

Appendix 3 – Planning Conditions

1. Time Limit

- a) 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.
- b) The first phase of the development (which may include Enabling Works including site preparation and remediation works, construction of temporary access roads, diversion or laying of services, works associated with archaeological, biodiversity or ecological surveys relating to that phase) 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.
- c) Subsequent phases must be begun no later than:
 - i. The expiration of 17 years from the date of the grant of this outline permission; or
 - ii. 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

Save for Enabling Works, development shall not commence in a particular phase until Reserved Matters applications for that phase that cover the following matters (to the extent relevant to that phase) 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) Means of access (including details of car parking, cycle storage/parking, carriageways, cycleways and footways and servicing arrangements);
- (v) Landscaping (including proposed finished levels of contours, surfacing materials for parking areas, pedestrian accesses, public access to green infrastructure, circulation areas, street furniture, lighting, floodlighting, boundary treatments and play equipment. Soft landscaping details shall include planting plans, planting specification (including cultivation and other operations associated with plant and grass establishment) and schedule of planting, including species, 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 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 10, 12 and 19 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 Revised Development Specification (February 2014) and the following Parameter Plans:

- (i) Parameter Plan 1: Movement Framework (Figure 2.1 Rev A)
- (ii) Parameter Plan 2: Land Use Framework (Figure 2.2 Rev A)
- (iii) Parameter Plan 3: Urban Design Framework (Figure 2.3 Rev A)
- (iv) Parameter Plan 4: Green Infrastructure Plan (Figure 2.4 Rev A)
- (v) Parameter Plan 5: Neighbourhood and Character Areas (Figure 2.5).

Reason: To ensure that the development is carried out in accordance with the approved Development Specification and Parameter Plans as assessed in the Environmental Impact Assessment 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 in the East Cambridgeshire Draft Local Plan (2013), and the Draft North Ely Supplementary Planning Document (2014).

4.Site-wide Phasing Plan

As part of or prior to submission 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. Broad details of the intended sequence of development across the site;
- ii. The extent and location of the likely development phases and parcels and broad details of the type of any development envisaged in each phase or parcel (which may include infrastructure only phases);
- iii. Any environmental mitigation measures specified in the Environmental Statement, Environmental Statement Addendum or agreed as part of the Biodiversity Strategy approved under condition 6;
- iv. Major infrastructure including broad location of major accesses, roads, footpaths and cycleways associated with each phase;
- v. The broad location of public open space areas to be provided within each phase, including informal open spaces, Country Park, recreation areas, allotments, formal outdoor sports facilities, equipped play areas, ecological areas and habitats;

- vi. Structural landscaping and advance structural planting associated with each phase;
- vii. Primary School and Pre-School;
- viii. The Local Centre;
- ix. Place of Worship and/or Community Hall;
- x. A broad indication of the phasing and provision of SUDS and drainage associated with each phase;
- xi. Allotments;
- xii. Self build and live/work units;
- xiii. How the proposed phases relate to the character areas referred to in the Development Specification dated February 2014.

No development other than Enabling Works 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.

5. 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 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 to the character area, the broad location of any Flexible Dwellings to be provided under condition 8 and self-build or custom-build dwellings to be provided under condition 9.
- (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) Details of 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 shall be in general accordance with the principles of the Design Code for the related Character Area or any subsequent Design Code approved by the Local Planning Authority unless the Local Planning Authority agree otherwise.

Reserved matters applications shall include a Design Code Statement demonstrating how the application accords with the related, approved Design Code.

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 (November 2011) and Environmental Statement Addendum (March 2013) , 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) and the draft North Ely Supplementary Planning Document (2014).

6. Biodiversity Strategy

As part of or prior to the first Reserved Matters application, a site-wide Biodiversity Strategy shall be submitted to and approved in writing by the Local Planning Authority. The Strategy shall set out how the development will improve the biodiversity of the site in accordance the principles proposed in the Environmental Statement (November 2011) and Environmental Statement Addendum (February 2014) and include details of:

- a) 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) Measures to ensure protection of all legally protected species, habitats and species identified as being of biodiversity importance, including where appropriate avoidance of sensitive stages of species life cycles (such as the bird breeding season, mitigation for farmland species within retained agricultural land), details of any protective fencing and/or phasing of works to ensure where necessary the provision of advanced habitat areas and minimisation of disturbance - and the periods during which such measures will be in place.

- c) Details of trees and hedgerows to be removed and those to be retained together with a scheme for their protection.
- d) Identification of habitats and species worthy of management and enhancement, together with measures to provide habitat restoration and creation to deliver targets in the Cambridgeshire and UK Biodiversity Action Plans.
- e) A summary work schedule table, confirming as far as is known the relevant dates and/or periods that the prescriptions and protection measures shall be implemented or undertaken by, and who will specifically over-see their delivery and compliance;
- f) Monitoring shall be carried out in accordance with the Biodiversity Strategy, with a report to accompany each new phase application for development to be provided to the Local Planning Authorities; and
- g) Any habitats shall be maintained in accordance with the details approved under paragraph (b and d) above for a period of 10 years from substantial completion of the relevant habitat.

No development (except Enabling Works which do not affect any protected species or habitats) 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 Policy ENV 7, ELY 1, NPPF paragraph 118 and the draft North Ely Supplementary Planning Document (2014).

7. Broadband Infrastructure Strategy

Prior to the commencement of development, other than enabling works referred to in condition 2, 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 does 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 and the draft North Ely Supplementary Planning Document (2014).

8. Site-wide Foul Drainage Scheme

Development (save for Enabling Works) in a particular phase shall not commence until a strategic solution for the disposal of foul drainage for the whole site has been submitted and approved in writing by the Local Planning Authority, in consultation with Anglian Water.

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.

9. Site-wide Surface Water Drainage Strategy

No part of the development other than works of demolition or site investigation shall commence until a Surface Water Site-wide Drainage Strategy (SDS) has been submitted and approved in writing by the Local Planning Authority (in consultation with the Lead Local Flood Authority, Statutory Waste Water Undertaker, the Environment Agency and relevant Internal Drainage Board). The SDS shall include:

- a) A plan at 1:1000 scale showing the layout of proposed Site-wide drainage system including storage and attenuation ponds / detention basins, swale corridors and primary conveyance routes;
- b) Parameters for proposed sustainable drainage techniques to manage the rate and quality of surface water run-off;
- c) An overall site greenfield equivalent run off rate of up to 3.5 litres/second/hectare up to a 1 in 100 year annual probability rainfall event, including allowances for climate change, during the critical storm events.
- d) All drainage parameters that Reserved Matters applications will need to comply with, and checklists of information that Reserved Matters should contain;
- e) Arrangements for how drainage shall be implemented and maintained in perpetuity in accordance with the approved SDS.

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 GROWTH3, ENV8 and ENV9.

10. 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 shall be submitted prior to the occupation of the first dwelling for approval by the Local Planning and Highway Authority and implemented. The Travel Plan shall build on the principles contained in the Framework Travel Plan dated March 2013.

Reason: Reason: *In the interests of sustainable travel to reduce reliance on private car transport 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).*

11. Construction Environmental Management Plan (CEMP) and Waste Audit

Prior to the commencement of development in a 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 address the following aspects of construction:

- a) Location of contractors' compounds and infrastructure for 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 and hours during which construction deliveries will take place;
- d) Details of soil management and reuse 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;
- e) 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;
- f) The proposed noise mitigation measures which shall include, but not be limited to, those set out in Sections 5.7.3 - 5.7.4 and 13.6.13 of the Environmental Statement (November 2011);
- g) Noise monitoring methods including location, duration, frequency and reporting of results to the Local Planning Authority in accordance with the provisions of BS 5228: 2009;
- h) Maximum noise levels for construction equipment, plant and vehicles;
- i) 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);
- j) Setting maximum vibration levels at sensitive receptors;
- k) Dust management and mitigation measures including but not limited to the control measures identified in sections 5.7.6 – 5.7.9 of the

Environmental Statement (November 2011) along with wheel washing measures to prevent the deposition of debris on the highway;

- l) Site lighting;
- m) Drainage control measures including the use of settling tanks, oil interceptors and bunds and temporary drainage ditches and outfall flow rates;
- n) Screening and hoarding details;
- o) Access and protection arrangements around the site for pedestrians, cyclists and other road users;
- p) Procedures for interference with public highways, (including public rights of way), permanent and temporary realignment, diversions and road closures;
- q) External safety and information signing and notices;
- r) The provision of a metalled surface for a minimum distance of [X metres] along the access road from its junction with the public highway
- 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
Membership of the Considerate Contractors Scheme.

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. It 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 completed RECAP Waste Management Guide toolkit, with supporting reference material.

The CEMP shall be implemented in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority. 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 East Cambridgeshire Core Strategy (2009) Policy EN8 and East Cambridgeshire Local Plan (2013) Policy ENV9 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).

12. 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; and
- The timescale for the implementation of each aspect of Green Infrastructure within that phase of development and details of the quality standard of construction and maintenance.

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.

Reason: To plan positively for the creation, protection, enhancement and management of networks of green infrastructure, as required by East Cambridgeshire Core Strategy (2009) Policy CS7, East Cambridgeshire Local Plan (2013) Policies COM5 and ELY1 and the draft North Ely Supplementary Planning Document (2014).

13. 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 be carried out in 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 CS9, draft East Cambridgeshire Local Plan (2013) Policies ENV7, ELY1, NPPF paragraph 118 and the draft North Ely Supplementary Planning Document (2014).

14. Air Quality/Odour No commercial food premises (including those within premises that fall within Use Class A3, A4 or A5) shall be occupied until details of odour management for that premises have been submitted to and approved in writing with the Local Planning Authority. The details shall include a specification for ventilation equipment and measures to alleviate fumes and odours, noise and vibration. All such ventilation equipment and measures 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.

15. Archaeology

No development (including Enabling Works) on any part of a phase that comprises an area identified for archaeological mitigation shall commence until a Written Scheme of Investigation (WSI) that is in accordance with the Heritage Management Plan (4 December 2013) 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:

- a) Details of and a programme for fieldwork to be completed for any identified mitigation area within or overlapping the phase before any other works commence on that area.
- b) A post excavation assessment (to be produced for each mitigation area within 6 months of the completion of the fieldwork).
- c) 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 final post excavation assessment).

Reason: To ensure that any archaeological remains are suitably safeguarded and recorded in accordance with East Cambridgeshire Core Strategy Policy EN5 and draft East Cambridgeshire Local Plan Policy ENV14.

16. Spine Road Statement

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 Statement shall be submitted to and approved in writing by the Local Planning Authority. The Spine Road Statement shall cover the functionality of the whole of the spine road from its junction with Thistle Corner roundabout to its junction with Lynn Road, and be prepared in accordance with the Revised Development Specification (February 2014) and Parameter Plans as set out in Condition 3. The Spine Road Statement shall explain the principles to be applied along the length of the Spine Road, including:

- i) Details of the treatment of bus lay-bys, stops and shelters;
- ii) Incorporation of footways and cycleways;
- iii) Parking;
- iv) Parameters for width, 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 Endurance Estates site adjacent (approved under application E/13/00785/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 GROWTH3, ENV1, ENV2, COM7, COM8 and Ely1 of the draft East Cambridgeshire Local Plan 2013.

17. Landscaping

Within any reserved matters application for landscaping details pursuant to this approval, the details required by condition 2 shall include detailed landscape designs and specifications for the associated reserved matters site. The details shall be accompanied by a design statement that demonstrates how the landscaping scheme accords with any emerging or approved details sought as part of the design code for the site and shall include the following:

Soft Landscaping

- a) Full details of planting plans and written specifications, including cultivation proposals for maintenance and management associated with plant and grass establishment, details of the mix, size, distribution, density and levels of all trees/hedges/shrubs to be planted and the proposed time of planting. The planting plan shall use botanic names to avoid misinterpretation. The plans should include a full schedule of plants.
- b) 1:100 plans (or at a scale otherwise agreed) with cross-sections of mounding, ponds, ditches and swales and proposed treatment of the edges and perimeters of the site.
- c) The landscape treatment of roads (primary, secondary, tertiary and green) through the development.
- d) A specification for the establishment of trees within hard landscaped areas including details of space standards (distances from buildings etc.) and tree pit details.
- e) The planting and establishment of structural landscaping to be provided in advance of all or specified parts of the site as appropriate.
- f) Full details of any proposed alterations to existing watercourses/drainage channels.
- g) Details and specification of proposed earth modelling, mounding, re-grading and/or embankment areas or changes of level across the site to be carried out including soil quantities, topsoil storage to BS 3882 : 2007, haul routes, proposed levels and contours to be formed, sections through construction to show make-up, and timing of works.

Hard Landscaping

Full details, including cross-sections, of all bridges and culverts.

- i) The location and specification of structures, including furniture, refuse or other storage units, signs and lighting columns/brackets.
- j) 1:200 plans (or at a scale otherwise agreed) including cross sections, of roads, paths and cycleways.
- k) Details of all hard surfacing materials (size, type and colour) The landscaping within the application site areas shall be implemented in accordance with the approved plans for implementation and replacement of landscaping.

REASON: To ensure, as the development is built out in phases, it satisfactorily assimilates into the area and enhances the development in accordance with principles 1a, 1b and 1c of the N Ely SPD (2014) using the unique rural setting to provide a special place; provide multi functional green infrastructure as an integral part of the design and layout; and to provide a green edge for North Ely.

18. Surveys

Within any reserved matters application for landscaping details pursuant to this approval, the details required by condition 2 shall include a land survey, tree and hedge survey and arboriculture implications assessment, applicable to the associated phase, in accordance with the relevant British Standard(s), shall be submitted to and approved in writing by the local planning authority. The surveys shall include:

- a) Plans showing the location of all trees, shrub masses and hedges, categorizing the trees or groups of trees for their quality and value in accordance with the British Standard(s).
- b) Plans showing trees to be removed identified by number.
- c) Plans showing trees to be retained identified by number, with canopies accurately plotted
- d) A tree constraints plan that identifies root protection areas of retained trees within, adjacent to, or which overhang the development site.
- e) The precise location and design details for the erection of protective tree barriers and any other physical protection measures.
- f) The location of boundary features and services.
- g) Spot heights of ground level throughout the site.
- h) A method statement in relation to construction operations in accordance with paragraph 7.2 of the British Standard.

REASON: In the interests of accurately establishing the quality and value of trees and hedges on or adjacent to the site and the implications for development, with reference to the North Ely SPD (2014) 1b (iv).

19. Contamination – Arsenic

Prior to the first occupation of any phase, any areas of elevated soil-arsenic concentrations within that phase, including those identified through the A2 Environmental Limited Phase 1 Environmental Site Investigation and Phase 2 Geo-Environmental Site Investigation Reports both dated November 2011

shall be the subject of further assessment and/or remedial measures as necessary to ensure that the relevant part of the site is suitable for its proposed use.

The assessment criteria shall be those outlined in the Environment Agency's Science Report SC050021, the Soil Guideline Value for arsenic or an agreed site-specific assessment criteria or site-specific remedial target derived from a detailed quantitative risk assessment and protective of the appropriate critical receptor for the site.

A 150mm clear ventilated (sub floor) void or suitable alternative in line with the established ground gas regime and in accordance with CIRIA C665, NHBC guidance and British Standard 8485:2007 shall be incorporated within any new buildings on the site.

Reason: To ensure the site is suitable for its proposed end-use and risks posed from land contamination are appropriately mitigated in accordance with Policy EN8 of the East Cambridgeshire Core Strategy 2009, and draft Policy ENV9 of the East Cambridgeshire Draft Local Plan 2013.

20. Contamination - General

If, during the development of a phase, contamination not previously identified is found to be present at the site then no development adversely affected by that contamination (unless otherwise agreed in writing with the Local Planning Authority) 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 ensure that appropriate steps are taken to remediate the site in the interests of environmental and public safety in accordance with Policy EN8 of the East Cambridgeshire Core Strategy 2009, and draft Policy ENV9 of the East Cambridgeshire Draft Local Plan 2013.

21. Detailed Surface Drainage Design

Any subsequent reserved matters planning application shall be supported by a detailed surface water drainage design, which demonstrates that it complies with the approved Site-wide Surface Water Drainage Strategy and the flood risk assessment approved by the outline permission. This drainage design and accompanying justification shall be submitted to and agreed in writing by the Local Planning Authority prior to that part or phase of the development commencing and the development shall be carried out in accordance with the approved details.

Reason: To ensure that the proposed surface water drainage scheme is adequate to serve the proposed development and not increasing flood risk or pollution to accord with in accordance with East Cambridgeshire Core Strategy Policies CS7, EN7 and EN8, and draft East Cambridgeshire Local Plan Policies GROWTH3, ENV8 and ENV9. and advice in the National

Planning Policy Framework paras. 17 and 103, and the Technical Guidance to the National Planning Policy Framework paras. 2, 5, 6, 9, and 11 to 14.

22. Light Management Plan

To the extent that Reserved Matters applications include external public spaces or roads which are not intended to be adopted by the highway authority (e.g. private roads, playgrounds and sports pitches), such applications will be accompanied by a Light Management Plan (LMP), for the relevant areas, for approval by the Local Planning Authority. The LMP shall set out details of proposed permanent external lighting including luminosity and hours of operation. The relevant external lighting shall only be provided and operated in accordance with an approved LMP, unless otherwise agreed in writing by the Local Planning Authority.

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 xx of the submitted Environmental Statement (DATE) 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.

23. Fire Hydrants

Prior to the commencement of development in a phase details of the provision of fire hydrants, or equivalent, on the phase 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 EN2 and S4 of the East Cambridgeshire Core Strategy 2009 and Policies Growth 3 and ENV2 of the draft East Cambridgeshire Local Plan (2013).

24. Site Access 1

Full details of the new fourth arm on the roundabout at the junction of Kings Avenue and Prickwillow Road as indicated on Parameter Plan 1, figure 2.1 shall be submitted to and approved in writing by the Local Planning Authority (LPA). The details shall be provided to the LPA with the reserved matters application relevant to that phase of development. 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).

25. Site Access 2

Full details of the priority access to the site from Lynn Road as indicated on Parameter 1, figure 2.1 Rev A shall be submitted to and approved in writing by the Local Planning Authority (LPA). The details shall be provided to the LPA with the reserved matters application relevant to that phase of development. 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).

26. Public Transport Infrastructure

Prior to the commencement of each phase of development which includes an 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; and
- 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)

27. Pedestrian Crossings on Lynn Road

Prior to commencement of development of the adjacent phase of development, full details of the proposed crossing facilities for pedestrians and cyclists on Lynn Road at the Local Centre (the crossing south of the Local Centre to be provided by Endurance Estates) 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 of the East Cambridgeshire Core Strategy (2009) and Policies Growth 3 and COM 7 of the draft East Cambridgeshire Local Plan (2013)

28. Bus Stop on Eastern Side of Lynn Road

Prior to commencement of development full details of the provision of a new bus stop to be provided on the Eastern Side of Lynn Road within the interface area of the 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.

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).

29. . Allotment Protection

Prior to commencement of works on any phase where allotments are to be provided (as shown on Parameter Plan 2 Land Use Framework Figure 2.2), the allotment land shall be fenced, in accordance with details to be submitted to the Local Planning Authority for written agreement, and no storage of materials, waste or other use of the land shall be carried out.

Reason: To protect the land from any adverse affects of the construction process and pollution, to retain the quality of the soil for future cultivation in accordance with Policy EN8 of the East Cambridgeshire Core Strategy (2009), Policy ENV9 of the Draft East Cambridgeshire Local Plan and the North Ely Supplementary Planning Document 2014.

30. Building Heights

Notwithstanding paragraphs 2.22 and 2.24 of the Revised Development Specification (February 2014) and Parameter Plan 3: Urban Design Framework (Figure 2.3 Rev A) building heights within the Local Centre as identified on Parameter Plan 3 shall not exceed 3-storeys (15m to ridge-line) above ground level.

Reason: To ensure satisfactory scale and massing in accordance with Policy EN2 of the East Cambridgeshire Core Strategy 2009; Policies ENV2 and ELY1 of the draft East Cambridgeshire Local Plan 2013; and the draft North Ely Supplementary Planning Document (2014).

31. Residential Dwellings in Local Centre

Notwithstanding paragraph 3.33 of the Revised Development Specification (February 2014), relevant Reserved Matters application(s) for the Local

Centre as identified in Parameter Plan 2 (Figure 2.2 Rev A) shall include proposals for residential dwellings.

Reason: To ensure satisfactory vitality and community safety in accordance with Policy EN2 of the East Cambridgeshire Core Strategy 2009; Policies ENV2 and COM1 of the draft East Cambridgeshire Local Plan 2013; and the draft North Ely Supplementary Planning Document (2014).

32. Dwelling Mix

The dwelling mix for any phase of the development containing dwellings shall provide a mix of dwelling types and sizes that contribute to the housing needs and demand of the locality at the time of submission of the Reserved Matters application for each phase. The Reserved Matters applications shall be accompanied by a statement explaining the approach taken to housing needs and demand. The dwellings shall be provided in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

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).

33. Affordable Housing

Any reserved matters application for residential development shall include a plan showing the distribution of market and affordable housing and a schedule of dwelling size (by number of bedrooms). Affordable dwellings shall be sited in clusters of between 15-30 units including where parcels adjoin. All affordable housing shall, in accordance with best practice, be designed to be tenure blind. The affordable houses shall be provided in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the delivery of a balanced community, in accordance with Policy HOU3 of the draft East Cambridgeshire Local Plan (2013) and Policy Principle 2a of the North Ely SPD, Feb 2014.

34. Flexible Dwellings/Home Working

Notwithstanding paragraph 3.39 of the Revised Development Specification (February 2014), a minimum of 5 residential dwellings hereby permitted shall comprise 'Flexible Dwellings' as described in paragraphs 3.35 to 3.38 of the Revised Development Specification, February 2014, defined as live/work units in the draft North Ely SPD.

A minimum of 10% of the residential dwellings (excluding the 'Flexible Dwellings' (live/work units) described above) that are provided on the site shall comprise dwellings that are designed to be suitable for home office working, by providing a room or a study area that can be used as a home office.

Reason: To maximise opportunities for employment, reduce the need to travel and make a positive contribution towards the establishment of a sustainable community in accordance with Strategic Objective No 1 and Policies Growth 1 and ELY 1 of the draft East Cambridgeshire Local Plan 2013 and the draft North Ely Supplementary Planning Document (2014).

35. Custom and Self-build

A minimum of 5% of residential dwellings that are provided on the site outside of the Local Centre, as identified in Parameter Plans 2 (Figure 2.2 Rev A), shall be developed as either 'Custom Build' or 'Self-Build' dwellings as defined in Principle 2a of the draft North Ely SPD.

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).

36. Lifetime Homes

A minimum of 20% of residential dwellings (Use Class C3) forming part of the development shall be designed to meet the following criteria from the Habinteg 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. 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.

Reason: To ensure that the development provides a satisfactory level of adaptable housing in accordance with Policy CS2 in the East Cambridgeshire Core Strategy (2009), Policies HOU1 and ELY1 in the East Cambridgeshire Draft Local Plan (2013) and the draft North Ely Supplementary Planning Document (2014).

37. Retail Floorspace

The gross sales area of any food store shall not exceed 400 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.

The gross sales area (GEA) of any non-food store within the Local Centre shall not exceed 140 sq.m.

The gross sales area (GEA) of any non-food stores within the Local Centre shall not cumulatively exceed 1,450 sq m.

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 of the draft North Ely Supplementary Planning Document (2014).

38. Sustainability Standards

Notwithstanding paragraph 3.45 of the Revised Development Specification (February 2014), unless otherwise agreed in writing by the Local Planning Authority, all non-domestic development of 1,000 sqm (GEA) or more shall meet BREEAM Very Good standard or equivalent. 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, East Cambridgeshire Local Plan (2013) Policies ENV4 and ELY1 and the draft North Ely Supplementary Planning Document (2014).

39. Recycling Infrastructure

Any application for Reserved Matters submitted under condition 2 shall include consideration of the management of municipal waste generated by the development following construction, including details of any facilities for segregation and storage of recyclables, non-recyclables and compostable material and access to such facilities by users by users and waste collection vehicles.

Reason: In the interests of maximising recycling opportunities; to comply with policy CS28 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011);the Recycling in Cambridgeshire and Peterborough (RECAP) Waste Design Guide 2012; 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) and provide the mitigation measures identified in the Environmental Statement (Paragraph 15.6.288) in compliance with East Cambridgeshire Core Strategy 2009 policies CS7, EN2 and EN8 and draft East Cambridgeshire Local Plan policies ENV2 and ENV9.

40. 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.

The reserved matters application for the local centre shall include details of the permanent neighbourhood waste recycling facility.

Reason: To ensure adequate facilities for residents to recycle in accordance with East Cambridgeshire Core Strategy (2009) Policy EN2, East Cambridgeshire Local Plan (2013) Policies ENV2, ELY1 and the draft North Ely Supplementary Planning Document (2014).

41. Noise Levels

The 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 BS41242.

Reason: 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.

42. Binder Course Surfacing Level

Prior to the first occupation of any dwelling, school or other building, the roads, footways and cycleways shall be constructed to at least binder course surfacing level from the dwelling to the adjoin County road in accordance with details approved in writing by the Local Planning Authority in consultation with the Local Highways 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 East Cambridgeshire Core Strategy (2009) and Policies Growth 3 and COM 7 of the draft East Cambridgeshire Local Plan (2013).

43. 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 instruments 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.

44. Hours of Opening (A3/A4/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 Policies EN2 of the East Cambridgeshire Core Strategy 2009 and Policy ENV2 of the draft East Cambridgeshire Local Plan 2013.

45. Sub-division/amalgamation of Uses

There shall be no amalgamation of units defined for A1, A2, A3, A4, A5 or D1 uses within the Local Centre 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 of the draft North Ely Supplementary Planning Document (2014).

46. HGV Deliveries

HGV deliveries to any commercial premises shall be limited to 07.00 – 20.00 each day Monday – Friday and 08.00-20.00 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).