

APPENDIX 3 - 17/00261/OUM Conditions

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

Plan Reference	Version No	Date Received
5591 FE TL 01	Landscape	16th February 2017
5591 FE TCP 01	Landscape	16th February 2017
ARCHEAEOLOGY REPORT		17th February 2017
WASTE MANAGEMENT PLAN		17th February 2017
SERVICES APPRAISAL		17th February 2017
FLOOD RISK ASSESSMENT		23rd February 2017
ECOLOGICAL ASSESSMENT		17th February 2017
TREE SCHEDULE		17th February 2017
TRANSPORT ASSESSMENT		17th February 2017
A_1618 EX100	A	19th April 2017

- 1 Reason: To define the scope and extent of this permission.
- 2 Approval of the details of the appearance, landscaping, layout and scale (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced, and shall be carried out as approved. Application for approval of the reserved matters shall be made within 3 years of the date of this permission.
- 2 Reason; The application is for outline permission only and gives insufficient details of the proposed development, and to comply with Section 92 of the Town and Country Planning Act 1990.
- 3 The development hereby permitted shall be commenced within 2 years of the date of the approval of the last of the reserved matters.
- 3 Reason: To comply with Section 92 of the Town and Country Planning Act 1990, as amended.
- 4 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported to the Local Planning Authority within 48 hours. No further works shall take place until an investigation and risk assessment has been undertaken and submitted to and approved in writing by the Local Planning Authority. Where remediation is necessary, a remediation scheme must be submitted to and approved in writing by the Local Planning Authority. The necessary remediation works shall be undertaken, and following completion of measures identified in the approved remediation scheme a verification report must be prepared, and approved in writing by the Local Planning Authority.
- 4 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and

other offsite receptors, in accordance with policy ENV9 of the East Cambridgeshire Local Plan 2015 and LP26 of the Proposed Submission Local Plan 2017.

- 5 No demolition/development shall take place until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place other than in accordance with the agreed WSI which shall include:

- the statement of significance and research objectives;

- The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works

- The programme for post-excavation assessment and subsequent analysis, publication & dissemination, and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

Developers will wish to ensure that in drawing up their development programme, the timetable for the investigation is included within the details of the agreed scheme.

- 5 Reason: To ensure that any archaeological remains are suitably recorded in accordance with Policy ENV14 of the East Cambridgeshire Local Plan 2015 and Policy LP 27 of the Proposed Submission Local Plan. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.

- 6 No development shall begin until a surface water drainage scheme for the site, based on sustainable drainage principles, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before development is completed.

The scheme shall be based upon the principles within the agreed Flood Risk Assessment (FRA) prepared by JPP Consulting (ref: R-FRA-U8504PM-01-A) dated January 2017 and shall also include:

- 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) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers

- d) Full details of the proposed attenuation and flow control measures

- e) Site Investigation and test results to confirm infiltration rates;
 - f) 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;
 - g) Full details of the maintenance/adoption of the surface water drainage system;
 - h) Measures taken to prevent pollution of the receiving groundwater and/or surface water;
- The drainage scheme must adhere to the hierarchy of drainage options as outlined in the NPPF PPG.

- 6 Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no flood risk on or off site resulting from the proposed development in accordance with Policies ENV 2 and ENV 8 of the East Cambridgeshire Local Plan 2015 and Policies LP 22 and LP 25 of the Proposed Submission Local Plan. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.

- 7 Prior to any work commencing on the site a Construction Environmental Management Plan (CEMP) shall be submitted to and agreed in writing with the Local Planning Authority regarding mitigation measures for the control of pollution (including, but not limited to noise, dust and lighting) during the construction phase. These shall include, but not be limited to, other aspects such as access points for deliveries and site vehicles, location of staff facilities, generators and compounds, spoil heaps parking areas and proposed phasing/timescales of development etc. The CEMP shall be adhered to at all times during all phases.

- 7 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with Policy ENV2 of the East Cambridgeshire Local Plan 2015 and Policy LP 22 of the Proposed Submission Local Plan 2017. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.

- 8 Construction times and deliveries, with the exception of fit-out, shall be limited to the following hours: 08:00 to 18:00 each day Monday-Friday, 08:00 to 13:00 on Saturdays and none on Sundays, Bank or Public Holidays

- 8 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with Policy ENV2 of the East Cambridgeshire Local Plan 2015 and Policy LP 22 of the Proposed Submission Local Plan 2017.

- 9 No development shall take place until a scheme for the protection during construction of the trees on the site, in accordance with BS 5837:2012 - Trees in relation to construction - Recommendations, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall show the extent of root protection areas and details of ground protection measures and fencing to be erected around the trees, including the type and position of these.

The protective measures contained with the scheme shall be implemented prior to the commencement of any development, site works or clearance in accordance with the approved details, and shall be maintained and retained until the development is completed. Within the root protection areas the existing ground level shall be neither raised nor lowered and no materials, temporary buildings, plant, machinery or surplus soil shall be placed or stored thereon. If any trenches for services are required within the fenced areas they shall be excavated and backfilled by hand and any tree roots encountered with a diameter of 25mm or more shall be left unsevered.

- 9 Reason: To ensure that the trees on site are adequately protected, to safeguard the character and appearance of the area, in accordance with Policies ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015 and Policies LP 27 and LP 22 of the Proposed Submission Local Plan 2017. The condition is pre-commencement in order to ensure that the protection measures are implemented prior to any site works taking place to avoid causing damage to trees to be retained on site.
- 10 In pursuance of Condition 2, the landscaping scheme shall provide details of species, siting, planting distances and programme of planting to include all boundary treatments. Planting and boundary treatments are to be carried out during the first planting season following occupation of the dwelling on that Plot and shall thereafter be maintained in accordance with the approved scheme. If within a period of five years from the date of the planting, or replacement planting, any tree or plant 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, unless the Local Planning Authority gives its written consent to any variation.
- 10 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 and Policy LP 22 of the Proposed Submission Local Plan.
- 11 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 County road in accordance with the details approved in writing by the Local Planning Authority.
- 11 Reason: In the interests of highway safety, in accordance with Policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015 and Policies LP 17 of the Proposed Submission Local Plan 2017.
- 12 The highway shall be built to adoptable standards as defined by Cambridgeshire County Council Housing Estate Road Construction Specification (current at time of commencement of build) before the last dwelling is occupied.
- 12 Reason: To ensure that the highways end appearance is acceptable and to prevent the roads being left in a poor/unstable state, in accordance with Policies COM7 and ENV2 of the East Cambridgeshire adopted Local Plan April 2015 and Policies LP 17 and LP 22 of the Proposed Submission Local Plan 2017.

- 13 Prior to the commencement of development or as part of the reserved matters, an energy and sustainability strategy for the development, including details of any on site renewable energy technology and energy efficiency measures, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved strategy.
- 13 Reason: To ensure that the proposal meets with the requirements of sustainability as stated in Policy ENV4 of the East Cambridgeshire Local Plan 2015 and Policy LP 24 of the Proposed Submission Local Plan 2017. This condition is pre-commencement as some of the measures may be below ground level.
- 14 The development shall be carried out in accordance with the mitigation and enhancement proposals contained within Section 5 of the Preliminary Ecology Appraisal dated August 2016.
- 14 Reason: To protect species and sites of nature conservation, in accordance with Policies ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015 and Policies LP 22 and LP 30 of the Proposed Submission Local Plan 2017.
- 15 The vehicular access onto Main Road shall be constructed strictly in accordance with the details shown on Drawing No. U8504PM-E01-A in Appendix F of the Travel Plan. The access shall have visibility splays of 2.4 metres by 43 metres.
- 15 Reason: In the interests of highway safety, in accordance with Policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015 and LP 17 of the Proposed Submission Local Plan 2017.
- 16 The agricultural building situated within the blue land shall not be used for the accommodation of livestock.
- 16 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with Policy ENV2 of the East Cambridgeshire Local Plan 2015 and LP 22 of the Proposed Submission Local Plan 2017.
- 17 Except as detailed on the approved plans at reserved matters stage, no trees shall be pruned or removed/felled and no hedges shall be removed without the prior written approval of the Local Planning Authority.
- 17 Reason: To ensure that the trees on site are adequately protected, to safeguard the character and appearance of the area, in accordance with Policies ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015 and Policies LP 27 and LP 22 of the Proposed Submission Local Plan 2017.