AGENDA ITEM NO 6

1.0 EXECUTIVE SUMMARY

1.1 This application, as detailed above, was considered at a Special Planning Committee meeting on 28th March 2014. Members resolved that they were ‘minded’ to grant outline permission for the application subject to:

- The County Council as Highway Authority withdrawing its holding objection and raising no significant transport concerns that cannot be satisfactorily addressed by way of planning condition or planning obligation;
- An acceptable affordable housing content, taking account of financial viability considerations;
- Approval of detailed planning conditions (based on those set out in the Officer’s report)
- Approval of Heads of Terms for a s.106 agreement to secure the necessary on and off-site infrastructure provision (taking account of CIL) and other necessary matters.

1.2 Members also resolved that a report be put before Members at June Planning Committee to report on the progress of the issues outlined above.
1.3 Since the Special Meeting considerable progress has been made in respect of the detailed access plans for the accesses proposed off Lynn Road, Cam Drive and the A10. The County Council have therefore removed their holding objection and suggested several planning conditions to ensure the delivery of the accesses and other measures. Progress has also been made in respect of other planning conditions needed to ensure appropriate mitigation measures are secured and policy and guidance objectives are met.

1.4 However, whilst progress has been made with the s106 negotiations, these have not been finalised and there is more work yet to be done. Consequently the list of planning conditions cannot yet be finalised, and the s106 Heads of Terms cannot yet be definitively reported. It is hoped that a further/final report can be presented to Members in August/September.

1.5 Recommendation: Members are therefore requested to note the contents of this interim report, and specifically note the following:

- The removal of the Highway Authority holding objection
- On-going work on the affordable housing content
- Progress on the detailed planning conditions (see Appendix 1)
- On-going work on the s106 agreement in respect of infrastructure provision and viability.

1.6 No site visit is required.

1.7 The Applicant’s case may be viewed on the Council’s website via the following link http://pa.eastcambs.gov.uk/online-applications/. Alternatively a paper copy is available to view at the East Cambridgeshire District Council Offices, on the application file.

2.0 INTRODUCTION

2.1 This report should be read in conjunction with the report submitted to the Special Planning Committee Meeting on 28th March 2014.

2.2 The Application: The application proposes up to 1200 homes with associated infrastructure including a school, a care home or extra care home, two local centres including shops, open spaces, employment opportunities and green infrastructure.

2.3 Special Planning Committee Resolutions: At the Special Planning Committee meeting on the 28 March Members considered reports on two outline planning applications for Ely North; this application for 1200 homes and supporting uses/infrastructure on land to the west of Lynn Road and a separate application by the Church Commissioners for 800 homes and supporting uses/infrastructure on land to the east of Lynn Road (11/01077/ESO).

2.4 Following consideration, Members resolved that they were minded to grant outline permission for both applications, but in terms of this application this was subject to:
- The County Council as Highways Authority withdrawing its holding objection and raising no significant transport concerns that cannot be satisfactorily addressed by way of planning condition or planning obligation;
- An acceptable affordable housing content, taking account of financial viability considerations;
- Approval of detailed planning conditions, (based on those set out in the Officer’s report); and
- Approval of Heads of Terms for a Section 106 agreement to secure the necessary on and off-site infrastructure provision (taking account of CIL) and other necessary matters.

2.5 It was further resolved that the Head of Planning & Sustainable Development Services be instructed to report back to the Committee at the scheduled meeting in June, and if the above issues cannot be resolved at that stage, to require an interim report.

2.6 The current position: Whilst good progress has been made on satisfactorily resolving the outstanding issues, officers are not yet in a position to be able to recommend that permission be finally granted yet for this application. The following paragraphs provide an update on progress made since the March Special Planning Committee meeting.

3.0 UPDATE

3.1 Highways Issues - Accesses:
The Committee’s resolution to be minded to grant outline permission was subject to the County Council as Highway Authority withdrawing its holding objection and raising no significant transport concerns that could not satisfactorily be addressed by planning condition or planning obligation. In respect of the accesses proposed for the site, for which the applicant requires approval within this outline application, the County have now advised that they have been in active discussions with the applicant and have now agreed slightly revised plans, which improve highway safety aspects of the original proposals.

3.2 They include a staggered junction on Cam Drive, to the east of Nene Road, instead of the signalised junction to the west of Nene Road. The staggered junction would have a raised table, change of surface and narrowing of the carriageway to reduce speeds. The main roundabout access to the site from Cam Drive will now incorporate a 4m wide refuge for cycles on the western arm. On Lynn Road the secondary access will now be positioned approximately 50m north of Davison Road. Finally on the roundabout access proposed to the A10, additional screen landscaping was requested and this has now been provided on amended drawings.

3.3 It is understood that final approval has not yet been received from the Safety Audit team, but County Officers are content with the main provisions of the proposed accesses and have therefore confirmed the removal of their holding objection. The fine detail of the accesses will be secured by planning condition. Members are therefore requested to note that the holding objection formerly held by the County Council has now been withdrawn.
4.0 CONDITIONS

4.1 Background: Role of Planning Conditions and Obligations:
Planning Conditions and Obligations help ensure that development proposals are acceptable and can be granted planning permission. In the case of this application, their role can be summarised as:

- Securing compliance with the approved Development Specification and Parameter Plans – setting a framework for subsequent Reserved Matters applications (Planning Condition);
- Securing mitigation measures to reduce likely adverse effects during both the construction and operational phases, including those identified through the Environmental Impact Assessment process (Planning Conditions and Obligations);
- Delivering policy/guidance objectives (e.g. affordable housing, self-build housing, environmental sustainability etc.) (Planning Conditions and Obligations);
- Managing change effectively by complementing Community Infrastructure Levy (CIL) payments and ensuring that necessary infrastructure is provided in a timely manner (Planning Conditions and Obligations); and
- Ensuring high quality development through the development of Design Codes, in association with design review (Planning Conditions).

4.2 Policy and Guidance
The National Planning Policy Framework (NPPF) (paragraph 206) makes clear that planning conditions should only be imposed where they are:

- necessary;
- relevant to planning and;
- to the development to be permitted;
- enforceable;
- precise and;
- reasonable in all other respects.

4.3 The National Planning Practice Guidance (NPPG) (Paragraph 011) (as of 22-04-14) states that where it is possible to overcome a planning objection to a development proposal equally well by either a planning condition or planning obligation, a condition should be used.

4.4 Recommended Conditions
Draft planning conditions were set out in the report to the March Special Planning Committee. These have been developed following further consideration by officers, the drafting of s.106 Heads of Terms, requests for transport-related conditions from Cambridgeshire County Council (CCC) and further consultation with the applicant. The final list of recommended conditions has not yet been agreed as it is not yet finally known which issues will be dealt with by condition or by s106 agreement. However a schedule of the currently proposed conditions is attached at Appendix 1. The County has now provided detailed requests for planning conditions in relation to transport issues and these conditions have been added to the schedule. It therefore is an up-to-date list of currently proposed conditions, but Members should note that they are subject to change.
4.5 Key differences between the draft and final conditions can be summarised as follows:

- Inclusion of a minimum of 40 residential dwellings in each Local Centre in respect of draft condition 4 (Residential dwellings in Local Centres) – the applicant had stated in his Development Specification that up to 45 dwellings would be provided in each Centre, but the condition requires more specificity, thus a minimum figure has been agreed.

- Inclusion of Lifetime Homes Standards within draft condition 6 (Lifetime Homes) which will be required for a minimum of 20% of dwellings on the site. The Standards required are:
  - walls in bathrooms and toilets should be capable of taking adaptations such as handrails; and
  - potential for the provision of a stair lift or a suitably identified space for a through-the-floor lift from the ground to the first floor, for example to a bedroom next to a bathroom. There must be a minimum of 900mm clear distance between the stair wall (on which the lift would normally be located) and the edge of the opposite handrail/balustrade. Unobstructed ‘landings’ are needed at top and bottom of the stairs.

- Inclusion of conditions to secure a percentage of self-build/custom built homes and flexible homes. Whilst the applicant has stated in his Development Specification that 5% of homes will be self build-custom built homes, and up to 30% will be flexible homes, both percentages are quoted as ‘subject to viability’. As more certainty of the level of provision is required the conditions will require a minimum of 5% self-built/custom built homes and 20% flexible units.

- Deletion of part (i) of Condition 11 Sustainability Standards (now Condition 13). This relates to the requirement to achieve Level 4 of the Code for Sustainable Homes Standard, however the Code is being abolished, and the sustainability obligations transferred to The Building Regulations, hence that body will ensure compliance. For larger buildings which fall within the BREEAM Codes, the original condition still applies.

- Deletion of draft condition 15 (‘North Ely Design Review Panel’). Whilst officers continue to consider that there are merits in the establishment of a site-specific design panel to oversee the preparation of Design Codes and consider subsequent Reserved Matters applications, on reflection, it is considered that the Council is best placed to prepare a protocol for the establishment of such a panel;

- Addition of Condition 16 relating to recycling provision in Local Centres;

- Additional text provided to expand draft condition 17 (now condition 16) Spine Road Design Code to include details of treatment of bus laybys, cycleways, parking, landscaping and surface finishes.

- Amalgamation of draft conditions 19 and 31 relating to Noise Assessment/Management to create new Condition 22.

- Addition of specific advice re draft condition 25 Site Wide Drainage Strategy (now Condition 27) to include the following “For the avoidance of doubt the details of the maintenance of the flow between the site and the receiving catchwater will also be required for subsequent agreement with the Internal Drainage Board.”

- Additional 16 conditions in relation to transport (following requests by CCC), which cover the requirement for detailed plans for each of the 7 new accesses and their phased implementation; details of the internal road layout; car and cycle
parking; pedestrian crossings and their implementation; provision of shared foot/cycleway alongside Butts Drove; details of cycleway along the northern side of Cam Drive; on site public transport infrastructure provision, including bus stops; new bus stop on western side of Lynn Road; improvements to existing bus stops on Cam Drive; and approval of a detailed Travel Plan.

- Addition of 2 conditions requested by Sport England in relation to the assessment of ground conditions for new pitches, and the protection of the use of the MUGA and sports pitches to be for sport use only. Their request, and management and maintenance of provision (these conditions were noted at the end of the previous Committee report but were not drafted at that stage)
- Addition of condition requiring provision of fire hydrants (this condition was noted at the end of the previous Committee report but was not drafted at that stage)
- Addition of condition securing allotment provision, the management of allotments to the rear of properties in Orchard Estate, and safeguarding the allotment land during construction.

4.6 A condition is not required to secure live/work units as the applicant’s Development Specification states that there will be a minimum of 8 live/work units across the site.

4.7 Whilst not required, it is good practice for officers to consult with an applicant before recommending the imposition of conditions on a planning permission. Officers have consulted the applicant on a number of iterations of draft conditions and have revised the scope and detail of these conditions in response to comments received. The applicant has not raised any significant concerns regarding the conditions proposed.

4.8 Ultimately it is for the Council as Local Planning Authority to decide what conditions are necessary in order for a proposal to be considered acceptable in planning terms. The applicant has the right to apply to the Council or appeal to the Secretary of State to seek to remove or vary any planning condition that it considers fails to meet one or more of the six NPPF tests.

5.0 AFFORDABLE HOUSING

5.1 The Committee’s resolution to be minded to grant outline permission was subject to an acceptable affordable housing content, taking account of financial viability considerations. Viability discussions are still on-going, therefore the level of affordable housing to be provided cannot be specified at present and will be brought back to Members for final consideration and approval.

6.0 VIABILITY AND DELIVERABILITY

6.1 These two themes run through Government guidance as set out in the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG).

6.2 As outlined in the report to the March Special Planning Committee, a number of consultees, and in particular local residents, have expressed the concern that infrastructure must be provided in line with the delivery of housing to ensure the development has the required provision when the site is occupied. This has been an
issue on other large scale developments in the city. Core Strategy Policy CS7 identifies key infrastructure requirements for the district, including school provision in Ely, enhancing public transport and walking and cycling links, the provision of a Country Park and new leisure centre, and health care improvements. The policy states that these facilities will be provided through, amongst other things, developer contributions and planning obligations, and the programmes and relevant agencies or service providers. Policy S4 of the Core Strategy states that the mechanisms for delivery will be through CIL, planning conditions or s106 planning obligations.

6.3 Draft Local Plan Policy Growth 3 reiterates and expands on the infrastructure requirements listed in Policy CS7 above, and Policy Ely 1 of the draft Local Plan, sets specific infrastructure requirements for the North Ely Extension as a whole, such as education provision and the establishment of a spine road.

6.4 **Legal Tests, Policy and Guidance**
The Community Infrastructure Levy Regulations 2010 requires that planning obligations must be:
(a) necessary to make the development acceptable in planning terms;
(b) directly related to the development; and
(c) fairly and reasonably related in scale and kind to the development.

6.5 The NPPF (Paragraph 002) makes clear that local authorities should ensure that the combined total impact of planning conditions, CIL (see below), planning obligations and any other legal agreements does not threaten the viability of proposed development.

6.6 The Council has employed an independent consultant to assess the applicant’s viability appraisal and provide advice on the viability of both the application proposal and the proposed North Ely Sustainable Urban Extension as a whole (land covered by this application, and land to the east of Lynn Road, including land to the north of the Church Commissioners recent planning application). The viability of the scheme is still being discussed. Issues of note in the discussions include agreement of the value of the site, affordable housing, drainage and SuDS maintenance, transport, education and health. The aspirational level of contributions being sought would make the development unviable, and negotiations are continuing between Officers, the Council’s consultant and the applicant to reach a viable solution, which will deliver an acceptable scheme which provides appropriate mitigation measures whilst meeting policy objectives. Progress has been made on a number of ‘sticking points’. However it must be emphasised that hard decisions will need to be taken in respect of the conflict between those aspirations and the viability of the development.

6.7 Much of the s106 requirement has to be agreed with the County Council, which impacts on speed of progress. At the present time, Officers cannot provide definitive details of the Heads of Terms of the s106 as they are not set. It is proposed that a further report will be presented to Members in August/September to update Members on progress, and present the Heads of Terms.
7.0 **RECOMMENDATION**

7.1 **RECOMMENDATION:** Members are recommended to:

Note the contents of this interim report, and specifically note the following:

- The removal of the Highway Authority holding objection
- On-going work on the affordable housing content
- Progress on the detailed planning conditions (see Appendix 1)
- On-going work on the s106 agreement in respect of infrastructure provision and viability.

8.0 **APPENDICES**

8.1 Appendix 1 – Schedule of draft Planning Conditions

<table>
<thead>
<tr>
<th>Background Documents</th>
<th>Location(s)</th>
<th>Contact Officer(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planning Application file E/13/00785/ESO</td>
<td>Sue Finlayson</td>
<td>Sue Finlayson Team Leader, Development Control</td>
</tr>
<tr>
<td>Agenda Item 5 of Special Planning Committee Meeting 28th March 2014</td>
<td>Room No. 011 The Grange Ely</td>
<td>01353 665555 <a href="mailto:sue.finlayson@eastcambs.gov.uk">sue.finlayson@eastcambs.gov.uk</a></td>
</tr>
</tbody>
</table>
The following draft list of conditions has been prepared by Planning Officers to address issues relating to any planning permission relating to the above proposal. It has been prepared on a without prejudice basis for discussion with the applicant. It is not complete and has been prepared in advance of the drafting of Heads of Terms for a potential s.106 agreement and internal review by ECDC Legal officers. It is therefore subject to change, and it is anticipated that the final list will be put before Members at Planning Committee in August/September.

1. **Time Limit**
   (i) Applications for approval of Reserved Matters must be made not later than the expiration of 15 years beginning with the date of the grant of this planning permission.
   (ii) The first phase of this development to which this permission relates must be begun not later than the expiration of 5 years from the date of the grant of this outline permission,
   (iii) Subsequent phases of this development must be begun no later than:
      (a) the expiration of 17 years from the date of the grant of this outline permission; or
      (b) if later, the expiration of 2 years from the final approval of the Reserved Matters for the relevant phase or, in the case of approval on different dates, the final approval of the last such matter to be approved.

*Reason: The application is for outline permission only and gives insufficient details of the proposed development, and to comply with the provisions of Section 92 of the Town & Country Planning Act 1990 (as amended) and to allow for the progressive process of approvals to enable the development to commence as soon as reasonably practicable and within a realistic timetable.*

2. **Reserved Matters Details**
Development shall not commence in a particular phase until Reserved Matters applications for that phase that cover the following matters have been submitted to and approved in writing by the Local Planning Authority:
   i) Siting and layout of buildings and other structures;
   ii) Design of buildings (including floor areas, site levels and internal floor levels, height and massing);
   iii) External appearance (including samples of the materials and finishes to be used for all external surfaces and including but not limited to roofs, elevation treatment and glazing);
   iv) Landscaping, including hard and soft landscaping and site boundary treatments for all open spaces along with a programme for implementation. Landscaping details shall include proposed finished levels of contours as well as surfacing materials for parking areas, pedestrian accesses, circulation areas and street furniture. Soft landscaping details shall include the proposed...
contours, planting plans, written specification (including cultivation and other operations associated with plant and grass establishment) and schedule of plant, including species and numbers and densities.

Unless otherwise agreed in writing by the Local Planning Authority, the development shall in all aspects be carried out in accordance with the details approved under this condition.

**Reason:** In order that the Local Planning Authority is satisfied with the details of the proposed development, to safeguard the character and appearance of the area and ensure that development is accessible for disabled people in accordance with Policies EN1 and EN2 of the East Cambridgeshire Core Strategy 2009; Ely 1, ENV1 and ENV2 of the draft East Cambridgeshire Local Plan (2014); the draft North Ely Supplementary Planning Document (2014) and to reflect the mitigation requirements of Chapters 6, 8 and 20 of the submitted Environmental Statement and its Addendum.

### 3. Development Specification, Plans and Documents

Unless otherwise required by other Planning Conditions attached to this planning permission, the development hereby permitted shall be carried out in accordance with the Development Specification (dated February 2014 and received on 12th March 2014) and the following Parameter Plans, other plans and documents:

- Parameter Plan 1: Land Use (Fig 2.1)
- Parameter Plan 2: Urban Design Framework (Fig 2.2);
- Parameter Plan 3: Access (Fig 2.3);
- Parameter Plan 4: Landscape and Open Space (Fig 2.4);
- Parameter Plan 5: Play Provision (Fig 2.5); and
- Parameter Plan 6: Density by Character Area (Fig 2.6).

**Reason:** To ensure that the development is carried out in accordance with the approved Development Specification and Parameter Plans, as assessed in the Environmental statement accompanying the application, achieves high standards of urban design and accords with Policy EN2 of the East Cambridgeshire Core Strategy (2009) and Policies ENV2, ELY 1 of the East Cambridgeshire Draft Local Plan (2013), and the draft North Ely Supplementary Planning Document (2014).

### 4. Residential Dwellings in Local Centre

Notwithstanding paragraphs 3.2 and 3.5 of the Development Specification (dated February 2014 and received on 12th March 2014), relevant Reserved Matters application(s) for the Cam Drive and Lynn Road Local centres as specified in Table 2.2 of the Development Specification and identified as Mixed Use areas in Parameter Plan 1 (Figure 2.1) shall include proposals for a minimum of 40 residential dwellings in each Local Centre.

**Reason:** To ensure satisfactory vitality and community safety in accordance

5. Dwelling Mix
The dwelling mix (both C2 care home units and C3 residential dwellings) for each phase of the development (both market and affordable dwellings shall provide a mix of dwelling types and sizes that contribute to the housing needs of the locality at the time of submission of the Reserved Matters application for each phase. The mix of housing shall be fully justified by providing robust evidence related to the identified level of housing need of the locality. The evidence base supplied to support the proposed mix shall be agreed with the Local Planning Authority as part of each Reserved Matters application.

Reason: To ensure that the development provides a satisfactory mix of dwelling types in accordance with Policy CS2 in the East Cambridgeshire Core Strategy (2009), Policy HOU1 in the East Cambridgeshire Draft Local Plan (2013) and the draft North Ely Supplementary Planning Document (2014).

6. Lifetime Homes
A minimum of 20% of residential dwellings (Use Class C3) that are provided on the site outside of the Local Centres as specified in Table 2.2 of the Development Specification (dated February 2014 and received on 12th March 2014) and identified as Mixed Use areas as identified in Parameter Plan 1 (Figure 2.1) shall be designed to meet the following criteria from the Habinnteg Lifetime Homes Standard:

- walls in bathrooms and toilets should be capable of taking adaptations such as handrails; and
- potential for the provision of a stair lift or a suitably identified space for a through-the-floor lift from the ground to the first floor, for example to a bedroom next to a bathroom. There must be a minimum of 900mm clear distance between the stair wall (on which the lift would normally be located) and the edge of the opposite handrail/balustrade. Unobstructed ‘landings’ are needed at top and bottom of the stairs.

Reason: To ensure that the development provides a satisfactory level of adaptable housing in accordance with Policies HOU3 and Ely 1 of the draft East Cambridgeshire Local Plan 2013 and the draft North Ely Supplementary Planning Document (2014).

7. Flexible Dwellings/Home Working
Notwithstanding paragraph 3.4 of the Revised Development Specification (February 2014), a minimum of 20% of the residential dwellings hereby permitted shall comprise dwellings that are designed to be suitable for home office working. For the avoidance of doubt this means that the dwellings must be designed to incorporate space suitable for working from home.
8. Custom and Self-build
A minimum of 5% of residential dwellings that are provided on the site outside of the Local Centres (as specified in Table 2.2 of the Development Specification and identified as Mixed Use areas in Parameter Plan 1 (Figure 2.1) shall be developed as either ‘Custom Build’ or ‘Self-Build’ dwellings as defined in Principle 2a (iii) of the North Ely Supplementary Planning Document 2014.

Reason: To ensure that the development provides a satisfactory mix of dwelling types in accordance with Policy CS2 in the East Cambridgeshire Core Strategy (2009), Policy HOU1 in the East Cambridgeshire Draft Local Plan (2013) and the draft North Ely Supplementary Planning Document (2014).

9. Business (B1) Use
Notwithstanding any changes that may be made to the Town and Country Planning (Use Classes) Order 1987 (as amended) and/or the Town and Country Planning (General Permitted Development) Order 1995 (as amended) or any statutory instrument revoking and re-enacting those Orders, the Business (B1) floorspace permitted in the Local Centre shall be used for purposes falling within Class B1 of the Town and Country Planning (Use Classes Order) 1987 as that Order is in force at the date of this permission and for no other purposes.

Reason: To maintain the mixed-use nature of the development in accordance with Policy Ely 1 of the draft East Cambridgeshire Local Plan 2013.

10. Hours of Opening (A3/A4 and A5 Uses)
The cafes/restaurants, drinking establishments and hot food take-aways (Use Classes A3, A4 and A5) hereby permitted shall not be open to members of the public other than between the hours of 07.00 and 23.00 on any day of the week, unless otherwise agreed in writing in advance by the Local Planning Authority.

Reason: To safeguard the amenities of the adjoining premises and the area generally and to comply with Policy EN2 of the East Cambridgeshire Core strategy 2009 and Policy ENV2 of the draft East Cambridgeshire Local Plan 2013.

11. Convenience Retail Floorspace
The gross sales area of any food store within the Cam Drive Local Centre as
specified in Table 2.2 of the Development Specification (dated February 2014 and received on 12th March 2014) and identified as Mixed Use areas shall not exceed 450 square metres (GEA) and within the food-store no more than 10% gross retail floorspace shall be used for the sale and display of comparison goods.

Reason: To maintain the local scale of the retail facilities, appropriate for the role and function of the Local Centre in accordance with East Cambridgeshire Core Strategy (2009), Policy S1; draft East Cambridgeshire Local Plan (2013) Policies Com 1, ENV4 and ELY1 and the draft North Ely Supplementary Planning Document (2014).

12. Sub-division/amalgamation of Uses
There shall be no amalgamation of units defined for A1, A2, A3, A4, A5 uses that comprise the Local Centres specified in Table 2.2 of the Development Specification (dated February 2014 and received on 12th March 2014) and identified as Mixed Use areas without the prior written approval of the Local Planning Authority through the submission of a planning application.

Reason: To maintain the local scale of the retail facilities, appropriate for the role and function of the Local Centre Policies in accordance with East Cambridgeshire Core Strategy (2009) Policy S1, draft East Cambridgeshire Local Plan 2013 Policies COM1, ENV4 and ELY1 and the North Ely Supplementary Planning Document (2014).

13. Sustainability Standards
(i) In accordance with paragraph 3.15 of the Development Specification (March 2014), which states that all non-domestic buildings will achieve BREEAM Very Good rating, prior to the occupation of any non-domestic building of 1,000sqm (GEA) or more a certificate, following post construction review, shall be issued by a BRE Licensed Assessor to the Local Planning Authority, indicating that the relevant code level has been met for that building. In the event that 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, unless otherwise agreed in writing with the Local Planning Authority;

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings and to ensure that the development makes an appropriate positive contribution to meeting the challenges of climate change in accordance with, East Cambridgeshire Core Strategy (2009) Policy EN3, draft East Cambridgeshire Local Plan (2013) Policies ENV4 and ELY1 and the draft North Ely Supplementary Planning Document (2014).

14. Contamination
No development approved by this planning permission shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

1) A preliminary risk assessment which has identified:
   - all previous uses and potential contaminants associated with those uses;
   - a conceptual model of the site indicating sources, pathways and receptors;
   - potentially unacceptable risks arising from contamination at the site.

2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete for each relevant phase and any requirements identified for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

Reason: To protect and prevent the pollution of controlled waters (particularly the Woburn Sands Formation Principal Aquifer) from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF; paragraphs 109, 120, 121), EU Water Framework Directive, Anglian River Basin Management Plan and Environment Agency Groundwater Protection (GP3:2013) position statements A4 to A6, J1 to J7 and N7, and to ensure that risks to the future users of the land and neighbouring land are minimised, together with those to property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors, in accordance with Policy EN8 of the East Cambridgeshire Core Strategy 2009, and draft Policy ENV 9 of the East Cambridgeshire Draft Local Plan (Submission version) 2013.

15. Contamination – Unidentified/During Construction

If, during the development of a phase, contamination not previously identified, is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) of that phase shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority, for a remediation strategy detailing...
how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

Reason: To protect and prevent the pollution of controlled waters (particularly the Woburn Sands Formation Principal Aquifer) from potential pollutants in line with Environment Agency Groundwater Protection (GP3, 2013) position statements J6 and J7, and to ensure that risks to the future users of the land and neighbouring land are minimised, together with those to property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors, in accordance with Policy EN8 of the East Cambridgeshire Core Strategy 2009, and draft Policy ENV 9 of the East Cambridgeshire Draft Local Plan (Submission version) 2013.

16. Recycling
No more than 75 residential dwellings forming part of the development shall be occupied until temporary neighbourhood waste recycling facilities are provided on the site in accordance with details submitted to and approved in writing by the Local Planning Authority. The temporary neighbourhood waste recycling facilities shall remain in place until the permanent neighbourhood waste recycling facility within the Local Centre is provided and available for use. The land on which the temporary facility is sited shall be made good, within a period of 3 months from the installation of the permanent neighbourhood waste recycling facility within the Local Centre.


17. Site-wide Phasing Plan
As part of or prior to the determination of the first Reserved Matters application, a Site-wide Phasing Plan shall be submitted to and approved in writing by the Local Planning Authority.

The Site-wide Phasing Plan shall provide:

i) details of the intended sequence of development across the entire site; and

ii) the extent and location of the development phases (including any sub-phases) and refer to and the type and extent of any development envisaged in each phase.

The Site-wide Phasing Plan shall state when each of the following will be delivered:

- Any environmental mitigation measures specified in the Environmental Statement, Environmental Statement Addendum or agreed as part of the Biodiversity Strategy approved under condition 21.
- Major infrastructure including broad location of major accesses, roads,
footpaths and cycleways

- The broad location of public open space areas including informal open spaces, Country Park, recreation areas, allotments, formal outdoor sports facilities, equipped play areas, ecological areas and habitats
- Structural landscaping and advance structural planting
- Noise bund
- Primary School and Pre-School
- The Local Centres
- Community Hall /Micro Library
- Self build and live/work units
- Phasing and provision of SUDS and drainage
- How the proposed phases relate to the character areas referred to in the Development Specification dated February 2014.

No development shall commence until such time as a Site-wide Phasing Plan has been approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved Site-wide Phasing Plan, or any subsequent amended plan approved pursuant to this condition unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development is delivered in a structured way in accordance with the approved Parameter Plans so as to ensure that services and facilities are provided as and when required by existing and future communities, and to ensure that the development keeps within the parameters assessed in the supporting Environmental Statement and Environmental Statement Addendum and is in accordance with Policies GROWTH 3, Ely1 and ENV2 of the draft East Cambridgeshire Local Plan 2013.

18. Character Area Design Code
As part of or prior to submission of any Reserved Matters relating to a Character Area, a Design Code for that Character Area shall be submitted to and approved in writing by the Local Planning Authority.

The Design Code shall be prepared in accordance with the principles and parameters established by the Revised Development Specification (dated February 2014 and received on 12th March 2014) and Parameter Plans specified in Condition 3 and shall include the following:
(i) Extent of the character area and relationship to other character areas.
(ii) High level block types and principles to establish character, density, building heights, building typologies and structure of public spaces.
(iii) If relevant, location of any Flexible Dwellings;
(iv) Broad street hierarchy, including principles of adopting highway infrastructure and typical street cross sections.
(v) If relevant, key groupings / buildings at focal points including relevant key height, scale, form building materials and design features.
(vi) The design approach to the public realm including in relation to materials,
signage, utilities and any other street furniture.
(vii) To the extent relevant, the treatment of development edges along the Country Park and Green Streets.
(viii) To the extent relevant, the overall approach to incorporation of ancillary infrastructure.
(ix) Car parking layout principles.
(x) Approach to cycle parking for all uses and building types.
(xi) Approach to waste and recycling provision for all building types.
(xii) Where practical, measures to demonstrate how opportunities to maximise resource efficiency and climate change adaptation in the design of the development will be achieved through external, passive means, such as landscaping, orientation, massing and external building features;
(xiii) Details of measures to minimise opportunities for crime.

Future Reserved Matters applications for a Character Area shall be in general accordance with the principles of the Design Code for that Character Area or any subsequent Design Code approved by the Local Planning Authority unless the Local Planning Authority agree otherwise.

Reason: To ensure high standards of urban design are achieved and maintained and a comprehensively planned development is designed to ensure a coordinated and harmonious integration between land uses, built form and spaces to reflect the scale and nature of development as assessed in the Environmental Statement (August 2013) and the ES Addendum, to accord with Policies EN1 and EN2 of the East Cambridgeshire Core Strategy 2009, and Policies GROWTH 3, ENV1, ENV2, ENV4, ENV7, COM5, COM7, COM8 and Ely1 of the draft East Cambridgeshire Local Plan 2013.

19. Spine Road Design Code
As part of, or prior to, the first Reserved Matters application for a phase that incorporates part of the proposed Spine Road, a Spine Road Design Code shall be submitted to and approved in writing by the Local Planning Authority. The Spine Road Design Code shall cover the functionality of the whole of the spine road from its junction with the A10 to its junction with Thistle Corner roundabout, and be prepared in accordance with the approved Development Specification (dated February 2014 and received on 12th March 2014) and Parameter Plans as set out in Condition 3. The Spine Road Design Code shall include:

i) Details of the treatment of bus laybys; cycleways; parking
ii) Landscaping and surface finishes.

Reason: To ensure high standards of urban design are achieved and maintained and a comprehensively planned development is designed to ensure a coordinated and harmonious integration of highway provision between both this application site and the Church Commissioner’s site.
adjacent (approved under application E/11/01077/ESO), in order to provide an acceptable level of highway safety and infrastructure provision, and appropriate environmental enhancement to accord with Policies CS7, EN1, EN2, S6 and S7 of the East Cambridgeshire Core Strategy 2009, and Policies GROWTH 3, ENV1, ENV2, COM7, COM8 and Ely1 of the draft East Cambridgeshire Local Plan 2013.

20. Country Park Scheme
As part of, or prior to, the first Reserved Matters application for a phase that incorporates part of the proposed Country Park, a Country Park Scheme shall be submitted to and approved in writing by the Local Planning Authority. The Country Park Scheme shall cover the Country Park area of the application site and be prepared in accordance with the approved Development Specification (March 2014) and Parameter Plans as set out in Condition 3. The Country Park Scheme shall also take into account the vision for the wider North Ely Country Park set out in the Country Park Concept and Delivery Strategy and include:

- Broad details of existing trees and vegetation to be retained and the broad location of proposed structural landscaping and planting, and habitat creation;
- An explanation of how the Country Park will provide a green linkage between the development and the surrounding fen, integrating the urban development into the wider rural landscape;
- General arrangements of strategic SUDS features;
- The broad location of the proposed network of walking, cycling and bridleways and maintenance tracks within the country park area, how these link to the proposed network in the proposed built up areas and to any existing networks immediately adjoining the application site, including the existing Country Park to the southeast of Prickwillow Road;
- Details of any strategic earth modelling and mounding.

Reserved Matters applications that are submitted in relation to the Country Park shall be in general accordance with an approved Country Park Scheme.


21. Biodiversity Strategy
Prior to, or as part of the submission of the first Reserved Matters application, a site-wide Biodiversity Strategy shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall set out how the development will improve the biodiversity of the site in accordance the principles proposed in the Environmental Statement (August 2013) and Environmental Statement Addendum (February 2014) and any further revisions, and include:
a) Full details of appropriate habitat and species surveys (pre, during and post-construction), and reviews where necessary to address mitigation measures identified in Section 11.6 of the Environmental Statement;
b) Full details of measures to ensure protection and suitable mitigation to all legally protected species and those habitats and species identified as being of importance to biodiversity both during construction and post-development, including consideration and avoidance of sensitive stages of species life cycles, such as the bird breeding season, mitigation for farmland species within retained agricultural land, and together with details of any protective fencing and/or phasing of works to ensure the provision of advanced habitat areas and minimise disturbance of existing features;
c) Identification of habitats and species worthy of management and enhancement together with the setting of appropriate conservation objectives for the site. Prescriptions shall be provided to detail how habitat and species management and enhancement shall be provided alongside measures to provide habitat restoration and creation to deliver targets in the Cambridgeshire and UK Biodiversity Action Plans such as: the provision of bat and bird boxes on buildings and on trees around the site; the provision of other nesting features for bird species; reptile hibernacula; the creation of new aquatic habitats; creation of new meadows for farmland birds; measures for badger conservation; measures for amphibian conservation; the management of grassland, orchards and veteran trees;
d) A summary work schedule table, confirming the relevant dates and/or periods that the prescriptions and protection measures shall be implemented or undertaken by within, and who will specifically over-see their delivery and compliance, such as an Ecological Clerk of Works;
e) Monitoring shall be carried out in accordance with the Biodiversity Strategy, with an annual report provided to the Local Planning Authorities; and
f) Long-term maintenance, management and monitoring responsibilities for a period of 25 years to ensure an effective implementation of the Ecological Management Plan ensuring periodic review of the objectives and prescriptions.

No development shall commence until such time as the Biodiversity Strategy has been approved in writing by the local planning authority. All species and habitat protection, enhancement, restoration and creation measures shall be carried out in accordance with the approved Strategy. Any variation to the prescriptions, measures, timing of delivery and/or personnel shall be agreed in writing and formally submitted as an approved variation to the Strategy.

Reason: To ensure that the development of the site conserves and enhances biodiversity in accordance with East Cambridgeshire Core Strategy (2009) Policy CS 9; Draft East Cambridgeshire Local Plan Policies ENV 7, ELY 1; NPPF paragraph 118 and the draft North Ely Supplementary Planning Document (2014)

22. Noise Assessment
Prior to construction work commencing on any phase on the site a noise assessment, undertaken by a competent person, shall be submitted specifying the predicted impact of noise from, and to, all aspects of the end use of the development, on noise sensitive properties on each phase. This shall include but not be limited to road traffic noise, noise from the neighbourhood centre, any commercial premises, and fixed plant noise etc. and shall detail mitigation measures to ensure noise levels at sensitive receivers are within appropriate limits, including those to meet the following plant noise limit:

The specific rated noise level emitted from plant or machinery located on the site shall not exceed the existing background noise level or 35 dB, whichever is the higher. The noise levels shall be measured and/or calculated at the boundary of the nearest noise sensitive property. The noise level shall be measured and/or calculated in accordance with BS4142.

Mitigation measures for all aspects of noise from and to the site for each phase shall be agreed in writing with the local planning authority and implemented prior to the use of the relevant phase of development and adhered to thereafter.

Reason 1: To ensure the appropriate attenuation of any adverse impact of noise on potential and existing occupiers of the site and to reflect the mitigation requirements of Chapter 12 of the submitted Environmental Statement (August 2013) and the Environmental Statement Addendum, to accord with Policies EN1, EN2 and EN8 of the East Cambridgeshire Core Strategy 2009, and Policies ENV1, ENV2, and ENV9 of the draft East Cambridgeshire Local Plan 2013.

Reason 2: To safeguard the amenities of the adjoining occupiers to the application site and future occupiers within the application site to accord with Policies EN1, EN2 and EN8 of the East Cambridgeshire Core Strategy 2009, and Policies ENV1, ENV2, and ENV9 of the draft East Cambridgeshire Local Plan 2013.

23. Provision of Noise Bund/Fence to A10 Edge
As part of the submission of the first Reserved Matters application full details of the proposed noise bund/fence to be provided to the boundary with the A10 shall be submitted to and approved in writing with the Local Planning Authority. The details shall broadly accord with those contained within Parameter Plans 2, 3 and 4 and Table 2.1 of the Development Specification; and shall include proposed height, length, details of construction and landscaping, and implementation, to accord with the requirements to mitigate against predicted noise as determined in Condition 22 Noise Assessment.

Reason: To protect the reasonable residential amenity of future occupiers of the site and to reflect the mitigation requirements of Chapter 12 of the
submitted Environmental Statement (August 2013) and the Environmental Statement Addendum, to accord with Policies EN1, EN2 and EN8 of the East Cambridgeshire Core Strategy 2009, and Policies ENV1, ENV2, and ENV9 of the draft East Cambridgeshire Local Plan 2013.

24. Broadband Infrastructure Strategy
Prior to the commencement of development, a strategy for the facilitation of latest technology broadband provision to future occupants of the site shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall seek to ensure that upon occupation of a dwelling, open access ducting to industry standards to facilitate the provision of a broadband service to that dwelling, is in place and provided as part of the initial highway works and in the construction of frontage thresholds to dwellings that abut the highway. Unless evidence is put forward and agreed in writing by the Local Planning Authority that technological advances for the provision of a broadband service for the majority of potential customers will no longer necessitate below ground infrastructure, the development of the site shall be carried out in accordance with the approved strategy.

Reason: To ensure that the needs of future residents to connect to the internet do not necessarily entail engineering works to an otherwise finished and high quality environment, and to assist community integration, economic vibrancy and home working, in accordance with East Cambridgeshire Local Plan (2013) Policy EN2 and draft Policies ENV2 and COM6 of the draft East Cambridgeshire Local Plan 2013.

25. Detailed Waste Management and Minimisation Plan (Construction)
Prior to the commencement of development, a Detailed Waste Management and Minimisation Plan (DWMMP) shall be submitted to and approved in writing by the Local Planning Authority. The DWMMP shall include details of:

a) Construction waste infrastructure including a construction material recycling facility to be in place during all phases of construction
b) anticipated nature and volumes of waste and measures to ensure the maximisation of the reuse of waste.
c) measures and protocols to ensure effective segregation of waste at source including waste sorting, storage, recovery and recycling facilities to ensure the maximisation of waste materials both for use within and outside the site.
d) any other steps to ensure the minimisation of waste during construction
e) the location and timing of provision of facilities pursuant to criteria a/b/c/d.
f) proposed monitoring and timing of submission of monitoring reports.
g) the proposed timing of submission of a Waste Management Closure Report to demonstrate the effective implementation, management and monitoring of construction waste during the construction lifetime of the development.
h) a RECAP Waste Management Guide toolkit shall be completed, with supporting reference material
i) proposals for the management of municipal waste generated during the
occupation phase of the development, to include the design and provision of permanent facilities e.g. internal and external segregation and storage of recyclables, non-recyclables and compostable material; access to storage and collection points by users and waste collection vehicles. The Detailed Waste Management and Minimisation Plan shall be implemented in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.


26. Site-wide Foul Drainage Scheme
Development in a particular phase shall not commence until a site-wide and phase specific scheme for the disposal of foul drainage has been submitted to and approved in writing by the Local Planning Authority, in consultation with Anglian Water. The scheme shall include details to determine the effect of the development on the existing sewerage network and include details of work to the existing sewerage network to accommodate the development and details of the timing of the implementation of such work. The development of that phase shall be carried out in accordance with the approved details, and no residential dwellings or other buildings shall be occupied until the approved scheme for that phase has been implemented.

Reason: To ensure a satisfactory method of foul water drainage and to prevent an increased risk of flooding and/or pollution to the water environment in accordance with East Cambridgeshire Core Strategy Policies CS7, EN7 and EN8, and draft East Cambridgeshire Local Plan Policies Growth 3, ENV8 and ENV9.

27. Site-wide Drainage Strategy
Before any reserved matters application for development involving buildings, roads or other impermeable surfaces is approved, a detailed surface water drainage scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be based on the parameters set out in the outline drainage strategy detailed within the submitted Flood Risk Assessment (dated August 2013, ref. 1151475, prepared by WSP UK). The scheme shall include details of primary infrastructure for each phase, and
include phasing arrangements and plans for drainage asset operation, maintenance and contingency. The scheme shall set out what information, design parameters and design details will need to be submitted at the Reserved Matters stage for each phase of the development. The development shall subsequently be implemented in accordance with the approved scheme.

For the avoidance of doubt the details of the maintenance of the flow between the site and the receiving catchwater will also be required for subsequent agreement with the Internal Drainage Board.

*Reason: To ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding both on and off site in accordance with East Cambridgeshire Core Strategy Policies CS7, EN7 and EN8, and draft East Cambridgeshire Local Plan Policies Growth 3, ENV8 and ENV9.*

**28. Flood Risk Assessment**

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) dated August 2013, ref. 1151475, prepared by WSP UK and all mitigation measures detailed within the FRA. For the avoidance of doubt, and not excluding other mitigation measures set out therein, these include:

1. Limiting the surface water run-off generated by the 1% annual probability rainfall plus climate change critical storm event so that it will not exceed the run-off from the undeveloped site and will not increase the risk of flooding off-site.
2. Incorporation of a range of SUDS techniques into the proposed development using a SUDS Management Train, as set out in Table 4 of the FRA.
3. Provision of a series of balancing ponds sized to accommodate surface water for events up to and including the 1 in 100 year plus climate change rainfall event.
4. Finished floor levels are set no lower than 150mm above the surrounding ground level.
5. All sustainable drainage systems shall be capable of adoption by a SUDS Approving Body as defined in the Floods and Water Management Act 2010.

The mitigation measures shall be fully implemented prior to occupation of properties within the relevant phase, or within any other period as may subsequently be agreed in writing by the local planning authority.

*Reason: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site; and to reduce the risk of flooding to the proposed development and future occupants, in accordance with East Cambridgeshire Core Strategy Policies CS7, EN7 and EN8, and draft East Cambridgeshire Local Plan Policies Growth 3, ENV8 and ENV9.*
26. Play Area/Youth Facility Strategy
Notwithstanding the details shown on Parameter Plan 5 (Figure 2.5), paragraph 3.12 and Section 4 of the Development Specification (dated February 2014 and received on 12th March 2014), no development shall commence on any phase which contains a play area, until full details of the landscaping and equipment proposed on the play area/youth facility within that phase has been submitted to and approved in writing by the Local Planning Authority. The details shall be in accordance with the principles set out in the above documents, and shall include specifications, location, phasing and consultation to be carried out with children and young people. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure that the development provides the appropriate infrastructure and complies with Policies EN1 and EN2 in the East Cambridgeshire Core Strategy (2009) and Policies ENV1, ENV2, COM4, and Ely 1 in the East Cambridgeshire Draft Local Plan (2013), East Cambridgeshire Developer Contributions Supplementary Planning Document (May 2013) and the North Ely Supplementary Planning Document (2013).

29. Light Management Plan
Development in a particular phase shall not commence until a Light Management Plan (LMP) for that phase has been submitted to and approved in writing by the Local Planning Authority. LMPs shall set out details of proposed permanent external lighting of all external spaces in that phase (including street, open spaces, playgrounds and sports pitches) including luminosity and hours of operation. External lighting in a particular phase shall only be provided and operated in accordance with an approved LMP, unless otherwise agreed in writing by the Local Planning Authority. NB External lighting associated with the Local Centres are expected to be switched off at appropriate hours overnight depending upon the type of facility using the lighting.

Reason: To protect the reasonable residential amenity of future occupiers of the site and those adjacent, and in the interests of safety, to reflect the mitigation requirements of Chapter 15 of the submitted Environmental Statement (August 2013) and the Environmental Statement Addendum, to accord with Policies EN1, EN2 and EN8 of the East Cambridgeshire Core Strategy 2009, and Policies ENV1, ENV2, and ENV9 of the draft East Cambridgeshire Local Plan 2013.

30. Green Infrastructure Plan
Development in a particular phase shall not commence until a Green Infrastructure Plan for that phase has been submitted to and approved in writing by the Local Planning Authority. The submitted Plans shall include:
- Details of advance planting around construction sites;
• Details of all protected species on that phase of development including up to date surveys, details of protection measures, details of mitigation of any adverse impact of the proposed development and a timetable for implementation of the approved mitigation;
• Details of all trees and hedgerows to be removed and those to be retained together with a scheme for their protection during development and details of how the scheme is to be implemented and retained;
• Planting and landscaping plans;
• Details of public access, and how that is to be achieved, including access points, fencing, and surface finishes;
• Provision of structures within the Green Infrastructure (including hard landscaped areas, lighting, floodlighting, boundary treatments and street furniture);
• Details of recreational facilities including play areas; and
• The timescale for the implementation of each aspect of Green Infrastructure within that phase of development.

The development shall be carried out and thereafter maintained in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.


31. Biodiversity Survey and Assessment

Reserved matters applications for each phase shall include a Site Biodiversity Survey and Assessment that demonstrates how it accords with the aims and objectives of the Biodiversity Strategy. It shall detail which specific ecological enhancement and/or mitigation measures are proposed and the timing for their delivery. No development shall commence within the site for which reserved matters approval is being sought until such time as the Biodiversity Survey and Assessment has been approved in writing by the local planning authority. The development shall only commence in full accordance with the approved details.

Reason: To ensure that the development of the site conserves and enhances biodiversity in accordance with East Cambridgeshire Core Strategy (2009) Policy CS 9, Draft East Cambridgeshire Local Plan Policy ENV 7, ELY 1, NPPF paragraph 118 and the North Ely Supplementary Planning Document

32. Air Quality/Odour

As part of any reserved matters application for any commercial food premises
(including those within premises that fall within Use Class A3, A4 or A5) in a particular phase, an Odour Management Plan (OMP) for relevant buildings in that phase shall be submitted to and approved in writing with the Local Planning Authority. OMPs shall include detailed plans and a specification for ventilation equipment and include measures to alleviate fumes and odours, noise and vibration.

All ventilation equipment specified in an approved OMP shall be installed in the building to which it relates before the commercial food premises is first brought into use and shall thereafter be permanently maintained unless otherwise agreed in writing with the Local Planning Authority.

Reason: To safeguard the amenities of the adjoining occupiers to the application site and future occupiers within the application site in accordance with Policies EN2 and EN8 of the East Cambridgeshire Core Strategy 2009, and Policies ENV2, and ENV9 of the draft East Cambridgeshire Local Plan 2013.

33. SUDS Details
(i) Development in a particular phase shall not commence until surface water drainage details for that phase consistent with an approved Site Wide Drainage Strategy (See Condition X) have been submitted to and approved in writing by the local planning authority (in consultation with the Lead Local Flood Authority, Statutory Water Company, the Environment Agency and relevant Internal Drainage Board). Where a sustainable drainage scheme is to be provided, the submitted details shall: (a) Provide information about the design storm period and intensity, including calculations for storm events up to the critical duration 100 year plus climate change event, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters. The drainage arrangements shall demonstrate that no surface water flooding occurs on site up to the 1 in 30 year return period and no offsite flooding occurs up to the 1 in 100 year plus climate change return period; (b) Include a phasing timetable for its implementation; and (c) Provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption of all SuDS elements by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.
(ii) The approved surface water works shall be provided before building(s) in the Phase to which they relate are occupied and shall thereafter be retained thereafter.

Reason: To ensure adequate drainage arrangements to manage flood risk and pollution from the development during both the construction and long-term operational phases of the development in accordance with East Cambridgeshire Core Strategy Policies CS7, EN7 and EN8, and draft East Cambridgeshire Local Plan Policies Growth 3, ENV8 and ENV9.
34. Archaeology
Notwithstanding the details contained within the Archaeological Evaluation Report dated July 2013 submitted with the Environmental Statement, development in a particular phase shall not commence until a Written Scheme of Investigation (WSI) has been submitted to and approved in writing by the Local Planning Authority. The WSI shall include the following components, completion of each of which will trigger the phased discharge of this condition:
1. Fieldwork in accordance with the approved programme of archaeological work which shall be completed in accordance with the approved scheme for each identified mitigation area before any other works commence on that area
2. Post excavation assessment (to be produced for each mitigation area within 6 months of the completion of the fieldwork)
3. Completion of post excavation analysis; preparation of site archive ready for deposition at a store approved by the local planning authority; completion of an archive report; submission of a publication report (to be completed within 2 years of the completion of the site assessments).

Reason: To ensure that any archaeological remains are suitable safeguarded and recorded in accordance with East Cambridgeshire Core Strategy Policy ENS and draft East Cambridgeshire Local Plan Policy ENV14.

35. Construction Environmental Management Plan (CEMP)
Prior to the commencement of development in a particular phase, a construction Environmental Management Plan (CEMP) for that phase, shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall accord with and give effect to the waste management principles set out in the adopted Cambridgeshire & Peterborough Minerals and Waste Core Strategy (2011) and Waste Hierarchy when completed. The CEMP shall include the consideration of the following aspects of construction:
a) Location of Contractors compound and method of moving materials, plant and equipment around the site;
b) Contractors’ access arrangements for vehicles, plant and personnel including the location of construction traffic routes to, from and within the site, details of their signing, monitoring and enforcement measures, along with location of loading and unloading and parking for contractors and construction workers;
c) Construction hours;
d) Delivery times for construction purposes;
e) Soil Management and Reuse Strategy that accords with the Construction Code of Practice for the Sustainable Use of Soils on Construction Sites (Defra 2009) including a method statement for the stripping of top soil for re-use; the raising of land levels (if required); and arrangements (including height and location of stockpiles) for temporary topsoil and subsoil storage to BS3883:2007;
f) Details of works in proximity to existing vegetation and trees to be retained
that shall accord with Trees in Relation to Construction Recommendations BS5837:2005;
g) The proposed noise mitigation measures which shall include, but not be limited to, those set out in Chapter 12 of the Environmental Statement (August 2013)
h) Noise monitoring method including location, duration, frequency and reporting of results to the Local Planning Authority in accordance with the provisions of BS 5228: 2009;
i) Maximum noise mitigation levels for construction equipment, plant and vehicles;
j) Vibration monitoring method including location, duration, frequency and reporting of results to the Local Planning Authority in accordance with the provisions of BS 5228 (1997);
k) Setting maximum vibration levels at sensitive receptors;
l) Dust management and mitigation measures together with wheel washing measures to prevent the deposition of debris on the highway;
m) Site lighting;
n) Drainage control measures including the use of settling tanks, oil interceptors and bunds and temporary drainage ditches and outfall flow rates;
o) Screening and hoarding details;
p) Access and protection arrangements around the site for pedestrians, cyclists and other road users;
q) Procedures for interference with public highways, (including public rights of way), permanent and temporary realignment, diversions and road closures;
r) External safety and information signing and notices;
s) Liaison, consultation and publicity arrangements including dedicated points of contact;
t) Consideration of sensitive receptors;
u) Prior notice and agreement procedures for works outside agreed limits; and
v) Complaints procedures, including complaints response procedures and Membership of the Considerate Contractors Scheme.

The Construction Environmental Management Plans shall be implemented in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority. The approved CEMPs shall be adhered to at all times during the construction phase.

Reason: To ensure the environmental impact of the construction of the development is adequately mitigated and in the interests of the amenity of nearby residents/occupiers in accordance with Policies EN2 and EN8 of the East Cambridgeshire Core Strategy (2009) and Policy ENV9 of the draft East Cambridgeshire Local Plan (2013) and to comply with Guidance for Local Planning Authorities on Implementing Planning Requirements of the European Union Waste Framework Directive (2008/98/EC), Department for Communities and Local Government (December 2012).

36. Fire Hydrants
Prior to the commencement of development details of the provision of fire hydrants, or equivalent, on the site shall be submitted to and agreed in writing with the Local Planning Authority in conjunction with the Fire and Rescue Authority.

*Reason: To ensure the appropriate infrastructure is in place to ensure adequate public safety provision in accordance with Policies EN2 and S4 of the East Cambridgeshire Core Strategy (2009) and Policies Growth 3 and ENV2 of the draft East Cambridgeshire Local Plan (2013)*

**37. Sports Ground**

No development shall take place on any sports ground or pitch unless and until:

a) A detailed assessment of ground conditions of the land proposed for the new sports ground/pitch as shown on the Landscape and Open Space Parameter Plan Figure 2.4 shall be undertaken (including drainage and topography) to identify constraints which could affect playing field quality; and

b) Based on the results of this assessment, a detailed scheme to ensure that the playing fields will be provided to an acceptable quality (including appropriate drainage where necessary) shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England.

The works shall be carried out in accordance with the approved scheme within a timescale to be first approved in writing by the Local Planning Authority after consultation with Sport England.

*Reason: To ensure that ground conditions are of adequate quality to provide a quality sports area in accordance with Policies CS7 and EN2 of the East Cambridgeshire Core Strategy (2009) and Policies Growth 3 and ENV2 of the draft East Cambridgeshire Local Plan (2013)*

**38. Sport Facility Protection**

The sports ground/pitch and MUGA provided as part of this development shall be used for outdoor sport and for no other purpose (including without limitation any other purpose in Class D2 of the Town and Country Planning (Use Classes) Order 1987 (as amended), or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, with or without modification).

*Reason: To protect the sports pitch/ground from loss and/or damage, to maintain the quality of and secure the safe use of sports pitches and to accord with Policies CS7 and EN2 of the East Cambridgeshire Core Strategy (2009) and Policies Growth 3 and ENV2 of the draft East Cambridgeshire Local Plan (2013)*
39. Cam Drive Site Access 1
Prior to commencement of development of Phase X full details of the new fourth arm on the roundabout at the junction of Cam Drive and Stour Green as indicated on Drawing 1475-GA-014 Rev J shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The submitted details shall include a programme of implementation for agreement with the Local Planning Authority, and the works shall thereafter be completed in accordance with the agreed details. 
*Reason: In the interests of highway safety and to ensure the appropriate infrastructure is provided in a timely manner, in accordance with Policies CS7 and S6 of the of the East Cambridgeshire Core Strategy (2009) and Policies Growth 3 and COM 7 of the draft East Cambridgeshire Local Plan (2013)*

40. Cam Drive Site Access 2
Prior to commencement of development of Phase X full details of a new priority junction approximately 200m to the east of the Cam Drive/Stour Green junction as indicated on Drawing 1475-GA-014 Rev J shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The submitted details shall include a programme of implementation for agreement with the Local Planning Authority, and the works shall thereafter be completed in accordance with the agreed details. 
*Reason: In the interests of highway safety and to ensure the appropriate infrastructure is provided in a timely manner, in accordance with Policies CS7 and S6 of the of the East Cambridgeshire Core Strategy (2009) and Policies Growth 3 and COM 7 of the draft East Cambridgeshire Local Plan (2013)*

41. Cam Drive Site Access 3
Prior to commencement of development of Phase X full details of a new staggered junction approximately 200m west of the Cam Drive/Stour Green junction as indicated on Drawing 1475-GA-014 Rev J shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The submitted details shall include a programme of implementation for agreement with the Local Planning Authority, and the works shall thereafter be completed in accordance with the agreed details. 
*Reason: In the interests of highway safety and to ensure the appropriate infrastructure is provided in a timely manner, in accordance with Policies CS7 and S6 of the of the East Cambridgeshire Core Strategy (2009) and Policies Growth 3 and COM 7 of the draft East Cambridgeshire Local Plan (2013)*

42. Lynn Road Site Access 1
Prior to commencement of development of Phase X full details of the main priority access in the interface area with the proposed Church Commissioners Site to the East of Lynn Road as indicated on Drawing 1475-GA-013 Rev C shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The submitted details shall include a programme of implementation for agreement with the Local Planning Authority in consultation with the Highway Authority. 

*Reason: In the interests of highway safety and to ensure the appropriate infrastructure is provided in a timely manner, in accordance with Policies CS7 and S6 of the of the East Cambridgeshire Core Strategy (2009) and Policies Growth 3 and COM 7 of the draft East Cambridgeshire Local Plan (2013)*
Authority, and the works shall thereafter be completed in accordance with the agreed details.

Reason: In the interests of highway safety and to ensure the appropriate infrastructure is provided in a timely manner, in accordance with Policies CS7 and S6 of the East Cambridgeshire Core Strategy (2009) and Policies Growth 3 and COM 7 of the draft East Cambridgeshire Local Plan (2013)

43. Lynn Road Site Access 2
Prior to commencement of development of Phase X full details of a new priority junction approximately 50m north of the Lynn Road/Davison Road Junction as indicated on Drawing 1475-GA-013 Rev C shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The submitted details shall include a programme of implementation for agreement with the Local Planning Authority, and the works shall thereafter be completed in accordance with the agreed details.

Reason: In the interests of highway safety and to ensure the appropriate infrastructure is provided in a timely manner, in accordance with Policies CS7 and S6 of the East Cambridgeshire Core Strategy (2009) and Policies Growth 3 and COM 7 of the draft East Cambridgeshire Local Plan (2013)

44. Lynn Road Site Access 3
Prior to commencement of development of Phase X full details of a new priority junction to access proposed self-build units close to the Chettisham edge of site as indicated on Drawing 1475-GA-018 Rev B shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The submitted details shall include a programme of implementation for agreement with the Local Planning Authority, and the works shall thereafter be completed in accordance with the agreed details.

Reason: In the interests of highway safety and to ensure the appropriate infrastructure is provided in a timely manner, in accordance with Policies CS7 and S6 of the East Cambridgeshire Core Strategy (2009) and Policies Growth 3 and COM 7 of the draft East Cambridgeshire Local Plan (2013)

45. A10 Access
Prior to commencement of development of Phase X full details of a new roundabout providing access to the site from the A10 as indicated on Drawing 1475-GA-004 Rev F shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The submitted details shall include a programme of implementation for agreement with the Local Planning Authority, and the works shall thereafter be completed in accordance with the agreed details.

Reason: In the interests of highway safety and to ensure the appropriate infrastructure is provided in a timely manner, in accordance with Policies CS7 and S6 of the East Cambridgeshire Core Strategy (2009) and Policies Growth 3 and COM 7 of the draft East Cambridgeshire Local Plan (2013)
46. Internal Road layout
No development shall take place on any phase of development until full details have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority to illustrate the full internal road layout of each individual phase.

Reason: In the interests of highway safety and to ensure the appropriate infrastructure is provided in a timely manner, in accordance with Policies CS7 and S6 of the East Cambridgeshire Core Strategy (2009) and Policies Growth 3 and COM 7 of the draft East Cambridgeshire Local Plan (2013)

47. Parking and cycle parking
No development shall take place on any phase of development until full details have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority to illustrate the parking and cycle parking provision for each individual phase, which shall as a minimum be in accordance with the Council’s approved Parking Standards.

Reason: In the interests of highway safety and to ensure the appropriate infrastructure is provided in a timely manner, in accordance with Policies CS7 and S7 of the East Cambridgeshire Core Strategy (2009) and Policies Growth 3 and COM 8 of the draft East Cambridgeshire Local Plan (2013)

48. Pedestrian Crossings
Notwithstanding the details shown on submitted plans 1475/GA/014 Rev J and XXXXX, prior to commencement of development (of the adjacent phase of development?), full details of the proposed crossing facilities for pedestrians and cyclists on Cam Drive and Lynn Road (the crossing in the local centre to be provided jointly with Church Commissioners) shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The submitted details shall include a programme of implementation for agreement with the Local Planning Authority, and the works shall thereafter be completed in accordance with the agreed details.

For the avoidance of doubt, the toucan crossing on Lynn Road, between King Edgar Close and Kings Avenue is to be provided as part of the new school application on the application site, and implementation must accord with that provision.

Reason: In the interests of highway safety and to ensure the appropriate infrastructure is provided in a timely manner, in accordance with Policies CS7 and S6 of the East Cambridgeshire Core Strategy (2009) and Policies Growth 3 and COM 7 of the draft East Cambridgeshire Local Plan (2013)

49. Foot/Cycleway connection to Butts Drove
Prior to the commencement of development on the proposed school site, or on a phase of development adjacent to Butts Drove, full details of a shared foot way/cycleway alongside Butts Drove to link the site with King Edgar Close/Lynn Road, shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The submitted
details shall include a programme of implementation prior to the commencement of use of the new school, for agreement with the Local Planning Authority, and the works shall thereafter be completed in accordance with the agreed details.

Reason: In the interests of highway safety and to ensure the appropriate infrastructure is provided in a timely manner, in accordance with Policies CS7 and S6 of the of the East Cambridgeshire Core Strategy (2009) and Policies Growth 3 and COM 7 of the draft East Cambridgeshire Local Plan (2013)

50. New Cycleway/Footway to north of Cam Drive
Prior to commencement of any development on Cam Drive full details of the route and level of provision of a shared use cycleway wide footway running to the northern side of and parallel with Cam Drive, with crossing facilities to ensure connection to the existing cycleways in the southern verge of Cam Drive shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The submitted details shall include a programme of implementation for agreement with the Local Planning Authority, and the works shall thereafter be completed in accordance with the agreed details.

Reason: There is insufficient highway land available to provide a 3.0m shared use cycleway wide footway to allow connections with existing cycleway provision; in the interests of highway safety; and to ensure the appropriate infrastructure is provided in a timely manner, in accordance with Policies CS7 and S6 of the of the East Cambridgeshire Core Strategy (2009) and Policies Growth 3 and COM 7 of the draft East Cambridgeshire Local Plan (2013)

51. Public Transport Infrastructure
Prior to the commencement of each phase of development which includes and element of the main spine road, the locations of bus stops, to achieve the desirable 400m walk catchment for each stop, shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The submitted details shall include:

- the provision of shelters and real time passenger information equipment;
- a programme of implementation for agreement with the Local Planning Authority.

The works shall thereafter be completed in accordance with the agreed details. Reason: In the interests of highway safety and to ensure the appropriate infrastructure is provided in a timely manner, in accordance with Policies CS7 and S6 of the of the East Cambridgeshire Core Strategy (2009) and Policies Growth 3 and COM 7 of the draft East Cambridgeshire Local Plan (2013)

52. Bus Stops on Lynn Road
Prior to commencement of development full details of the provision of a new bus stop to be provided on the Western Side of Lynn Road within the interface area (Local Centre?) shall be submitted to and approved in writing by the
Local Planning Authority in consultation with the Highway Authority. The works shall thereafter be completed in accordance with the agreed details. For the avoidance of doubt the Church Commissioners site to the East of Lynn Road are to provide the stop on the eastern side of Lynn Road. However in the event that development on the Church Commissioners site has not progressed to the point where the stop on the eastern side of Lynn Road is triggered, then the developer is required to submit details of the location and provision of a new bus stop to the eastern side of Lynn Road within the interface area (Local Centre ?) for approval in writing by the Local Planning Authority in consultation with the Highway Authority. The works shall thereafter be completed in accordance with the agreed details.

**Reason:** In the interests of highway safety and to ensure the appropriate infrastructure is provided in a timely manner, in accordance with Policies CS7 and S6 of the of the East Cambridgeshire Core Strategy (2009) and Policies Growth 3 and COM 7 of the draft East Cambridgeshire Local Plan (2013)

### 53. Bus Stops on Cam Drive

Prior to commencement of development on any Cam Drive phase full details of the improvements to the two existing bus stops on Cam Drive to include the provision of shelters and real time passenger information equipment shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The works shall thereafter be completed in accordance with the agreed details.

**Reason:** In the interests of highway safety and to ensure the appropriate infrastructure is provided in a timely manner, in accordance with Policies CS7 and S6 of the of the East Cambridgeshire Core Strategy (2009) and Policies Growth 3 and COM 7 of the draft East Cambridgeshire Local Plan (2013)

### 54. Travel Plan

A Travel Plan including inter-alia targets, measures to be implemented, the approach to monitoring, the actions to be taken in the event of targets not being met, and appointment of a travel plan co-ordinator to be approved and agreed by the Local Planning and Highway Authority. This is to build on the site wide Framework Travel Plan and is to be agreed and implemented prior to first occupation.

### 55. HGV Commercial Deliveries

Deliveries to any commercial premise shall be limited to 07.00 – 18.00 each day Monday –Friday and 08.00-18.00 on Saturdays. There shall be no HGV deliveries outside of these times unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** In the interests of the amenity of nearby residents/occupiers in accordance with Policies EN2 and EN8 of the East Cambridgeshire Core Strategy (2009) and Policies ENV2 and ENV9 of the draft East Cambridgeshire Local Plan (2013)