

APPENDIX 1 - 23/00870/RMM Conditions

1 Development shall be carried out in accordance with the drawings and documents listed

below

<i>Plan Reference</i>	<i>Version No</i>	<i>Date Received</i>
1925/P/320.103 AFF 2b Bung - Elevations2		4th August 2023
1925/P/320.104 AFF 2b Bung - Elevations3		4th August 2023
1925/P/320.11 Type V - Floor Plans		4th August 2023
1925/P/320.111 Type 2BHA - Floor Plans		4th August 2023
1925/P/320.112 Type 2BHA - Elevations 1		4th August 2023
1925/P/320.113 Type 2BHA - Elevations 2		4th August 2023
1925/P/320.12 Type V - Elevations 1		4th August 2023
1925/P/320.121 Type HA1 - Floor Plans		4th August 2023
1925/P/320.122 Type HA1 - Elevations		4th August 2023
1925/P/320.13 Type V - Elevations 2		4th August 2023
1925/P/320.21 Type 3b Bung A - Floor Plans		4th August 2023
1925/P/320.22 Type 3b Bung A - Elevations 1		4th August 2023
1925/P/320.23 Type 3b Bung A - Elevations 2		4th August 2023
1925/P/320.31 Type 3b Bung B - Floor Plans		4th August 2023
1925/P/320.32 Type 3b Bung B - Elevations 1		4th August 2023
1925/P/320.33 Type 3b Bung B - Elevations 2		4th August 2023
1925/P/320.34 Type 3b Bung B - Elevations 3		4th August 2023
1925/P/320.41 Type N - Floor Plans		4th August 2023
1925/P/320.42 Type N - Elevations		4th August 2023
1925/P/320.51 Type R - Floor Plans		4th August 2023
1925/P/320.52 Type R - Elevations 1		4th August 2023
1925/P/320.53 Type R - Elevations 2		4th August 2023
1925/P/340.03 Site Sections 1		4th August 2023
1925/P/340.04 Site Sections 2		4th August 2023
1925/P/340.05 Site Sections 3		4th August 2023
1925/P/350.01 Single Garage		4th August 2023
1925/P/350.02 Twin Garage		4th August 2023
1925/P/350.03 Double Garage		4th August 2023
1925/P/350.04 Car Port Single		4th August 2023
SK01 Highways layout 1 of 2	Rev I	4th August 2023
SK02 Highways layout 2 of 2	Rev I	4th August 2023
SK03 Ped splays 1 of 2	Rev J	4th August 2023
SK04 Ped splays 2 of 2	Rev J	4th August 2023
ABBEY24303.03 Tree Protection Plan		4th August 2023
ABBEY24306.66 Biodiversity Plan		4th August 2023
ABBEY24303aia Arboricultural Impact Assessment		4th August 2023
Carbon and Sustainability Study	5	4th August 2023
ABBEY24303ams Arboricultural Method Statement		4th August 2023
ABBEY24303spec Soft Landscape Specification		4th August 2023
ABBEY24303-11 Landscape Plan 4 of 5	Rev A	5th October 2023
ABBEY24303-11 Landscape Plan 5 of 5	Rev A	5th October 2023
ABBEY23203-11 Landscaping	1 of 5	14th August 2023
ABBEY23403-11 Landscaping	2 of 5	14th August 2023
ABBEY24303-11 Landscaping	3 of 5	14th August 2023
1925/P/320.01 Type 2b Bung - Floor Plan		4th August 2023
1925/P/310.01 Location plan		4th August 2023
1925/P/310.02 Site Layout		4th August 2023
1925/P/310.03 Boundary Treatments		4th August 2023

- 1 Reason: To define the scope and extent of this permission.
- 2 Notwithstanding the plans submitted, prior to works proceeding above ground level, an updated Landscape Ecology Management and Maintenance Plan (LEMP) which follows the principles of the LEMP secured under the associated outline planning permission shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed LEMP.
- 2 Reason: To ensure the protection of wildlife and the habitat which supports it and secure opportunities for the enhancement of the landscape value of the site in accordance with policies ENV 1, ENV 2 and ENV7 of the East Cambridgeshire Local Plan, 2015 (as amended 2023) and NP2 of the Sutton Neighbourhood Plan.
- 3 No trees or hedgerow shall be removed until an updated ecological habitat survey of the relevant trees and hedgerow proposed to be removed, together with any necessary mitigation measures has been submitted to and approved in writing by the Local Planning Authority. Works to those trees and hedgerow proposed to be removed shall thereafter be carried out in strict accordance with the recommendations as set out in the agreed ecological habitat survey.
- 3 Reason: To ensure the protection of wildlife and the habitat which supports it and secure opportunities for the enhancement of the landscape value of the site in accordance with policies ENV 1, ENV 2 and ENV 7 of the East Cambridgeshire Local Plan, 2015 (as amended 2023) and NP2 of the Sutton Neighbourhood Plan.
- 4 Prior to the first occupation of the development details of the proposed arrangements for future management and maintenance of the proposed streets within the development shall be submitted to and approved in writing by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an Agreement has been entered into unto Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established.
- 4 Reason: In the interests of residential amenity and highway safety in accordance with policies ENV 2, COM 7 and COM 8 of the East Cambridgeshire Local Plan, 2015 (as amended 2023).
- 5 Prior to the first occupation of any dwelling the road(s), footway(s) and cycleway(s) required to access that dwelling shall be constructed to at least binder course surfacing level from the dwelling to the adjoining road in accordance with the details approved on drawing 1925/P/310.02.
- 5 Reason: In the interests of residential amenity and highway safety in accordance with policies ENV 2, COM 7 and COM 8 of the East Cambridgeshire Local Plan, 2015 (as amended 2023).
- 6 Prior to first occupation of each dwelling, the private drive serving each dwelling shall be levelled, surfaced in a bound material, drained away from the highway and thereafter retained for that specific use.

- 6 Reason: In the interests of residential amenity and highway safety in accordance with policies ENV 2, COM 7 and COM 8 of the East Cambridgeshire Local Plan, 2015 (as amended 2023).
- 7 Prior to occupation of a dwelling, the pedestrian visibility splay pertaining to its access, as shown on drawings SK03 Rev J and SK04 Rev J, shall be maintained free from obstruction from a height of 600mm above the adjoining footway surface.
- 7 Reason: In the interests of highway safety in accordance with policies COM 7 and COM 8 of the East Cambridgeshire Local Plan, 2015 (as amended 2023).
- 8 Prior to the commencement of development, the precise specification of the stock-proof fence, the acoustic fence and associated gates as proposed on plan reference 1925/P/310.02, shall be submitted to and approved in writing by the Local Planning Authority. The approved fencing and gates shall be erected in accordance with the details approved prior to any other works proceeding and shall thereafter be retained and maintained in perpetuity to the agreed specification.
- 8 Reason: To safeguard the residential amenity of existing and future residents, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023). This condition is pre-commencement in view of the need to protect amenity before any development begins.
- 9 Prior to the erection of the fences and gates as approved under Condition 8, and notwithstanding the approved plans listed under Condition 1 a scheme detailing defensive planting set along the perimeter of the fences approved under Condition 8, including a timetable of planting and long-term management strategy, shall be submitted to and approved in writing by the Local Planning Authority. The planting and management shall be carried out thereafter in strict accordance with the details approved.
- 9 Reason: In order to ensure adequate measures are installed to protect the amenity of neighbouring occupiers in accordance with policy ENV 2 of the East Cambridgeshire Local Plan 2015 (as amended).
- 10 Prior to the occupation of the development, an inspection and maintenance scheme, including details of signage pursuant to the acoustic and stock proof fence as detailed under conditions 8 and 9 above shall be submitted to and approved in writing by the Local Planning Authority.
The future management of the fences shall thereafter be carried out in strict accordance with the agreed scheme.
- 10 Reason: To safeguard the residential amenity of existing and future residents, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 11 In the event that the foundations for the proposed development require piling, prior to the commencement of development the applicant shall submit a report/method statement to the Local Planning Authority, for approval in writing, detailing the type of piling and mitigation measures to be taken to protect local residents from noise and/or vibration. Noise and vibration control on the development shall be carried out in accordance with the approved details.

- 11 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 12 Prior to works proceeding above ground level, a Hedgerow and Tree Management Scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme is required to contain details of the following:
- 1) The areas of trees and hedgerows to be retained and/or enhanced;
 - 2) Areas where new trees, hedgerows and planting will be established;
 - 3) The methodology for the establishment of new areas of native trees and hedgerows; (timings and details for plot thinning and coppicing operations and removal of protective fencing/guards)
 - 4) Management of existing trees and hedgerows to enhance its amenity and ecological value; (timings and details for plot thinning and coppicing operations)
 - 5) Details of responsibility for the future management of the scheme.
 - 6) Details to cover a period of no less than 20 years or until decommission of the development

The development shall be carried out and managed in accordance with the approved scheme.

- 12 Reason: To ensure the protection of wildlife and the habitat which supports it and secure opportunities for the enhancement of the landscape value of the site in accordance with policies ENV 1, ENV 2 and ENV7 of the East Cambridgeshire Local Plan, 2015 (as amended 2023) and NP2 of the Sutton Neighbourhood Plan.
- 13 Notwithstanding the specific provisions of condition 9 or 12, the remaining soft landscape works including any management and maintenance plan details, shall be carried out in accordance with the approved details. All planting seeding or turfing and soil preparation comprised in the above details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings, the completion of the development, or in agreed phases whichever is the sooner, and any plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased (except those contained in enclosed rear gardens to individual dwellings) shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation. All landscape works shall be carried out in accordance with the guidance contained in British Standards, unless otherwise agreed in writing by the Local Planning Authority.
- 13 Reason: To ensure proper implementation of the agreed landscape details in the interest of the amenity and biodiversity value of the development in accordance with Policies ENV 1, ENV 2 and ENV 7 of the East Cambridgeshire Local Plan, 2015 (as amended 2023) and NP2 of the Sutton Neighbourhood Plan.
- 14 The development shall be carried out in accordance with measures as set out within the Arboricultural Method Statement reference: ABBEY 24303 AMS. The completed schedule of site supervision and monitoring of the arboricultural protection measures shall be submitted for approval in writing by the Local Planning Authority within 28 days from completion of the development hereby permitted. This condition may only be fully discharged on completion of the development, subject to satisfactory written and

photographic evidence of compliance through contemporaneous supervision and monitoring of the tree protection throughout construction by a suitably qualified and pre-appointed tree specialist.

- 14 Reason: To ensure proper implementation of the agreed landscape details in the interest of the amenity and biodiversity value of the development in accordance with Policies ENV 1, ENV 2 and ENV 7 of the East Cambridgeshire Local Plan, 2015 (as amended 2023) and NP2 of the Sutton Neighbourhood Plan.
- 15 The soft landscape works shall be audited at completion of the development and verified against the approved soft landscape plans by a Landscape Architect, to ensure compliance with approved drawings. A copy of the verification report and any recommended actions and timings for carrying out those actions shall be submitted to and approved in writing by the Local Planning Authority within 6 months of completion of the development. The agreed actions shall be carried out in accordance with the approved verification report.
- 15 To ensure satisfactory landscape treatment of the site which will enhance the character and appearance of the locality and to assimilate the development into its surroundings in accordance with policy ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023) and NP2 of the Sutton Neighbourhood Plan.
- 16 Prior to works proceeding above ground level, a lighting scheme for all streets, paths and open space shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be accompanied by a technical report prepared by a qualified competent person setting out;
 - i) the specification of lights,
 - ii) locations and heights of lighting columns,
 - iii) the light levels to be achieved over the intended area and at the development site boundaries and the surrounding area.

The approved scheme shall be implemented on site prior to first occupation of the development or in agreed phases and retained as such thereafter.

- 16 Reason: To safeguard the residential amenity of occupiers, the visual impact of the development and protection of nocturnal biodiversity in accordance with policy ENV 1, ENV 2, ENV 7 and ENV 9 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 17 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modifications), no development within Classes AA, B and C of Part 1; of Schedule 2 of the Order shall take place on site unless expressly authorised by planning permission granted by the Local Planning Authority.
- 17 Reason: To safeguard residential amenity and the character and appearance of the area, in accordance with policies ENV 1 and ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023) and NP2 of the Sutton Neighbourhood Plan 2019.
- 18 Prior to works proceeding above slab levels, the precise details and colour of all facing brickwork, roof tiles, render and weatherboarding shall be submitted to and approved in

writing by the Local Planning Authority. The development shall be carried out in accordance with the details approved.

- 18 Reason: To safeguard the character and appearance of the area, in accordance with policies ENV 1 and ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 19 All dwellings not served by a garage, shall be provided with a cycle shed in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The cycle shed shall be located within the rear garden prior to the occupation of that dwelling.
- 19 Reason: In order to provide for and encourage sustainable modes of travel in accordance with Policy COM 7 of the East Cambridgeshire Local Plan, 2015 (as amended 2023).
- 20 Prior to works proceeding above slab level, details of the surfacing finish of all roads and paths shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 20 Reason: In the interests of highway safety, visual and residential amenity in accordance with policies COM 7 and ENV 2 of the East Cambridgeshire Local Plan, 2015 (as amended 2023).
- 21 Notwithstanding the plans submitted, prior to works proceeding above slab level, a plan detailing the play equipment (incorporating inclusive play equipment), seating furniture, waste bin and surfacing detail within the area marked 'LEAP' on site layout plan 1925/P/310.02 shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed plan.
- 21 Reason: In the interests of residential amenity and to ensure that the development is accessible to all in accordance with policy ENV 2 of the East Cambridgeshire Local Plan 2015 (as amended 2023)