

Landscape Delivery & Management and Meanwhile Uses

Introduction

- I. This note seeks to respond to the Inspector's questions on the phasing and delivery of the open space for the scheme, the provision of meanwhile uses, and the long-term management of the open space.

Open Space Provision

- II. **Phasing:** A phasing condition will control the overall phasing of the development and, as part of that, the sequencing of the open space areas (see proposed condition 1) to ensure open space areas come forward in tandem with the built development.
- III. **S106 Delivery:** Schedule 4 to the s.106 agreement controls the delivery and management of open space on a phased basis. It has two main controls on delivery and sequencing:
 - For each phase, a scheme will need to be approved for the delivery of the Open Space and Biodiversity Gain, which is to include a programme for its delivery. The scheme will then be delivered in accordance with the approved programme. All the areas of Open Space lie within phases.
 - In addition, to ensure the play areas outside Chesterton Gardens and the allotments are delivered in tandem with the residential uses, the s.106 agreement contains an additional specific requirement to ensure there is no Occupation of any Dwelling prior to the laying out of those play areas and allotments.
- IV. **Meanwhile Uses:** Schedule 3 to the s.106 agreement requires a meanwhile use strategy to be agreed with the District Council before commencement of development. The strategy then needs to be implemented during the construction of the development to ensure meanwhile uses are brought forward consistently with the built development. The strategy will dovetail with the phasing plan. The current thinking is set out below.

Indicative Delivery Programme

- V. It is currently anticipated that the development will come forward as follows;
 - Phase 1 – the mobility hub, piazza, buildings S06 and S07 (with S04, S08 and Chesterton Square occupied by meanwhile uses – see below)
 - Phase 2 – building S04 (with building S08 and Chesterton Square used for meanwhile uses – see below)
 - Phase 3 – the residential development and wild park (with building S08 and Chesterton Square used for meanwhile uses – see below)
 - Phase 4 – buildings S09 and S08 (Chesterton Square completed, and no meanwhile uses).
- VI. Following the provision of the mobility hub, the plots of building S08 and Chesterton Square are expected to be used for meanwhile uses until required for construction. The plot of

building S04 is also expected to be put to use for meanwhile uses until it is required for development. These uses will be determined by the approved meanwhile use strategy, but are likely to include the plot of building S08 and Chesterton Square being used as a temporary social space, with seating, food vans and night time lighting, with trees and planting beds in planters being used to provide greening of the space on a temporary basis.

Management of Open Space

- VII. There is an obligation to submit a site wide management and maintenance strategy prior to Commencement of construction of the first Building on the Site and then a phase specific strategy for each phase.
- VIII. There is also a requirement for the management body to be appointed in accordance with the requirements of the approved site-wide management and maintenance strategy prior to Occupation of any Building within any Phase containing Open Space.
- IX. The approach is expected to follow and build upon the successful management approach implemented by the Appellant at the major development surrounding Cambridge station (CB1). This involves establishing a management company, which delivers the management and maintenance requirements and is funded by resident and commercial service charges.