Document No. NR-12-01

Cambridge South Infrastructure Enhancement Deemed Planning Conditions

(Inquiries Procedure (England & Wales) Rules 2004

March 2022

The Network Rail (Cambridge South Infrastructure Enhancement) Order

CSIE Deemed Planning Conditions - March 2022 - Document NR-12-01

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").

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.

i) “Specified Phase” as defined under condition 5 means any phase of the development for which the approved Phasing Plan specifies that the relevant condition will not apply

j) “Competent person” has the same meaning as defined in the Guidance ‘Land affected by contamination’ ref. Paragraph: 006 Reference ID: 33-006-20190722 and NPPF Annex 2 (Glossary), ‘A person with a recognised relevant qualification, sufficient experience in dealing with the type of pollution or land instability and membership of a relevant organisation’.

k) “the Cambridge South station building” means the station buildings, platforms and canopies, and ancillary structures, as shown on the Proposed Site Plan (drawing reference 158454-ARC-ZZ-ZZ-DRG-LEP-000041 P02) listed in Part 1 of Schedule 2 to the request for deemed planning permission.

l) “the Exchange Land” means the land to the south of Addenbrooke’s Road provided as replacement open space annotated as such on the Indicative Landscape Plan (drawing reference 158454-ARC-00-ZZ-DRG-EEN-000076 P03) or such alternative area of Exchange Land as shall be agreed by the local planning authority as being of equivalent size and suitability for the purpose of the intended use of the Exchange Land.

No.	Subject	Proposed Wording
1.	**Time for commencement**	The development hereby permitted must commence before the expiration of 5 years from the date on which the Order comes into force. Reason: To ensure that the development is commenced within a reasonable period of time.
2.	**Accordance with drawings**	The development hereby approved must be carried out in accordance with the approved planning drawings. Reason: To ensure compliance with the approved plans and for the avoidance of doubt.
3.	**Accordance with Design Principles**	The development hereby approved must be carried out in accordance with the Cambridge South Design Principles (NR-15-1 dated March 2022). Reason: To ensure that the design achieves a high quality and contextually appropriate station and associated public realm'.
4.	**S106 Agreement**	No development to construct the Cambridge South station building above the ground floor slab level shall commence until Network Rail enters into the Cambridge South Infrastructure Enhancements Section 106 Agreement that is in substantially the same form as Document NR-25. Reason: In the interests of securing necessary planning obligations to make the development acceptable for the maintenance and management of the public open space, and the delivery of offsite biodiversity net gain.
5.	**Phasing Plan**	No development shall commence (including demolition and enabling works) 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 (but not limited to) the following elements: (i) Enabling works e.g. haul roads, site compounds, archaeology and site investigations including the provision of appropriate of all site compounds; (ii) Cambridge South station building; (iii) Alterations to Webster's Footbridge; (iv) Accommodation bridge over Hobson's Brook; (v) Railway Systems Compound; (vi) Landscaping; and (vi) 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. The Phasing Plan shall identify: a) each phase of development and any such Specified Phase of development to which planning conditions 6, 7, 8, 10, 11, 12, 14, 15, 16, 26, 28, 29, 34 and 35 will not apply. b) the location of site compounds including indicative duration of works for each area including where and when areas of public open space are proposed to be used temporarily for construction works and for other associated purpose for the delivery of the development will be closed to and unavailable public use . c) A construction programme providing the sequence and timing of the proposed development. The development shall only be carried out in accordance with the approved Phasing Plan, unless otherwise agreed in writing by the local planning authority. Reason: To clarify how the works are to be phased to assist with the determination of discharge of conditions and identify when access to public open space land will be interrupted

No.	Subject	Proposed Wording
6.	**Submission of preliminary contamination assessment**	Prior to the commencement of development (other than a Specified Phase) a site wide investigation strategy 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. The site wide investigation strategy will be prepared by a Competent Person based on the information identified in the desk study undertaken to support Chapter 12 of the Environmental Statement (doc NR16). The site investigations shall only be undertaken in accordance with the site investigation strategy approved in writing by the local planning authority. 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.
7.	**Submission of site investigation report and remediation strategy**	Prior to undertaking any excavations with the exception of works agreed under conditions 6 (site investigations) and 11 (Archaeology) or a Specified Phase the following shall be prepared by a Competent Person and submitted to and approved in writing by the local planning authority: (a) A site investigation report detailing the findings of the site investigations carried out under 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. (b) A proposed remediation strategy detailing the works required to address unacceptable risks from the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters. The strategy shall include a schedule of the proposed remedial works setting out a timetable for all remedial measures that will be implemented. The works shall only be undertaken in accordance with the remediation strategy approved in writing by the relevant local planning authority. 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
8.	**Implementation and completion of remediation strategy works**	Prior to the first operational or public use of the land under any phase of the development (other than a Specified Phase) the following shall be prepared by a Competent Person and submitted to and approved in writing by the local planning authority: (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 of the development; and (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. The information provided must demonstrate that the site has met the required clean-up criteria set out in the approved remediation strategy. 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.

No.	Subject	Proposed Wording
9.	**Unexpected contamination**	If unexpected contamination is encountered whilst undertaking any part of the development which has not previously been identified, works shall immediately cease in the contaminated area until the local planning authority has been notified in writing and a dedicated remediation strategy for that area including details of any further site investigations required to address unexpected contamination the has been approved in writing by the local planning authority following steps (a) and (b) of condition 7 above. The approved dedicated remediation strategy shall then be fully implemented under condition 7 and prior to any further development of the area concerned . 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.
10.	**Code of Construction Practice**	(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. (b) Other than in relation to a Specified Phase no development shall commence until a Code of Construction Practice (Part B) has been submitted to and approved in writing by the local planning authority for that phase of work. The Code of Construction Practice (Part B) will include the following documents other than in relation to a Specified Phase: 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 13) Details of any temporary structure, plant or machinery greater than 15 metres in height above existing ground level. The development shall only be carried out in accordance with the details approved in writing by the local planning authority. Reason: To mitigate anticipated construction impacts arising from the development, to protect local and residential amenity, and to safeguard Cambridge Airport.
11.	**Archaeological mitigation, investigation and evaluation**	No development other than a Specified Phase shall commence until the implementation of a programme of archaeological investigations has been undertaken on the relevant site in accordance with a site wide written scheme of investigation which has been submitted to and approved in writing 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. Reason: To ensure that the archaeological investigation is initiated at an appropriate point in development procedure and that heritage assets is protected/recorded.

No.	Subject	Proposed Wording
12.	**Construction Ecological Method Statement (EMS)**	No development 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 but not limited to the following: (a) Review of site potential and constraints, based on species surveys and operational limitations of the site. (b) Detailed design(s) and/or working method(s) to achieve stated objectives, including: 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. 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 a similarly competent person. viii. Use of protective fences, exclusion barriers and warning signs if applicable (excluding trees). (c) Extent and location/area of proposed works on appropriate scale maps and plans. (d) Details of monitoring and remedial measures, including timetable for submission to local planning authority. (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. 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 that remedial action will be identified, agreed and implemented so that the development continues to protect, enhance, mitigate and compensate for the construction works as originally approved. The development shall only be carried out in accordance with the EMS approved in writing by the local planning authority. Reason: To ensure that the development does not adversely affect the natural wildlife and ecology of the area.
13.	**Biodiversity Net gain**	Network Rail shall achieve a no less than 10% Biodiversity Net Gain (BNG) based on the DEFRA metric V2 calculations 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 permitted development will achieve 10% Biodiversity Net Gain and confirm the units for different habitat types onsite and offsite. Reason: To mitigate the impact of development and enhance biodiversity on the site and nearby.

No.	Subject	Proposed Wording
14.	**Construction Surface water drainage Strategy -**	No development shall commence(except for approved site investigations, works to trees, demolition or works under any Specified Phase) until details of measures to manage additional surface water run-off from the site during the construction works (or any phase(s) thereof) have been submitted to and approved in writing by the local planning authority. The approved measures shall be brought into operation before any works (or phase(s) thereof) commence and shall thereafter be maintained in accordance with the details approved in writing by the local planning authority. Reason: To ensure appropriate surface water drainage and to prevent the increased risk of flooding.
15.	**Operational Surface water drainage Strategy**	No development shall commence except for approved site investigations, works to trees, demolition or works under any Specified Phase until a site wide Surface Water Drainage Strategy (SWDS), 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 SWDS shall include where appropriate: **(**a) Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events. (b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change) , inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance. (c) Site Investigation and test results to confirm infiltration rates. (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. (e) Details of the maintenance/adoption of the surface water drainage system. (f) Measures taken to prevent pollution of the receiving groundwater and/or surface water. (g) Implementation programme. The SWDS shall be implemented in accordance with the details approved in writing by the local planning authority and shall be completed and operational prior to the use of the respective phase of the development or in accordance with the implementation programme agreed in writing with the local planning authority. Reason: To ensure an appropriate surface water drainage strategy is in place and to mitigate against the increased risk of flooding.

No.	Subject	Proposed Wording
16.	**Operational Surface water drainage scheme**	No development (or phase thereof) except for written approved site investigations, works to trees, demolition or works under any Specified Phase shall commence until a Surface Water Drainage Scheme (SWDSc)(for that phase), based on the approved operational Surface Water Drainage Strategy, has been submitted to and approved in writing by the local planning authority. The SWDSc shall include where appropriate: (a) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers. (b) Details of the proposed attenuation and flow control measures. (c) Details of the measures taken to prevent pollution of the receiving groundwater and/or surface water. (d) Full details of culvert extension appropriately sized to convey the existing channel modelled flow. 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. The SWDSc shall be implemented in accordance with the details approved in writing by the local planning authority and shall be completed and operational prior to the use of the development (or respective phase thereof) or in accordance with the implementation programme approved in writing with the local planning authority. Reason: To ensure appropriate surface water drainage and to prevent the increased risk of flooding.
17.	**Detailed design approval: Cambridge South station**	No development relating to the construction of Cambridge South station building shall commence until full details of the scale, massing and external appearance, including details of floor and roof plans, elevations, and long sections of the development have been submitted to and approved in writing by the local planning authority. Details submitted must be in accordance with the approved parameter plans and shall be submitted with a Design Compliance Statement demonstrating compliance with the relevant approved Cambridge South Design Principles (NR-15-1 dated March 2022). The submitted scale details must include plans at a minimum scale of 1:250, and elevations at a minimum scale of 1:100. The development shall only be carried out in accordance with the approved details. Reason: To enable reasonable and proper control to be exercised over these aspects of the development and to ensure high quality development which responds appropriately to the site context.’

No.	Subject	Proposed Wording
18.	**External Materials:**	Prior to commencement of construction of all external surfaces approved under conditions 17, 22 and 26 [JP1]the following shall be submitted to and approved in writing by the local planning authority: a) details of all the materials for the external surfaces of buildings to be used in the construction of the development b) a sample panel for relevant materials (including external brickwork) to include details of fixings, finishes and junctions between materials 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. Development shall only be carried out in accordance with the approved details 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).
19.	**Roof Top Plant: Cambridge South Station**	No roof mounted plant/equipment shall 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 only be carried out and maintained thereafter in accordance with the approved details. 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).
20.	**Public Art: Cambridge South Station**	Concurrently with the first submission of details of the Cambridge South station building (pursuant to condition 17 or 18) or the hard and soft landscaping scheme (pursuant to condition 29) (whichever is first to come forward) a Public Art Delivery Plan (PADP) shall be submitted to and approved in writing by the local planning authority. The PADP must include the following: (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; (h) How the public art would be replaced in the event that it is destroyed. (i) Details of the proposed budget; and (j) Address ownership proposals post delivery The public art shall be fully implemented and maintained in accordance with the approved PADP. 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).
21.	**Waste: Cambridge South Station**	Concurrently with the submission of details in compliance with condition 17, a scheme for the on-site storage facilities for commercial waste, including waste for recycling shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be carried out before the use of the station is commenced and shall be retained thereafter. Reason: To ensure that the need for refuse and recycling is successfully integrated into the development.

No.	Subject	Proposed Wording
22.	**Cycle Parking: Cambridge South Station**	Concurrently with the submission of details in compliance with condition 17, details of the cycle parking for station staff and public use and ongoing management and maintenance shall be submitted to and approved in writing by the local planning authority in consultation with the highway authority. The details shall include: i) the number of cycle parking spaces and where relevant the details of phased installation; ii) the location; iii) the type of stands; iv) the means of enclosure; and v) a Cycle Parking Management Plan. The Cambridge South station building shall not be brought into operational use until the cycle parking has been installed in accordance with the approved details, and shall thereafter be maintained in accordance with the approved Cycle Parking Management Plan. Reason: To ensure appropriate provision of cycle parking and related secure storage. (Cambridge Local Plan 2018 Policy 82).
23.	**BREEAM Pre-Assessment: Station Building**	No development relating to the Cambridge South 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. 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).
24.	**BREEAM Design Stage Certification**	Within six months of the commencement of construction above the ground floor slab level of Cambridge South station building, 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. 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).
25.	**BREEAM Post Construction Certification**	Within six months of Cambridge South station building being brought into operational use, a BRE issued post Construction Certificate shall been 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. 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).

No.	Subject	Proposed Wording
26.	**Detailed design approval: Other elements of the proposed development**	No development relating to the following elements shall commence until full details of the scale and external appearance of the development concerned has been submitted to and approved in writing by the local planning authority: (a) Alterations to Webster's Footbridge. (b) the Accommodation bridge over Hobson's Brook. (c) Railway Systems Compound Buildings and Structures. (d) Exchange Land footbridge over Hobson's Brook (e) Any other building/structure or alteration to an existing building/structure for which details of scale and external appearance were not provided. Design details must be in accordance with the approved 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. The development shall only be carried out in accordance with the approved details. Reason: To enable reasonable and proper control to be exercised over these aspects of the development.
27.	**Lighting Scheme**	No permanent artificial lighting shall be installed until a detailed artificial lighting scheme including a plan showing lux levels 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'. The development shall be carried out and thereafter maintained in accordance with the approved details. Reason: To protect the amenity of nearby properties and to minimise light pollution, and to protect species' (Cambridge Local Plan 2018 policy 34).
28.	**Soil Management Plan**	No development except for approved works to trees or any Specified Phase shall commence until a Soils Management Plan has been submitted to and approved in writing by the local planning authority 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). 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 Charted Institute of Water and Environmental Management (CIWEM). Reason: To ensure that the details of the groundworks are acceptable (Cambridge Local Plan 2018; Policies 55, 57 and 59).

No.	Subject	Proposed Wording
29.	**Hard and Soft Landscape**	No development other than a Specified Phase 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 the approved Parameter Plans and shall be submitted with a Design Compliance Statement demonstrating compliance with the relevant Cambridge South Design Principles (NR-15-1 dated March 2022) . Details of the scheme must include: (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 (b) details of post formation soil decompaction. (c) car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; tree pits, including those in planters, wayfinding structures, 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); (d) planting plans with 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[CB2][JP3]; (e) boundary treatments indicating the type, positions, design, and materials of boundary treatments to be erected; (f) a landscape and ecology 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; (g) 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, (h) a wayfinding strategy; and (i) an implementation programme The development shall only be carried out and maintained in accordance with the approved details. If 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. 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).

No.	Subject	Proposed Wording
30.	**Plant/machinery/ equipment (station building)**	No operational plant, machinery or equipment both internal and external shall be installed on the site until a noise assessment demonstrating that the collective rating level (in accordance with BS4142:2014+A1:2019 – "Methods for rating and assessing industrial and commercial sound" or as superseded) from all plant, equipment and vents etc associated with the development (or phase thereof) is less than or equal to the existing background sound level at the receptors reported in Chapter 5 of the Environmental Statement. Development shall be carried out and maintained only in accordance with the approved details. Reason: To protect the amenity of nearby properties (Cambridge Local Plan 2018 policy 35)
31.	**Platform Announcement Sound System**	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 or as superseded has been submitted to and approved in writing by the local planning authority. 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. Any public address/voice alarm sound system installed on the site associated with the approved use of the development shall only be used for operational, health and safety, security and emergency announcements. The scheme shall be carried out as approved and retained a such. Reason: To protect the amenity of nearby properties (Cambridge Local Plan 2018 policy 35)
32.	**Electric Vehicle Charge Points**	No electrical services shall be installed within Cambridge South station building until an electric vehicle charge point scheme has been submitted to and approved in writing by the local planning uthority. The scheme shall include as a minimum: (a) Four electric vehicle charge points with a minimum power rating output of 7kW (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. (c) The electric vehicle infrastructure 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 operational use of the station and maintained and retained thereafter. Reason: In accordance with Policy 82 (Parking Management) and 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).

No.	Subject	Proposed Wording
33.	**Excavated Material**	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 any approved details for temporary storage contained within the approved Soil Management Plan. Reason: In the interests of amenity and biodiversity (Cambridge Local Plan 2018; Policies 55, 57, 59, 69 and 70).
34.	**Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP)**	No development 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 all relevant phases of construction in relation to the potential impact on trees including the following: (i) required tree works including a tree removal and retention plan (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, (iii) ground works including the installation of services and SUDS (iv) management including supervision, access, site briefings attended by the site manager and retained arboricultural consultant and storage of materials; (v) landscaping; (vi) detailed tree survey; and (vii) Phasing plan for the removal of tree protection measures 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.
35.	**Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) implementation**	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 relevant equipment, and surplus materials have been removed from the site as set out in the phasing plan for the removal of tree protection measures. 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.. 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. 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
36.	**Construction Replacement tree planting**	If any tree shown to be retained on the tree removal and retention plan within the approved AMS and TPP is removed, uprooted, destroyed or dies as a result of the 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. 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.

No.	Subject	Proposed Wording
37.	**Pedestrian link across the Cambridge Guided Busway**	The new pedestrian crossing over the Cambridge Guided Busway between Hobson's Park and the Active Recreation Area shall be completed and available for public use before and for the duration of public use of the Active Recreation Area, unless the existing connection beneath the Cambridge Guided Busway is available for public use. Reason: To provide safe access between the Cambridge Guided Busway between Hobson's Park and the Active Recreation Area
38.	**Footpaths & Cycleways**	1. The development shall not prevent access to Hobson's Park (save for the approved site compounds) at any time from Addenbrooke's Road and the Trumpington residential area. 2. National Cycle Network Route 11 in the vicinity of Shepreth Branch Junction shall not be closed to use until details of the proposed closure, including times of the closure and management of pedestrians and cyclists to facilitate an alternative means of access during the any proposed closure have been submitted to and approved in writing by the local planning authority. The closure shall be managed in accordance with the approved details.
39.	**Footbridge across Hobson's Brook to the proposed Exchange Land**	The 'potential future footbridge' shown on drawing ref. 158454-ARC-ZZ-ZZ-DRG-LEP-000054 across Hobson's Brook shall be provided and shall be completed prior to when the Exchange Land is available for public recreational use. The footbridge shall be made available and maintained for public use whilst the Exchange Land remains public open space except for periods of maintenance to the footbridge. Reason: To provide safe access between Hobson's Park and the Exchange Land so as to provide accessible replacement open space.

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 – Proposed Plan – Sheet 1 of 5	158454-ARC-ZZ-ZZ-DRG-LEP-000051	P02
	Deemed Planning Drawings – Proposed Plan – Sheet 2 of 5	158454-ARC-ZZ-ZZ-DRG-LEP-000052	P02
	Deemed Planning Drawings – Proposed Plan – Sheet 3 of 5	158454-ARC-ZZ-ZZ-DRG-LEP-000053	P02
	Deemed Planning Drawings – Proposed Plan – Sheet 4 of 5	158454-ARC-ZZ-ZZ-DRG-LEP-000054	P02
Shepreth Branch Junction	Deemed Planning Drawings – Proposed Plan – Sheet 5 of 5	158454-ARC-ZZ-ZZ-DRG-LEP-000055	P02
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	P02
	Deemed Planning Drawings – Proposed Elevations	158454-ARC-ZZ-ZZ-DRG-LEP-000071	P02
Cambridge South Station Parameter Plans	Deemed Planning Drawings – Parameter Plans – Access and Movement	158454-ARC-ZZ-ZZ-DRG-LEP-000100	P02
	Deemed Planning Drawings – Parameter Plans – Land Use and Landscape	158454-ARC-ZZ-ZZ-DRG-LEP-000101	P02
	Deemed Planning Drawings – Parameter Plans – Heights	158454-ARC-ZZ-ZZ-DRG-LEP-000102	P02

Part 2: 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	P02
Route Drawing Sheet 2: Shepreth Junction	Deemed Planning Drawings - Existing Site Plan -Sheet 2 of 2	158454-ARC-ZZ-ZZ-DRG-LEP-000003	P02
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	P02
Route Drawing Sheet 2: Shepreth Junction	Deemed Planning Drawings - Proposed Site Plan -Sheet 2 of 2	158454-ARC-ZZ-ZZ-DRG-LEP-000042	P02
Cambridge South Station area	Deemed Planning Drawings - Existing Plan - Sheet 1 of 5	158454-ARC-ZZ-ZZ-DRG-LEP-000011	P01

Title / Location	Drawing Description	Drawing Number	Revision
	Deemed Planning Drawings - Existing Plan - Sheet 2 of 5	158454-ARC-ZZ-ZZ-DRG-LEP-000012	P01
	Deemed Planning Drawings - Existing Plan - Sheet 3 of 5	158454-ARC-ZZ-ZZ-DRG-LEP-000013	P01
	Deemed Planning Drawings - Existing Plan - Sheet 4 of 5	158454-ARC-ZZ-ZZ-DRG-LEP-000014	P01
Shepreth Branch Junction	Deemed Planning Drawings - Existing Plan - Sheet 5 of 5	158454-ARC-ZZ-ZZ-DRG-LEP-000015	P01
Cambridge South Station area	Deemed Planning Drawings - Existing Site Sections - Sheet 1 of 4	158454-ARC-ZZ-ZZ-DRG-LEP-000021	P01
	Deemed Planning Drawings - Existing Site Sections - Sheet 2 of 4	158454-ARC-ZZ-ZZ-DRG-LEP-000022	P01
	Deemed Planning Drawings - Existing Site Sections - Sheet 3 of 4	158454-ARC-ZZ-ZZ-DRG-LEP-000023	P01
	Deemed Planning Drawings - Existing Site Sections - Sheet 4 of 4	158454-ARC-ZZ-ZZ-DRG-LEP-000024	P01
	Deemed Planning Drawings - Existing Site Elevations	158454-ARC-ZZ-ZZ-DRG-LEP-000031	P01
Cambridge South Station area	Deemed Planning Drawings - Illustrative Station Layout Plan - Platform Level	158454-ARC-ZZ-ZZ-DRG-LEP-000081	P02
	Deemed Planning Drawings - Illustrative Station Layout Plan -Bridge Level	158454-ARC-ZZ-ZZ-DRG-LEP-000082	P02
	Deemed Planning Drawings - Illustrative Station Layout Plan -Roof Level	158454-ARC-ZZ-ZZ-DRG-LEP-000083	P02
	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
	Deemed Planning Drawings - Illustrative Station Elevations - Sheet 3 of 4	158454-ARC-ZZ-ZZ-DRG-LEP-000086	P02
	Deemed Planning Drawings - Illustrative Station Elevations - Sheet 4 of 4	158454-ARC-ZZ-ZZ-DRG-LEP-000087	P02
	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	P03
Cambridge South Station	Indicative Landscape Plan -Sheet 2 of 4	158454-ARC-00-ZZ-DRG-EEN-000075	P03
Cambridge South Station – South of Nine Wells Bridge	Indicative Landscape Plan -Sheet 3 of 4	158454-ARC-00-ZZ-DRG-EEN-000076	P03
Shepreth Junction	Indicative Landscape Plan -Sheet 4 of 4	158454-ARC-00-ZZ-DRG-EEN-000077	P03