



Document No. NR-12-01

Cambridge South Infrastructure Enhancement Deemed Planning Conditions

(Inquiries Procedure (England & Wales) Rules 2004

February 2022

**The Network Rail (Cambridge South Infrastructure Enhancement) Order
CSIE Deemed Planning Conditions – February 2022 - Document NR-12-01**

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1 INTRODUCTION

- 1.1.1 This document provides an update to Schedule 1 (Planning Conditions) and Schedule 2 (Planning Drawings) of Network Rail's request **(NR12)**, pursuant to Rule 10(6) of the Transport and Works (Applications and Objections Procedure)(England and Wales) Rules 2006 (S.I. 2006 No. 1466) ("the Applications Rules"), for a direction from the Secretary of State under section 90(2A) of the Town and Country Planning Act 1990 that, subject to paragraphs 2 and 3 below, planning permission, so far as it is required, shall be deemed to be granted for the proposed Development to be authorised by the draft Network Rail (Cambridge South Infrastructure Enhancements) Order ("the draft Order").

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SCHEDULE 1: Proposed Planning Conditions to be Attached to Deemed Planning Permission

Interpretation

In the following conditions—

- a) “the Order” means The Network Rail (Cambridge South Infrastructure Enhancements) Order 2021;
- b) “the development” means the development authorised by the Order and this Direction under deemed planning permission.
- c) “the Code of Construction Practice (Part B)” means the code of construction practice to be submitted to and approved by the local planning authority under condition 10(b) (Code of Construction Practice);
- d) “the Environmental Statement” means the Environmental Statement that accompanied the application for the Order;
- e) “the Flood Risk Assessment” means the flood risk assessment prepared by Arcadis dated May 2021, as submitted in the Environmental Statement;
- f) “the local planning authority” means Cambridge City Council or South Cambridgeshire District Council, as the context requires;
- g) “the planning drawings” means the drawings listed in Part 1 of Schedule 2 to the request for deemed planning permission;
- h) “parameter plans” means the parameter plans listed in Part 2 of Schedule 2 to the request for deemed planning permission.

No.	Subject	Proposed Wording
1.	Time for commencement	<p>The development hereby permitted must commence before the expiration of 5 years from the date on which the Order comes into force.</p> <p>Reason: To ensure that the development is commenced within a reasonable period of time.</p>
2.	Accordance with drawings	<p>The development <u>hereby approved</u> must be carried out in accordance with the <u>approved</u> planning drawings.</p> <p>Reason: To ensure compliance with the approved plans and for the avoidance of doubt.</p>
3.	Accordance with Design Principles	<p>The development <u>hereby approved</u> must be carried out in accordance with the <u>Cambridge South Design Principles (INQ-21) scheduled in approved Cambridge South Design Principles (Appendix A of the Design and Access Statement 158454-ARC-ZZ-ZZZ-REP-EAR-0000</u></p> <p><u>Reason: To ensure that the design achieves a high quality and contextually appropriate station and associated public realm’.</u></p>

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No.	Subject	Proposed Wording
4.	<u>S106 Agreement Changes</u>	<p>No development to construct the station building above the ground floor slab level (as comprised in Works No. 3) shall commence until Network Rail enters into the Cambridge South Infrastructure Enhancements Section 106 Agreement that is in substantially the same form as Document [xxx] and is to the written satisfaction of the Council.</p> <p>Reason: In the interests of maintenance and management of the public open space, and the delivery of offsite biodiversity net gain.</p> <p>Where under any of these conditions the approval, agreement or consent of the local planning authority is required to any matter, that approval, agreement or consent must be given in writing. The development must be implemented in accordance with any such approval, agreement or consent, or any subsequent revisions that have been submitted to, and approved by, the local planning authority.</p> <p>Reason: To provide for certainty in the approvals and implementation processes.</p>
5.	Phasing Plan	<p>No development shall commence (including demolition <u>and enabling works</u>) until a Phasing Plan for the development hereby permitted has been submitted to and approved in writing by the local planning authority. The Phasing Plan must include a proposed sequence for the proposed works including the following elements:</p> <ul style="list-style-type: none"> (i) Enabling works e.g. archaeology and site investigations (ii) Cambridge South station; (iii) Alterations to Webster's Footbridge; (iv) Accommodation bridge over Hobson's Brook; (v) Railway Systems Compound; (vi) Landscaping; and (vii) Any other building/structure or alteration to an existing building/structure for which details of scale and external appearance were not provided as part of the request for the planning direction. <p>The phasing plan shall identify:</p> <ul style="list-style-type: none"> a) any phases of development to which planning conditions 6, 7, 8, 10, 11, 12, [BNG condition number], 13, 26, 29 or [AMS & TPP condition number] will not apply, and in each of those conditions a 'Specified Phase' means any phase of the development for which the approved Phasing Plan specifies that the relevant condition will not apply. b) Indicative duration of works for each area including when areas of open space used temporarily for construction can<u>will</u> be made available to the public. <p>The development shall only be carried out in accordance with the approved details submitted.</p> <p>Reason: To clarify how the works are to be phased to assist with the determination of discharge of conditions</p>

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No.	Subject	Proposed Wording
6.	Submission of preliminary contamination assessment	<p>Prior to the commencement of each phase of the development (other than a Specified Phase) a site investigation strategy for that phase setting out the location and details of the site investigations to be carried out to effectively determine the nature and extent of any contamination, including soil, gas and/or water to inform the remediation strategy shall be submitted to and approved in writing by the local planning authority.</p> <p>The site investigation strategy will be based on the information identified in the desk study undertaken to support Chapter 12 of the Environmental Statement (doc NR16).</p> <p>The site investigations shall <u>only</u> be undertaken in accordance with the <u>S</u>ite investigation strategy approved in writing by the <u>relevant local</u> planning authority.</p> <p>Reason: To mitigate anticipated construction impacts arising from the development and to ensure that the development does not adversely affect human health or the environment during and following construction.</p>
7.	Submission of site investigation report and remediation strategy	<p>Prior to undertaking any excavations with the exception of works agreed under conditions 6 (site investigations) and 11 (Archaeology) or <u>a Specified Pphases identified under condition 5</u> the following shall be submitted to and approved in writing by the local planning authority:</p> <p>(a) A site investigation report detailing the findings of the site investigations carried out under <u>C</u>condition 6 to determine the nature and extent of any contamination, including the results of the soil, gas and/or water analysis and subsequent risk assessment to any receptors.</p> <p>(b) A proposed remediation strategy detailing the works required in order to address unacceptable risks from the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters.</p> <p>The strategy shall include a schedule of the proposed remedial works setting out a timetable for all remedial measures that will be implemented.</p> <p>The works shall <u>only</u> be undertaken in accordance with the <u>approved R</u>emediation <u>S</u>trategy approved in writing by the relevant planning authority.</p> <p>Reason: To mitigate anticipated construction impacts arising from the development and to ensure that the development does not adversely affect humans or the environment during and following construction</p>
8.	Implementation and completion of remediation strategy works	<p>Prior to the first occupation of land under any phase of the development (other than a Specified Phase) the following shall be submitted to and approved in writing by the local planning authority:</p> <p>(a) a completion report demonstrating that the approved remediation scheme as required by condition 7 has been undertaken and that the land has been remediated to a standard appropriate for the end use; and</p> <p>(b) details of any post-remedial sampling and analysis (as defined in the approved Material Management Plan submitted under the Code of Construction Practice Part B) shall be included in the completion report along with all information concerning materials brought onto, used in, and removed from the development.</p> <p>The information provided must demonstrate that the site has met the required clean-up criteria set out in the remediation strategy.</p> <p>Reason: To mitigate anticipated construction impacts arising from the development and to ensure that the development does not adversely affect humans or the environment during and following construction.</p>

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No.	Subject	Proposed Wording
9.	Unexpected contamination	<p>If unexpected contamination is encountered whilst undertaking the development which has not previously been identified, works shall immediately cease in the contaminated area until the local planning authority has been notified and a remediation strategy including details of any further site investigations required to address unexpected contamination the has been approved following steps (a) and (b) of condition 7 above.</p> <p>The approved remediation shall then be fully implemented under condition 7.</p> <p>Reason: To mitigate anticipated construction impacts arising from the development and to ensure that the development does not adversely affect humans or the environment during and following construction.</p>
10.	Code of Construction Practice	<p>(a) The development must be carried out in accordance with the provisions of the Code of Construction Practice (Part A) contained in the Environmental Statement (Volume 3: Appendix 2.4) unless amended through the CoCP Part B.</p> <p>(b) Other than in relation to a Specified Phase no development or phase thereof shallis to commence until a Code of Construction Practice (Part B) has been submitted to and approved by the local planning authority for that phase of work.</p> <p>The Code of Construction Practice (Part B) shallwill include the following documents other than in relation to a Specified Phase:</p> <ol style="list-style-type: none"> 1) Flood Emergency Response Plan 2) Emergency and Incident Response Plan 3) Dust management Plan 4) Construction Logistics Plan 5) Construction Travel Plan 6) Construction Traffic Management Plan 7) Site Waste Management Plan 8) Materials Management Plan (Includes storage of excavated material) 9) Lighting Management Plan 10) Pollution Control Plan 11) Carbon Efficiency Plan 12) Noise and Vibration Management Plan <u>13) Details of any temporary structure, plant or machinery greater than 15 metres in height above existing ground level.</u> <u>14) A construction programme</u> <u>15) A phasing plan for the site compounds</u> <p><u>The development shall only be carried out in accordance with the approved details.</u></p> <p>Reason: To mitigate anticipated construction impacts arising from the development, and to protect local and residential amenity, and to safeguard Cambridge Airport.</p>
11.	Archaeological mitigation, investigation and evaluation	<p>No development [or phase thereof] other than a Specified Phase shall commence until the implementation of a programme of archaeological investigations [for that phase] has been undertaken in accordance with a written scheme of investigation which has been submitted to and approved by the local planning authority. The approved scheme shall be implemented in full including any post development requirements, e.g. archiving and submission of final reports.</p> <p>Reason: To ensure that the archaeological investigation is initiated at an appropriate point in development procedure.</p>

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No.	Subject	Proposed Wording
12.	Construction Ecological Method Statement (EMS)	<p>No development [or phase thereof] other than a Specified Phase shall commence until an Ecological Method Statement (EMS) [for that phase] addressing protection, enhancement, mitigation and compensation during construction has been submitted and approved in writing by the local planning authority. The EMS shall include the following:</p> <p>(a) Review of site potential and constraints, based on species surveys and operational limitations of the site.</p> <p>(b) Detailed design(s) and/or working method(s) to achieve stated objectives, including:</p> <ul style="list-style-type: none"> i. Risk assessment of potentially damaging construction activities. ii. Identification of “biodiversity protection zones”. iii. 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). iv. The location and timings of sensitive works to avoid harm to biodiversity features. v. The times during construction when specialist ecologists need to be present on site to oversee works. vi. Responsible persons and lines of communication. vii. The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person. viii. Use of protective fences, exclusion barriers and warning signs if applicable (Excluding Trees). <p>(c) Extent and location/area of proposed works on appropriate scale maps and plans.</p> <p>(d) Details of monitoring and remedial measures, including timetable for submission to local planning authority.</p> <p><u>(e) Details of the mitigation for breeding birds, including within the exchange land, which must be made available in a condition suitable for breeding birds before the commencement of any breeding season in which there will be disturbance of existing habitats.</u></p> <p>The strategy shall also set out (where the results from monitoring show that conservation aims and objectives of the EMS are not being met) contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved development. <u>The development shall only be carried out in accordance with the EMS approved in writing by the local planning authority. The EMS shall be implemented and maintained in accordance with the approved details.</u></p> <p>Reason: To ensure that the development does not adversely affect the natural wildlife and ecology of the area.</p>

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No.	Subject	Proposed Wording
13.	Biodiversity Net gain	<p><u>The development hereby approved must achieve a minimum 10% Biodiversity Net Gain as demonstrated through document NRE-REB-06-01 containing Biodiversity Metric 2.0 calculations based on drawing Retained Enhanced and Created Habitat within Site Boundary dated January 2022. Updated Biodiversity Net Gain calculations based on the DEFRA metric V2 calculations will be submitted in accordance with Condition 29 to demonstrate the authorised development will achieve 10% Biodiversity Net Gain and confirm the units for different habitat types onsite and offsite.</u></p> <p>No development or phase thereof (other than a Specified Phase) shall commence until a Biodiversity Net Gain (BNG) report, demonstrating BNG best practice and minimum 10% BNG (to include DEFRA metric V2 calculations and assumptions made) has been submitted to and approved in writing by the local planning authority.</p> <p><u>Reason: To mitigate the impact of development and enhance biodiversity on the site and nearby.</u></p>
14.	<u>Construction</u> Surface water drainage Strategy - <u>Construction</u>	<p>No development (or phase thereof) except for site investigations, works to trees, demolition or works under any Specified Phase shall commence shall commence until details of measures <u>indicating how to avoid</u> additional surface water run-off from the site will be avoided during the construction works <u>(or phase thereof)</u> have been submitted to and approved in writing by the Local Planning Authority.</p> <p><u>This could include</u> The applicant may be required to provide collection, balancing and/or settlement systems for these flows and shall .This should include the maintenance details/proposals during construction. The approved measures and systems shall be brought into operation before any works <u>(or phase thereof)</u> commence and shall be maintained in accordance with the approved details. to create buildings or hard surfaces commence.</p> <p>The scheme shall subsequently be implemented in accordance with the approved details prior to the occupation of the respective phase of the development or in accordance with the implementation programme agreed in writing with the local planning authority.</p> <p>Reason: To ensure appropriate surface water drainage and to prevent the increased risk of flooding.</p>

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No.	Subject	Proposed Wording
15.	Operational Surface water drainage Strategy operation	<p>No development (or phase thereof) except for site investigations, works to trees, demolition or works under any Specified Phase shall commence until a surface water drainage scheme strategy (for that phase), based on sustainable drainage principles and principles within section 6 of the Flood Risk Assessment, has been submitted to and approved in writing by the local planning authority. The scheme shall include where appropriate:</p> <p>(a) Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events.</p> <p>(b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change) , inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance.</p> <p>(c) Site Investigation and test results to confirm infiltration rates.</p> <p>(d) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants.</p> <p>(e) Details of the maintenance/adoption of the surface water drainage system.</p> <p><u>(f) Measures taken to prevent pollution of the receiving groundwater and/or surface water.</u></p> <p>The scheme shall subsequently be implemented <u>only</u> in accordance with the approved details <u>and shall be completed and operational</u> prior to the occupation of the respective phase of the development or in accordance with the implementation programme agreed in writing with the local planning authority.</p> <p>Reason: To ensure appropriate surface water drainage and to prevent the increased risk of flooding.</p>
16.	Operational Surface water drainage scheme	<p>No development (or phase thereof) except for site investigations, works to trees, demolition or works under any Specified Phase shall commence until a surface water drainage scheme (for that phase), based on the <u>approved operational</u> surface water drainage strategy, has been submitted to and approved in writing by the local planning authority. The scheme shall include where appropriate:</p> <p>(a) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers.</p> <p>(b) Details of the proposed attenuation and flow control measures.</p> <p>(c) <u>Details of the measures taken to prevent pollution of the receiving groundwater and/or surface water.</u></p> <p>(d) Full details of culvert extension appropriately sized to convey the existing channel modelled flow.</p> <p><u>e) Full details for the long term maintenance/adoption of the surface water drainage system. The submitted details should identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter.</u></p> <p>The scheme shall subsequently be implemented <u>only</u> in accordance with the approved details <u>and shall be completed and operational</u> prior to the occupation of the respective phase of the development or in accordance with the implementation programme agreed in writing with the local planning authority.</p> <p>Reason: To ensure appropriate surface water drainage and to prevent the increased risk of flooding.</p>

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No.	Subject	Proposed Wording
17.	Detailed design approval: Cambridge South station	<p>No development relating to the construction of Cambridge South station shall commence until full details of the scale, massing and external appearance, including details of floor plans, biodiverse and roof plans, elevations, and long sections of the development has been submitted to, and approved by, the local planning authority.</p> <p>This must be in accordance with the <u>approved</u> parameter plans, and shall be submitted with a Design Compliance Statement demonstrating compliance with the relevant <u>approved</u> Cambridge South Design Principles <u>(INQ-21) (Appendix A of the Design and Access Statement 158454-ARC-ZZ-ZZZ-REP-EAR-00000)</u>. The submitted scale details must include plans at a minimum scale of 1:250, and elevations at a minimum scale of 1:100.</p> <p><u>The development shall be only be carried out in accordance with the approved details.'</u></p> <p>Reason: To enable reasonable and proper control to be exercised over these aspects of the development <u>and to ensure high quality development which responds appropriately to the site context.'</u></p>
18.	External Materials: Cambridge South Station	<p>No development relating to the <u>No</u> construction of any part of Cambridge South station that is intended to be externally visible on completion of the development shall commence until the following has been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.</p> <p>a) details of all the materials for the external surfaces of buildings to be used in the construction of the development</p> <p>b) a sample panel for relevant materials (including external brickwork) <u>to include details of fixings, finishes and junctions between materials</u> shall be submitted to and approved in writing by the local planning authority. The approved sample panel is to be retained on site for the duration of the works for comparative purposes, and works will take place only in accordance with approved details.</p> <p><u>Development shall be carried out in accordance with the approved details.</u></p> <p>Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area (Cambridge Local Plan 2018 policies 55 and 57).</p>
19.	Roof Top Plant: Cambridge South Station	<p>Any-No roof mounted plant/equipment shall not be installed until details of the plant/equipment have been submitted to and approved in writing by the local planning authority. The details shall include the type, dimensions, materials, location, and means of fixing. The development shall <u>only</u> be carried out in accordance with the approved details.</p> <p>Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area (Cambridge Local Plan 2018 policies 55 and 57).</p>

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20.	Public Art: Cambridge South Station	<p>Prior to or concurrently with the first submission of details of the Cambridge South Station building or the hard and soft landscaping scheme, whichever is soonerNo development relating to the construction of Cambridge South station shall commence until a Public Art Delivery Plan (PADP) shall be has been submitted to and approved in writing by the local planning authority. The PADP must include the following:</p> <ul style="list-style-type: none"> (a) Details of the public art and artist commission; (b) Details of how the public art will be delivered, including a timetable for delivery; (c) Details of the location of the proposed public art on the application site; (d) The proposed consultation to be undertaken; (e) Details of how the public art will be maintained; (f) How the public art would be decommissioned if not permanent; (g) How repairs would be carried out; and (h) How the public art would be replaced in the event that it is destroyed. <p><u>(i) Details of the proposed budget;</u></p> <p>The approved PADP shall be fully implemented in accordance with the approved details and timetabling. Once in place, the public art shall not be moved or removed otherwise than in accordance with the approved maintenance arrangements</p> <p>Reason: To provide public art as a means of enhancing the development (Cambridge Local Plan policies 55 and 56 and the Cambridge City Council Public Art SPD (2010)).</p>
21.	Waste: Cambridge South Station	<p>No development relating to the construction of Cambridge South station shall commence until a scheme for the on-site storage facilities for commercial waste, including waste for recycling has been submitted to and approved in writing by the local planning authority. The approved scheme shall be carried out before the use is commenced and shall be retained as such.</p> <p>Reason: To ensure that the need for refuse and recycling is successfully integrated into the development.</p>
22.	Cycle Parking: Cambridge South Station	<p>The Cambridge South station shall not be brought into use until cycle parking for station staff and users has been installed and made operational in accordance with details that have been submitted to and approved in writing by the local planning authority.</p> <p>The number of cycle parking shall be agreed by the local highways authority. The details shall include <u>a minimum 1,000 cycle parking spaces</u>, the type of stands, location and means of enclosure, and shall include a cycle parking management plan. The cycle parking shall be provided and maintained in accordance with the approved details.</p> <p>Reason: To ensure appropriate provision for the secure storage of bicycles (Cambridge Local Plan 2018 Policy 82).</p>
23.	BREEAM Pre-Assessment: Station Building	<p>No development relating to the station building shall commence until a BREEAM preassessment prepared by an accredited BREEAM Assessor has been submitted to, and approved by, the local planning authority indicating that the building is capable of achieving the applicable 'excellent' rating as a minimum, with maximum credits achieved for Wat 01.</p> <p>Reason: In the interests of reducing carbon dioxide emissions, ensuring efficient use of water and promoting principles of sustainable construction and efficient use of buildings (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).</p>

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No.	Subject	Proposed Wording
24.	BREEAM Design Stage Certification	<p>Within 6 months of the commencement of development of the station building Specified Phase, a BRE issued Design Stage Certificate shall be submitted to and approved in writing by the local planning authority demonstrating that BREEAM 'excellent' as a minimum will be met, with maximum credits for Wat 01 (water consumption). Where the Design Stage certificate shows a shortfall in credits for BREEAM 'excellent', a statement shall also be submitted identifying how the shortfall will be addressed. If such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the development.</p> <p>Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).</p>
25.	BREEAM Post Construction Certification	<p>Within 6 months of occupation of Cambridge South station, a BRE issued post Construction Certificate shall be submitted to and approved in writing by the local planning authority, indicating that the approved BREEAM rating has been met. If such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.</p> <p>Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).</p>
26.	Detailed design approval: Other elements of the proposed development	<p>No development relating to the following elements of the development shall commence (or phase thereof) until full details of the scale and external appearance of the development concerned has been submitted to, and approved <u>in writing</u> by, the local planning authority.</p> <p>(a) Alterations to Webster's Footbridge. (b) Accommodation bridge over Hobson's Brook. (c) Railway Systems Compound Buildings and Structures. (d) <u>Exchange land footbridge over Hobson's Brook</u> (e) Any other building/structure or alteration to an existing building/structure for which details of scale and external appearance were not provided as part of the request for the planning direction.</p> <p>Design details must be in accordance with the <u>approved</u> parameter plans. The submitted scale details must include plans at a minimum scale of 1:250, and elevations at a minimum scale of 1:100 and details of external appearance shall include samples of materials to be used externally.</p> <p><u>The development shall only be carried out in accordance with the approved details.</u></p> <p>Reason: To enable reasonable and proper control to be exercised over these aspects of the development.</p>
27.	Lighting Scheme	<p>No permanent artificial lighting shall be installed until a detailed artificial lighting scheme <u>including a plan showing lux levels</u> has been submitted to and approved in writing by the local planning authority. The lighting scheme shall meet the Obtrusive Light Limitations for Exterior Lighting Installations contained within the Institute of Lighting Professionals (ILP) 'Guidance Notes for the Reduction of Obtrusive Light - GN01/20 (2020)(or as superseded)'. <u>The development shall be carried out only in accordance with the approved details.</u></p> <p>Reason: To protect the amenity of nearby residential properties <u>and to minimise light pollution, and to protect species</u> (Cambridge Local Plan 2018 policy 34).</p>

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No.	Subject	Proposed Wording
28.	Soil Management Plan	<p>No development except for approved works to trees or any Specified Phase shall commence until a Soils Management Plan detailing protection of ground to be reinstated to open space, sustainable drainage or general landscape, methodology of soil stripping, storage, handling, haul routes, formation level decompaction measures, soil re-spreading and decompaction as well as soil/spoil disposal (if necessary).</p> <p>Development must be carried out in accordance with the approved details and in accordance with the recognised 'Construction Code of Practice for the Sustainable Use of Soils on Construction Sites' produced by DEFRA and Protecting and Enhancing Soils Policy Position Statement produced by Chartered Institute of Water and Environmental Management (CIWEM).</p> <p>Reason: To ensure that the details of the groundworks are acceptable (Cambridge Local Plan 2018; Policies 55, 57 and 59).</p>

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No.	Subject	Proposed Wording
29.	Hard and Soft Landscape	<p>No development or phase thereof (other than a Specified Phase except for those phases identified under condition 5 shall commence until details of a hard and soft landscape scheme have been submitted to and approved in writing by the local planning authority. This scheme must be in accordance with <u>the approved</u> Parameter Plans 158454-ARC-ZZ-ZZ-DRG-LEP-000101, and shall be submitted with a Design Compliance Statement demonstrating compliance with the relevant Cambridge South Design Principles (INQ-21) (Appendix A of the Design and Access Statement 158454-ARC-ZZ-ZZZ-REP-EAR-000000). Details of the scheme must include:</p> <p>(a) proposed finished levels or contours including proposed grading and mounding of land areas including sections through the areas to show the proposed make-up of the mounding, the levels and contours to be formed and showing the relationship of proposed mounding to existing vegetation and surrounding landform</p> <p>(b) details of post formation soil decompaction.</p> <p>(c) car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; tree pits, including those in planters, <u>wayfinding structures</u>, hard paving and soft landscaped areas, minor artefacts and structures (e.g. Street furniture, location of artwork, refuse or other storage units, signs, lighting, CCTV installations and water features); proposed (underground elements need to be coordinated with the landscape plans prior to be being installed) and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines indicating lines, manholes, supports);</p> <p>(d) planting plans: written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme;</p> <p>(e) boundary treatments indicating the type, positions, design, and materials of boundary treatments to be erected; and</p> <p>(f) a landscape and ecology maintenance and management plan for proposed landscaped areas and green biodiverse roof, including long term design objectives, management responsibilities and maintenance schedules/programme for all landscape areas; and</p> <p>(g) <u>a Biodiversity Net Gain (BNG) report (including DEFRA metric V2 calculations) demonstrating BNG best practice and how the scheme contributes to the minimum 10% BNG for the development as a whole.</u></p> <p><u>(h) a wayfinding strategy</u></p> <p><u>The development shall only be carried out in accordance with the approved details.</u></p> <p><u>If</u> within a period of five years from the date of the planting, or replacement planting, any tree or plant (except through an act of god or vandalism) is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place as soon as is reasonably practicable, unless the local planning authority gives its written consent to any variation; ;</p> <p>Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development (Cambridge Local Plan 2018; Policies 55, 57 and 59).</p>

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No.	Subject	Proposed Wording
30.	Plant/machinery/ equipment (station building)	<p>No operational plant, machinery or equipment both internal and external shall be installed until a noise assessment demonstrating that the collective rating level (in accordance with BS4142:2014+A1:2019 – “<u>Methods for rating and assessing industrial and commercial sound</u>”) from all plant, equipment and vents etc associated with the development (or phase there of<u>thereof</u>) is less than or equal to the existing background sound level at the receptors reported in Chapter 5 of the Environmental Statement.</p> <p>Development shall be carried out and maintained only in accordance with the approved details.</p> <p>Reason: To protect the amenity of nearby properties (Cambridge Local Plan 2018 policy 35)</p>
31.	Platform Announcement Sound System	<p>No station and platform Public Address/Voice Alarm (PAVA) system shall be installed until a detailed design in accordance with BS 5839-8:2013 - Code of practice for the design, installation, commissioning and maintenance of voice alarm systems has been submitted to and approved in writing by the Local Planning Authority.</p> <p>The scheme shall include details regarding hours of operation, number and location of loudspeakers, proposed mitigation, sound power of loudspeakers and permissible noise levels with consideration of its use e.g. announcement or alarm, noise mitigation / limiting measures as appropriate, noise levels assessed against the existing background sound level at the receptors reported in Chapter 5 of the Environmental Statement and a programme of maintenance.</p> <p>Any public address/voice alarm sound system associated with the use of the approved development shall only be used for operational, health and safety, security and emergency announcements.</p> <p>The scheme shall be carried out as approved and retained as such.</p> <p>Reason: To protect the amenity of nearby properties (Cambridge Local Plan 2018 policy 35)</p>
32.	Electric Vehicle Charge Points	<p>No electrical services shall be installed within Cambridge South Station until an electric vehicle charge point scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include <u>as a minimum</u>:</p> <p><u>(a) -Four electric vehicle charge points with a minimum power rating output of 7kW</u> <u>(b) Passive provision comprising the necessary infrastructure including ducting and capacity in the station network and ability to connect to the local electricity distribution network to facilitate and enable the future installation and activation of additional active electric vehicle charge points as required.</u></p> <p><u>(c) The passive provision for the electric vehicle charge pointsinfrastructure shall be designed to allow for future installed in accordance with BS EN 61851 or as superseded. The electric vehicle charge point scheme as approved shall be fully installed prior to the first use of the station and maintained and retained thereafter.</u></p> <p>Reason: <u>In accordance with Policy 82 (Parking Management) and</u> in the interests of encouraging more sustainable modes and forms of transport and to reduce the impact of development on local air quality, in accordance with Policy 36 – Air Quality, Odour and Dust of the Cambridge Local Plan (2018) and with Cambridge City Council’s adopted Air Quality Action Plan (2018).</p>

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No.	Subject	Proposed Wording
33.	Excavated Material	<p>No excavated material or other material shall be placed within public open space, including Hobson's Park, other than in accordance with the approved landscaping details or the approved details for temporary storage contained within the approved sSoil mManagement pPlan.</p> <p>Reason: In the interests of amenity and biodiversity (Cambridge Local Plan 2018; Policies 55, 57, 59, 69 and 70).</p>
34.	Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP)	<p>No development (or phase thereof) other than a Specified Phase shall commence until a phased tree protection methodology in the form of an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) in accordance with BS5837 2012 has been submitted to and approved in writing by the local planning authority. The AMS and TPP will consider <u>all relevant phases of construction in relation to the potential impact on trees including</u> the following:</p> <p>(i) all relevant phases of construction in relation to the potential impact on trees detail the proposed required tree works</p> <p>(ii) the specification and position of protection barriers and ground protection and all measures to be taken for the protection of any trees from damage during the course of any relevant activity related to the development,</p> <p>(iii) <u>ground works including the installation of services and SUDS</u></p> <p>(iv) management including supervision, access, site briefing attended by the site manager and retained arboricultural consultant, storage of materials; ground works; installation of services and</p> <p>(v) landscaping; and</p> <p>(vi) <u>detailed tree survey</u>.</p> <p>Reason: To satisfy the Local Planning Authority that trees to be retained will be protected from damage during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.</p>
35.	Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) implementation	<p>The approved tree protection methodology in the AMS and TPP will be implemented throughout the development and the agreed means of protection shall be retained on site until all equipment, and surplus materials have been removed from the site. Nothing shall be stored or placed in any area protected in accordance with approved tree protection plans, and the ground levels within those areas shall not be altered nor shall any excavation be made without the prior written approval of the local planning authority. If any tree shown to be retained is damaged, remedial works as may be specified in writing by the local planning authority will be carried out.</p> <p>Reason: To satisfy the Local Planning Authority that trees to be retained will not be damaged during any construction activity, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees</p>
36.	Construction Replacement tree planting	<p>If any tree shown to be retained in tree protection methodology in the <u>approved</u> AMS and TPP is removed, uprooted, destroyed or dies as a result of the CSIE project construction development hereby permitted within five years of project completion, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be approved in writing by the local planning authority. Any replacement tree that is lost within five years shall likewise be replaced.</p> <p>Reason: To satisfy the Local Planning Authority that remaining arboricultural amenity will be preserved in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.</p>

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No.	Subject	Proposed Wording
37.	Pedestrian link beneath Cambridge Guided Busway	<p>The new pedestrian link across the Cambridge Guided Busway between Hobson's Park and the Active Recreation Area shall must be completed <u>and available for public use</u> before the existing connection beneath the Cambridge Guided Busway is closed unless an alternative safe access across the Cambridge Guided Busway between Hobson's Park and the Active Recreation Area is submitted <u>has been provided</u> in accordance with a scheme details that have been submitted to and approved by the local planning authority in writing. The works shall be completed in accordance with the approved details prior to the existing connection being closed</p> <p><u>Reason: To provide safe access between the Cambridge Guided Busway between Hobson's Park and the Active Recreation Area. – (See protective provisions)</u></p>
38.	Footpaths & Cycleways	<p>1. Access into Hobson's Hobson's Park shall be maintained at all times from both Addenbrookes Road and the Trumpington Residential area. Where required temporary routes will be created to maintain connectivity around the new segregated pathway and cycle track (Work No.4) during its construction.</p> <p>2. National Cycle Network Route 11 in the vicinity of Shepreth Branch Junction shall not be closed until details of <u>the</u> proposed closure, including times of the closure and management of pedestrians and cyclists to facilitate access during the closure have been submitted to and approved in writing by the local planning authority. The closure shall be managed in accordance with the approved scheme details.</p>
39.	<u>Footbridge across Hobson's Brook to the proposed exchange land</u>	<p><u>The 'potential future footbridge' shown on drawing ref. 158454-ARC-ZZ-ZZ-DRG-LEP-000054 across Hobson's Brook shall be provided and must be completed and available for public use when the exchange land is made available for public recreational use.</u></p> <p><u>Reason: To provide safe access between Hobson's Park and the exchange land so as to provide accessible replacement open space.</u></p>
40.	<u>S106 Agreement</u>	<p><u>No development to construct the station building above the ground floor slab level (as comprised in Works No. 3) shall commence until Network Rail enters into the Cambridge South Infrastructure Enhancements Section 106 Agreement that is in substantially the same form as Document [xxx] and is to the written satisfaction of the Council.</u></p> <p><u>Reason: In the interests of maintenance and management of the public open space, and the delivery of offsite biodiversity net gain.</u></p>

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Schedule 2. List of Deemed Planning Drawings

Part 1: Drawings for Approval

Title / Location	Drawing Description	Drawing Number	Revision
Cambridge South Station area	Deemed Planning Drawings – Existing Plan – Sheet 1 of 5	158454-ARC-ZZ-ZZ-DRG-LEP-000011	
	Deemed Planning Drawings – Existing Plan – Sheet 2 of 5	158454-ARC-ZZ-ZZ-DRG-LEP-000012	
	Deemed Planning Drawings – Existing Plan – Sheet 3 of 5	158454-ARC-ZZ-ZZ-DRG-LEP-000013	
	Deemed Planning Drawings – Existing Plan – Sheet 4 of 5	158454-ARC-ZZ-ZZ-DRG-LEP-000014	
Shepreth Branch Junction	Deemed Planning Drawings – Existing Plan – Sheet 5 of 5	158454-ARC-ZZ-ZZ-DRG-LEP-000015	
Cambridge South Station area	Deemed Planning Drawings – Existing Site Sections – Sheet 1 of 4	158454-ARC-ZZ-ZZ-DRG-LEP-000021	
	Deemed Planning Drawings – Existing Site Sections – Sheet 2 of 4	158454-ARC-ZZ-ZZ-DRG-LEP-000022	
	Deemed Planning Drawings – Existing Site Sections – Sheet 3 of 4	158454-ARC-ZZ-ZZ-DRG-LEP-000023	
	Deemed Planning Drawings – Existing Site Sections – Sheet 4 of 4	158454-ARC-ZZ-ZZ-DRG-LEP-000024	
	Deemed Planning Drawings – Existing Site Elevations	158454-ARC-ZZ-ZZ-DRG-LEP-000031	
Cambridge South Station area	Deemed Planning Drawings – Proposed Plan – Sheet 1 of 5	158454-ARC-ZZ-ZZ-DRG-LEP-000051	P01
	Deemed Planning Drawings – Proposed Plan – Sheet 2 of 5	158454-ARC-ZZ-ZZ-DRG-LEP-000052	P01
	Deemed Planning Drawings – Proposed Plan – Sheet 3 of 5	158454-ARC-ZZ-ZZ-DRG-LEP-000053	P01
	Deemed Planning Drawings – Proposed Plan – Sheet 4 of 5	158454-ARC-ZZ-ZZ-DRG-LEP-000054	P01
Shepreth Branch Junction	Deemed Planning Drawings – Proposed Plan – Sheet 5 of 5	158454-ARC-ZZ-ZZ-DRG-LEP-000055	P01
Cambridge South Station	Deemed Planning Drawings – Proposed Site Sections – Sheet 1 of 4	158454-ARC-ZZ-ZZ-DRG-LEP-000061	P01
	Deemed Planning Drawings – Proposed Site Sections – Sheet 2 of 4	158454-ARC-ZZ-ZZ-DRG-LEP-000062	P01
	Deemed Planning Drawings – Proposed Site Sections – Sheet 3 of 4	158454-ARC-ZZ-ZZ-DRG-LEP-000063	P01
	Deemed Planning Drawings – Proposed Site Sections – Sheet 4 of 4	158454-ARC-ZZ-ZZ-DRG-LEP-000064	P01
	Deemed Planning Drawings – Proposed Elevations	158454-ARC-ZZ-ZZ-DRG-LEP-000071	P01

Part 2: Parameter plans

Title / Location	Drawing Description	Drawing Number	Revision
Cambridge South Station Parameter Plans	Deemed Planning Drawings – Parameter Plans – Access and Movement	158454-ARC-ZZ-ZZ-DRG-LEP-000100	P01
	Deemed Planning Drawings – Parameter Plans – Land Use and Landscape	158454-ARC-ZZ-ZZ-DRG-LEP-000101	P01

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	Deemed Planning Drawings – Parameter Plans – Heights	158454-ARC-ZZ-ZZ-DRG-LEP-000102	P01
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Part 32: Drawings issued for information only

Title / Location	Drawing Description	Drawing Number	Revision
Location Plan	Deemed Planning Drawings - Location Plan	158454-ARC-ZZ-ZZ-DRG-LEP-000001	P01
Route Drawing Sheet 1: Cambridge South Station area	Deemed Planning Drawings - Existing Site Plan -Sheet 1 of 2	158454-ARC-ZZ-ZZ-DRG-LEP-000002	P01
Route Drawing Sheet 2: Shepreth Junction	Deemed Planning Drawings - Existing Site Plan -Sheet 2 of 2	158454-ARC-ZZ-ZZ-DRG-LEP-000003	P01
Route Drawing Sheet 1: Cambridge South Station area	Deemed Planning Drawings - Proposed Site Plan -Sheet 1 of 2	158454-ARC-ZZ-ZZ-DRG-LEP-000041	P01
Route Drawing Sheet 2: Shepreth Junction	Deemed Planning Drawings - Proposed Site Plan -Sheet 2 of 2	158454-ARC-ZZ-ZZ-DRG-LEP-000042	P01
<u>Cambridge South Station area</u>	<u>Deemed Planning Drawings - Existing Plan - Sheet 1 of 5</u>	<u>158454-ARC-ZZ-ZZ-DRG-LEP-000011</u>	<u>P01</u>
	<u>Deemed Planning Drawings - Existing Plan - Sheet 2 of 5</u>	<u>158454-ARC-ZZ-ZZ-DRG-LEP-000012</u>	<u>P01</u>
	<u>Deemed Planning Drawings - Existing Plan - Sheet 3 of 5</u>	<u>158454-ARC-ZZ-ZZ-DRG-LEP-000013</u>	<u>P01</u>
	<u>Deemed Planning Drawings - Existing Plan - Sheet 4 of 5</u>	<u>158454-ARC-ZZ-ZZ-DRG-LEP-000014</u>	<u>P01</u>
<u>Shepreth Branch Junction</u>	<u>Deemed Planning Drawings - Existing Plan - Sheet 5 of 5</u>	<u>158454-ARC-ZZ-ZZ-DRG-LEP-000015</u>	<u>P01</u>
<u>Cambridge South Station area</u>	<u>Deemed Planning Drawings - Existing Site Sections - Sheet 1 of 4</u>	<u>158454-ARC-ZZ-ZZ-DRG-LEP-000021</u>	<u>P01</u>
	<u>Deemed Planning Drawings - Existing Site Sections - Sheet 2 of 4</u>	<u>158454-ARC-ZZ-ZZ-DRG-LEP-000022</u>	<u>P01</u>
	<u>Deemed Planning Drawings - Existing Site Sections - Sheet 3 of 4</u>	<u>158454-ARC-ZZ-ZZ-DRG-LEP-000023</u>	<u>P01</u>
	<u>Deemed Planning Drawings - Existing Site Sections - Sheet 4 of 4</u>	<u>158454-ARC-ZZ-ZZ-DRG-LEP-000024</u>	<u>P01</u>
	<u>Deemed Planning Drawings - Existing Site Elevations</u>	<u>158454-ARC-ZZ-ZZ-DRG-LEP-000031</u>	<u>P01</u>
Cambridge South Station area	Deemed Planning Drawings - Illustrative Station Layout Plan - Platform Level	158454-ARC-ZZ-ZZ-DRG-LEP-000081	P01
	Deemed Planning Drawings - Illustrative Station Layout Plan -Bridge Level	158454-ARC-ZZ-ZZ-DRG-LEP-000082	P01
	Deemed Planning Drawings - Illustrative Station Layout Plan -Roof Level	158454-ARC-ZZ-ZZ-DRG-LEP-000083	P01
	Deemed Planning Drawings - Illustrative Station Elevations - Sheet 1 of 4	158454-ARC-ZZ-ZZ-DRG-LEP-000084	P01
	Deemed Planning Drawings - Illustrative Station Elevations - Sheet 2 of 4	158454-ARC-ZZ-ZZ-DRG-LEP-000085	P01

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Title / Location	Drawing Description	Drawing Number	Revision
	Deemed Planning Drawings - Illustrative Station Elevations - Sheet 3 of 4	158454-ARC-ZZ-ZZ-DRG-LEP-000086	P01
	Deemed Planning Drawings - Illustrative Station Elevations - Sheet 4 of 4	158454-ARC-ZZ-ZZ-DRG-LEP-000087	P01
	Deemed Planning Drawings - Illustrative Station Sections - Sheet 1 of 2	158454-ARC-ZZ-ZZ-DRG-LEP-000088	P01
	Deemed Planning Drawings - Illustrative Station Sections - Sheet 2 of 2	158454-ARC-ZZ-ZZ-DRG-LEP-000089	P01
Cambridge South Station – North of Addenbrookes Bridge	Indicative Landscape Plan -Sheet 1 of 4	158454-ARC-00-ZZ-DRG-EEN-000074	P01
Cambridge South Station	Indicative Landscape Plan -Sheet 2 of 4	158454-ARC-00-ZZ-DRG-EEN-000075	P01
Cambridge South Station – South of Nine Wells Bridge	Indicative Landscape Plan -Sheet 3 of 4	158454-ARC-00-ZZ-DRG-EEN-000076	P01
Shepreth Junction	Indicative Landscape Plan -Sheet 4 of 4	158454-ARC-00-ZZ-DRG-EEN-000077	P01