local Planning Authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the Local Planning Authority. The remediation strategy shall be implemented as approved.


16. Within one month of the granting of planning permission, a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, will be submitted to the Local Planning Authority for approval. The drainage strategy shall demonstrate that the surface water run-off generated up to and including the critical storm event (inclusive of climate change) will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The submitted scheme shall also specifically relate to the protection of groundwater and include a management plan. The approved scheme shall be implemented in full prior to the bringing into use of the approved development and thereafter maintained in accordance with the approved scheme.

Reason: To ensure a satisfactory method of surface water drainage, to ensure future maintenance of the surface water drainage system, to prevent the increased risk of flooding on site and/or elsewhere, and to protect and prevent the pollution of controlled waters (particularly the Secondary aquifer and the river Cam; protected waterbodies under the EU Water Framework Directive) in line with the National Planning policy Framework (paragraph 109) and the Environment Agency’s Groundwater Protection (GP3:2012) position statements G1 to G13 inclusive, policies DP/1 and NE9 of the South Cambridgeshire Local Development Framework Development Control Policies (Adopted July 2007) and policies 4/13 and 8/18 of the Cambridge City Council Local Plan 2006.

17. Within one month of the granting of planning permission, a site wide Construction Environmental Management Plan (CEMP) will be submitted to the Local Planning Authority for approval. The CEMP shall accord with and give effect to the principles for such a statement proposed in the Environmental Statement submitted with the application and shall include the consideration of the following aspects of construction:

a) Indicative site wide construction and phasing programme.
b) Contractors' access arrangements for vehicles, plant and personnel including the location of
construction traffic routes to and from the site, details of their signing, monitoring, location of
contractors compound / offices and method of moving materials, building material plant and
equipment storage around the site and enforcement.
c) Construction hours.
i. Construction hours and days for work undertaken within the boundaries of the operational
railway
ii. Construction hours and days for work undertaken within the remainder of the site
d) Delivery times for construction purposes.
e) Outline Waste Management Plan (OWMP).
f) Maximum noise mitigation levels for construction equipment, plant and vehicles.
g) Maximum vibration levels.
h) Dust suppression management and wheel washing measures including the deposition of all
debris on the highway.
i) Site lighting.
j) 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) Liaison, consultation and publicity arrangements including dedicated points of contact.
r) Consideration of sensitive receptors
s) Prior notice and agreement procedures for works outside agreed limits.
t) Complaints procedures, including complaints response procedures.
u) Membership of the Considerate Contractors Scheme.
v) Noise and Vibration (including piling) impact / prediction assessment, monitoring, recording
protocols and consideration of mitigation measures for construction equipment, plant and
vehicles 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.

The approved plan and schemes shall be implemented in full throughout the construction phase
of the development. The compliance of the CEMP shall be reviewed at monthly intervals.

Reason: To protect / safeguard nearby residents from the adverse levels any operational noise
and ensure that noise does not give rise to a significant adverse impact on the health and quality
of life (amenity) of existing residential premises in accordance with paragraphs 109, 123 of the
National Planning Policy Framework March 2012 and Policy, DP/1, DP/3, DP/6 and NE/15 -

18. Unless otherwise agreed in writing by the Local Planning Authority the Rating Level of noise
attributable to the operation of plant and equipment associated with the development (excluding
the public address system), as defined and assessed in accordance with BS4142:2014, shall
not exceed 26dBLAeq,T at the application site boundary. Rating levels may be measured
directly or derived from a combination of measurement and calculation using propagation
corrections. All measurements shall be carried out in accordance with the requirements of BS4142:2014.

Reason: To safeguard and protect the amenity of nearby sensitive receptors in accordance with policies NE/15 and DP/6 3 of the South Cambridgeshire Local Development Framework Development Control Policies (Adopted July 2007) and policy 3/11 of the Cambridge City Council Local Plan (2006)

19. The station shall not be used until a scheme for the mitigation of noise from the public address system or similar on the railway which has been submitted to and approved in writing by the Local Planning Authority and has been implemented in full. The scheme shall include hours of operation, number, location and sound power of loudspeakers and permissible noise levels with consideration of noise mitigation / limiting measures as appropriate and a programme of maintenance. Any public address / announcement or voice alarm sound system associated with the approved development / use shall only be used for operational, health & safety, security and emergency announcements.

Following installation and prior to commissioning and operation of the approved sound system scheme a post installation PA sound system noise assessment and a monitoring programme to be approved by the LPA shall be undertaken to demonstrate compliance with the agreed permissible noise levels.

The public announcement system shall thereafter only be used in accordance with the approved details and shall be retained thereafter.

Reason: To safeguard and protect the amenity of nearby sensitive receptors in accordance with policies NE/15 and DP/6 3 of the South Cambridgeshire Local Development Framework Development Control Policies (Adopted July 2007) and policy 3/11 of the Cambridge City Council Local Plan (2006)

20. The development shall not be used until a scheme to mitigate noise emissions from the pickup point/taxi rank and eastern platform affecting residential properties in Long Reach Road and Sunningdale Caravan Park has been submitted to and approved in writing by the Local Planning Authority and has been implemented in full. The scheme shall be maintained thereafter.

Where environmental noise barriers or similar are promoted in any scheme they shall be installed only once the LPA has given written approval for their size / dimensions (height and length), sound / acoustic absorption and airbourne performance specifications as appropriate, appearance and location.

The approved scheme shall be maintained thereafter.

Reason: To safeguard and protect the amenity of nearby sensitive receptors in accordance with policies NE/15 and DP/6 3 of the South Cambridgeshire Local Development Framework Development Control Policies (Adopted July 2007) and policy 3/11 of the Cambridge City Council Local Plan (2006)

21. Unless otherwise agreed in with the Local Planning Authority in writing the car park shall only operate between 0500 and 0100 hours.

Reason: To safeguard and protect the amenity of nearby sensitive receptors in accordance with

22. The development hereby permitted shall not be operational until an Operational Noise Management Plan (ONMP) for the operational phase of the development has been submitted to and approved in writing by the Local Planning Authority. The ONMP shall include: noise sources; the time, duration, and frequency of noise occurrences; noise control measures; noise levels to be achieved at the boundary of the site; methods to monitor noise and report the findings; reports of mitigation measures undertaken on site; procedures to accept, investigate and resolve noise complaints. The approved plan shall be implemented in full.

Reason: To safeguard and protect the amenity of nearby sensitive receptors in accordance with policies NE/15 and DP/6 3 of the South Cambridgeshire Local Development Framework Development Control Policies (Adopted July 2007) and policy 3/11 of the Cambridge City Council Local Plan (2006)

23. Unless otherwise agreed in writing by the Local Planning Authority the Public Address system shall only operate between 0500 and 2300 hours.

Reason: To safeguard and protect the amenity of nearby sensitive receptors in accordance with policies NE/15 and DP/6 3 of the South Cambridgeshire Local Development Framework Development Control Policies (Adopted July 2007) and policy 3/11 of the Cambridge City Council Local Plan (2006)

24. Within 3 months of the first operation of the development an Operational Noise Validation /verification Report shall be submitted to the Local Planning Authority to ensure operational noise from the site and all its mechanical plant and equipment comply with the noise impact assessment (as contained in the submitted application, Environmental Statement noise chapter principles) at sensitive receptor locations and any noise / vibration related insulation scheme and or attention / measures related conditions. The assessment shall include and consider all noise mitigation related conditions to cover verification of all noise sources collectively.

Reason: To safeguard and protect the amenity of nearby sensitive receptors in accordance with policies NE/15 and DP/6 3 of the South Cambridgeshire Local Development Framework Development Control Policies (Adopted July 2007) and policy 3/11 of the Cambridge City Council Local Plan (2006)

25. Prior to the occupation of the premises by a use or undertaking which requires the installation of extraction or filtration equipment or systems for the purpose of extraction, filtration and/or abatement of fumes and or odours, details of the extraction or filtration equipment and systems will be submitted to and approved by the LPA. The approved system / scheme details shall be installed before the said use or undertaking is commenced and shall be maintained and operated thereafter in accordance with manufacturer specification to ensure its continued satisfactory operation.

Reason: To protect the health and quality of life / amenity of nearby and future residential premises in accordance with South Cambridgeshire District Council Local Development Framework Development Control Policies DP/3, NE/16 Emissions.
26. Within three months of the granting of planning permission, a Travel Plan will be submitted to the Local Planning Authority for approval. The station Travel Plan will use SMART objectives and monitoring surveys, together with other appropriate parking in the station car park and surrounding roads, monitor the take-up and use of cycle parking, create a servicing and delivery plan to manage the servicing of the station facilities and infrastructure by network rail and retail suppliers, and put forward appropriate measures to deliver on the above. The Plan shall be implemented in accordance with the approved details.

Reason: In the interests of sustainable travel in accordance with policies DP/1, DP/2, DP/3, TR/1, TR/2 and TR/4 of the South Cambridgeshire Local Development Framework Development Control Policies (Adopted July 2007) and policies 8/2, 8/3 and 8/4 of the Cambridge City Council Local Plan (2006)

27. The development shall not be occupied until details have been submitted and approved in writing by the LPA for conversion of the maintenance track adjacent to the first public drain and Cowley Road to a pedestrian/cycleway. Notwithstanding the approved plans, the details shall include direct pedestrian and cycle links between the maintenance track pedestrian/cycleway and Cambridge Business Park, and in accordance with planning permission LPA ref. 15/0919/FL. The pedestrian/cycleway, including links to the Cambridge Business Park, as agreed, shall be implemented prior to the opening of the station and thereafter maintained to provide public access to the station.

Reason: REASON: In the interests of highway safety and to mitigate the impact of travel to the development in accordance with policies DP/1, DP/2, DP/3, TR/1, TR/2 and TR/4 of the South Cambridgeshire Local Development Framework Development Control Policies (Adopted July 2007) and policies 8/2, 8/3 and 8/4 of the Cambridge City Council Local Plan (2006).

28. The use of the station interchange shall not commence until a scheme for monitoring the usage of the facility for the first two years of occupation has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented with regular reports being provided to the Local Planning Authority at a frequency to be agreed within the scheme.

Reason: In the interests of highway safety and to monitor the impact of the development in accordance with policies DP/1, DP/2, DP/3, TR/1, TR/2 and TR/4 of the South Cambridgeshire Local Development Framework Development Control Policies (Adopted July 2007) and policies 8/2, 8/3 and 8/4 of the Cambridge City Council Local Plan (2006)

29. Within three months of the granting of planning permission, a Traffic Management Plan for all modes of transport including taxis shall be submitted to the Local Planning Authority for approval. The Traffic Management Plan as agreed shall be carried out in full accordance with the details as approved and shall be reviewed at any stage following a request by the Local Planning Authority if it considers there are traffic operational problems.

Reason: In the interests of highway safety and to monitor the impact of the development in accordance with policies DP/1, DP/2, DP/3 TR/1, TR/2 and TR/4 of the South Cambridgeshire Local Development Framework Development Control Policies (Adopted July 2007) and Policies 8/2, 8/3 and 8/4 of the Cambridge City Council Local Plan (2006).

30. The development shall be carried out in accordance with the approved Written Scheme of Investigation Archaeological Monitoring and Recording (Project Number 18535 dated 14.09.15).
Reason: To secure the provision of archaeological excavation and the subsequent recording of any remains in accordance with policy CH/1 of the South Cambridgeshire Local Development Framework Development Control Policies (Adopted July 2007).

31. The development shall not be occupied until a Litter Management Plan has been submitted and approved in writing by the Local Planning Authority. The plan shall include details of regular litter picking around the site and the provision of additional litter bins on site considering but not exclusively the station entrance, bus stops and car parking areas, as appropriate. The approved plan shall be implemented in full.

Reason: In the interests of the visual amenities of the locality and to protect the amenities of nearby residential occupiers appropriate in accordance with policies DP/1, DP/2, of the South Cambridgeshire Local Development Framework Development Control Policies (Adopted July 2007) and policy 3/11 of the Cambridge City Council Local Plan 2006.

32. Within 3 months of the granting of planning permission, a phased scheme for the delivery of public art will be submitted to the Local Planning Authority for approval. The approved scheme shall be fully implemented prior to the bringing into use of the approved development.

Reason: In the interests of high quality design in accordance with policy SF/6 of the South Cambridgeshire Local Development Framework Development Control Policies ( Adopted July 2007) and policy 3/7 of the Cambridge City Council Local Plan (2006).

33. The development shall be carried out in accordance with the approved scheme for the provision and location of fire hydrants to serve the development to a standard recommended by the Cambridgeshire Fire and Rescue Service (Proposed Site Plan Fire Hydrant and Main Location, Drawing Number AL/00/P17/A, dated August 2015). 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.

34. Within 3 months of the granting of planning permission, an emergency procedure strategy for access to the station for disabled people in the event of mechanical fault or failure of the lifts provided at each platform will be submitted to the Local Planning Authority for approval. The approved strategy shall be fully implemented prior to the occupation of the development and maintained thereafter.

Reason: To ensure that adequate provision is made for disabled passengers in the event of mechanical fault or failure of the lifts.

35. Within 3 months of the granting of planning permission a foul water strategy will be submitted to the Local Planning Authority for approval. No connection to the public foul sewerage system shall be made until the works have been carried out in accordance with the foul water strategy so approved unless otherwise approved in writing by the Local Planning Authority.

Reason: To prevent environmental and amenity problems arising from flooding.

Informatives

1. Enabling works for the purpose of the above conditions is defined as earth movement, site preparation and piling (instalment of pile caps and ground beams).
This is because enabling works and piling will not prejudice the discharge of conditions worded as - no development shall commence, except for enabling works.

2. In relation to condition 12 - For the avoidance of doubt the information submitted with planning application S/1236/15/FL is sufficient to comply with Part a of condition 12.

3. Noise and vibration assessment

For any noise / vibration assessment and or noise insulation scheme related condition due regard should be given to the current government / industry standards, best practices and guidance and South Cambridgeshire District Council's Supplementary Planning Document - District Design Guide: High Quality and Sustainable Development in South Cambridgeshire, Adopted March 2010: Chapter 10 - Environmental Health and in particular Appendix 6.

4. Water Resources Act

Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws, the prior written consent of the Environment Agency is required for a proposed works or structures in, under, over or within 9.00 metres of the top of the bank of the main river (Cam).

5. Surface Water Drainage

In order to discharge the surface water condition, the following information must be provided based on the agreed drainage strategy:

a) A clearly labelled drainage layout plan showing pipe networks and any attenuation features, permeable paving and oversize pipes. This plan should show any pipe 'node numbers' that have been referred to in network calculations and it should also show invert and cover levels of manholes.

b) Where infiltration forms part of the proposed stormwater system such as infiltration trenches and soakaways, soakage test results and test locations are to be submitted in accordance with BRE digest 365/CIRIA 156.

c) Where on site attenuation is achieved through attenuation ponds or tanks, calculations showing the volume of these are also required.

d) Where an outfall discharge control device is to be used such as a hydrobrake or twin orifice, this should be shown on the plan with the rate of discharge stated.

e) Detail the proposed discharge rate to each outfall source (i.e. surface water, drain) to ensure that the total discharge rate does not exceed the allowable amount.

e) Calculations should demonstrate how the system operates during a 1 in 100 chance in any year critical duration storm event, including an allowance for climate change in line with the National Planning Policy Framework Technical Guidance. If overland flooding occurs in this event, a plan should also be submitted detailing the location of overland flow paths and the extent and depth of ponding.

f) Provide a detailed management and maintenance plan for the lifetime of the development. This should provide details of the organisation who will maintain the drainage features.

g) Provide further clarification to demonstrate that discharge rate has been calculated using the total impermeable area and not the total site area.

6. Access links from the Business Park

The applicants should facilitate the pedestrian cycle links to between the train station and the
Cambridge Business Park. Access points to the Cambridge Business Park are the subject of planning application 15/0919/FUL

7. The travel plan should form a discrete document that sits within and forms part of the developing a Stations Travel Plan for both Cambridge stations.

Should the Cambridge Stations Travel Plan not be completed and implemented by the time a Travel Plan is required for the station at Chesterton, a full travel plan document will be required

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 £97 per request or £28 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
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 click on the link and complete the customer service questionnaire: www.surveymonkey.com/s/2S522FZ

Julie Baird
Head of Development Management, Planning and New Communities
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
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.