

APPENDIX ONE – CONDITIONS

PLANS REF: 18/00393/OUM – LAND SOUTH OF CHAMBERLAIN FIELDS, LITTLEPORT

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

P17-1636_011

P17-1636_08 v.E

RENEWABLE ENERGY AND WATER CONSUMPTION STATEMENT

ABORICULTURAL IMPACT ASSESSMENT

BIODIVERSITY ASSESSMENT

PLANNING STATEMENT

ARCHAEOLOGICAL EVALUATION

DESIGN & ACCESS STATEMENT

TRANSPORT ASSESSMENT

010417/C/7026 A

REPTILE SURVEY

010417-426 E

DRAINAGE DESIGN PHILOSOPHY STATEMENT, PICK EVERARD,
NAT/MPC/MSS/010417/N012, JULY 2006

LAGOON CALCULATIONS 1 IN 100 YEAR EVENT, PICK EVERARD.

010417/C/407A Drainage Area Layout Plan

010417/C/720Z Balancing Lagoon Details

010417/C/785Z Turning Circle Longsection

010417/C/785Z Hydrobrake Chamber

010417/C/Hydrobrake to Headwall Details

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.

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.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990, as amended.

4. The proposal is for up to 126 dwellings.

Reason: To allow for a design led approach in accordance with policies ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015.

5. Prior to the commencement of development details of the provision of fire hydrants, or equivalent, for the development shall be submitted to and agreed in writing with the Local Planning Authority in conjunction with the Fire and Rescue Authority. The hydrants or equivalent shall be installed and completed in accordance with the approved details prior to the occupation of any part of the phase or in accordance with alternative details of provision approved by the Local Planning Authority.

Reason: to ensure the appropriate infrastructure is in place to ensure adequate public safety provision in accordance with Policies Growth 3 and ENV2 of the East Cambridgeshire Local Plan 2015. This condition is pre-commencement to ensure that the appropriate infrastructure is incorporated into the below ground works.

6. 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.

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 Submitted Local Plan 2017.

7. Construction times and deliveries, with the exception of fit-out, shall be limited to the following hours:

08.00 – 18.00 each day Monday-Friday,

08:00 – 13:00 on Saturdays

none on Sundays or Bank Holidays or Public Holidays

Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 and LP22 of the Submitted Local Plan 2017.

8. 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 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, and proposed phasing/timescales of development etc. The CEMP shall be adhered to at all times during all phases.

Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 and LP22 of Submitted 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.

9. No development shall commence until a foul water strategy has been submitted to and approved in writing by the Local Planning Authority. No dwellings shall be occupied until the works have been carried out in accordance with the foul water strategy so approved unless otherwise approved in writing by the Local Planning Authority.

Reason: To prevent environmental and amenity problems arising from flooding. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.

10. Prior to occupation of any dwelling a Biodiversity Mitigation Plan shall be submitted to and agreed in writing with the Local Planning Authority. The biodiversity improvements hereby approved shall thereafter be maintained in perpetuity.

Reason: To protect and enhance species in accordance with Policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015 and Policy LP30 of the Submitted Local Plan 2017.

11. Prior to first occupation the form and content of Welcome Travel Packs to be issued to new residents on the first occupation of each new dwelling shall be agreed with the Local Planning Authority. The Packs should encourage residents to travel using sustainable modes of transport and shall be provided to new occupiers of the development.

Reason: In order to encourage future residents to travel using sustainable modes of transport in accordance with Policy COM7 of the East Cambridgeshire Local Plan 2015.

12. Prior to the commencement of development or as part of the first reserved matters application, 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.

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 LP23 and LP24 of the Submitted Local Plan 2017. This condition is pre-commencement as some of the measures may be below ground level.

13. Prior to commencement of development a Construction Traffic Management Plan shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety and to safeguard the residential amenity of neighbouring occupiers, in accordance with Policies ENV2 and COM7 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement as the details of the plan need to be agreed before work commences on site.

14. 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 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) Temporary storage facilities;
- g) 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;
- h) Full details of the maintenance/adoption of the surface water drainage system;

- i) Measures taken to prevent pollution of the receiving groundwater and/or surface water;
- j) A timetable for implementation.

The drainage scheme must adhere to the hierarchy of drainage options as outlined in the NPPF PPG

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. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.

15. No development shall take place until details of the implementation; maintenance and management of the sustainable drainage scheme have been submitted to and approved by the Local Planning Authority.

Those details shall include:

- i. a timetable for its implementation, and
- ii a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: To prevent the increased risk of flooding and to improve and protect water quality, in accordance with policies ENV2 and ENV8 of the East Cambridgeshire Local Plan 2015 and LP22 and LP25 of the Submitted Local Plan 2017. The condition is pre-commencement as is detailed as one of the model conditions.

16. The scheme approved under Condition **15** of this permission shall be implemented (within the timescale agreed in the approved drainage scheme) including the setting up or transference of the scheme, and thereafter managed and maintained in accordance with the approved details.

Reason: To reduce the impacts/risk of flooding in extreme circumstances on future occupants, in accordance with policies ENV2 and ENV8 of the East Cambridgeshire Local Plan 2015 and LP22 and LP25 of the Submitted Local Plan 2017.

17. 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 on Drawing P17-1636_008 in writing by the Local Planning Authority.

Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015 and LP17 of the Submitted Local Plan 2017.

18. 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.

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 LP17 and LP22 of the Submitted Local Plan 2017.

19. No development shall commence until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the Local Planning Authority. (The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an Agreement has been entered into unto Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established).

Reason: To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard, in accordance with policy COM7 of the East Cambridgeshire Local Plan 2015 and LP17 of the Submitted Local Plan 2017.

INFORMATIVES

1. East Cambs will not enter private property to collect waste or recycling, therefore it would be the responsibility of the Owners/residents to take sacks/bins to the public highways boundary on the relevant collection day and this should be made clear to any prospective purchasers in advance, this is especially the case where bins would need to be moved over loose gravel/shingle driveways.

Under Section 46 of The Environmental Protection Act 1990, East Cambridgeshire District Council as a Waste Collection Authority is permitted to make a charge for the provision of waste collection receptacles, this power being re-enforced in the Local Government Acts of 1972, 2000, 2003, as well as the Localism Act of 2011.

Each new property requires two bins; this contribution is currently set at £43 per property.

Payment must be made in advance of bins being delivered; East Cambs District Council Account Number 43135897, Sort Code 52-41-18, reference should be the planning application number followed by (bins) i.e. 15/012345/FUL (bins) a separate e-mail should also be sent to waste@eastcambs.gov.uk detailing the payment amount and the planning reference number.

2. East Cambridgeshire District Council is a Community Infrastructure Levy (CIL) Charging Authority. All applicants for full planning permission, including householder applications and reserved matters following an outline planning permission, and applicants for lawful development certificates are required to complete the CIL Additional information Requirement Form – https://www.planningportal.co.uk/info/200126/applications/70/community_infrastructure_levy/2

Exemptions from the Levy are available but must be applied for and agreed before development commences, otherwise the full amount will be payable.

For more information on CIL please visit our website <http://www.eastcambs.gov.uk/planning/community-infrastructure-levy> or email cil@eastcambs.gov.uk.

3. This decision notice should be read in conjunction with the Section 106 Obligation dated xxxxxx and the development completed in strict accordance with the provisions contained therein, to the satisfaction of the Local Planning Authority.
4. Anglian Water - Recommends that a Desktop analysis has suggested that the proposed development will lead to an unacceptable risk of flooding downstream. We therefore highly recommend that you engage with Anglian Water at your earliest convenience to develop in consultation with us a feasible drainage strategy.

If you have not done so already, we recommend that you submit a Pre-planning enquiry with our Pre-Development team. This can be completed online at our website <http://www.anglianwater.co.uk/developers/pre-development.aspx>

5. Consent from Littleport and Downham Internal Drainage Board (IDB) should be gained to discharge additional surface water flows to the balancing lagoon. This is stated in the Byelaw Consent subparagraph d (No. LD.01.04.05) from Littleport and Downham IDB dated 8 April 2005.

Woodfen Road Catchwater Drain site falls within the Littleport and Downham IDB district. Under the Land Drainage Act 1991, any person carrying out works on an ordinary watercourse in an IDB area requires Land Drainage Consent from the IDB prior to any works taking place. This is applicable to both permanent and temporary works. Note: In some IDB districts, Byelaw consent may also be required. The submitted calculations for the balancing lagoon show the hydrobrake discharging at 38.8 l/s, however, it was agreed with Littleport and Downham IDB that the site will discharge at 38 l/s.

This should be amended so that this is calculated off the previously agreed discharge rate to the IDB drain.

6. This development involves work to the public highway that will require the approval of the County Council as Highway Authority. It is an OFFENCE to carry out any works within the public highway, which includes a public right of way, without the permission of the Highway Authority. Please note that it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council.