

MAIN CASE

Proposal: Residential led development of up to 1,200 homes with associated employment and community uses (including care home or extra care home). Supporting infrastructure and open space/landscaping on land to the west of Lynn Road in Ely.

Location: Land North Of Cam Drive Ely Cambridgeshire

Applicant: Endurance Estates Strategic Land Ltd

Agent:

Reference No: 13/00785/ESO

Case Officer: Melissa Reynolds

Parish: Ely

Ward: Ely North

Ward Councillor/s: Councillor Mike Rouse
Councillor Elaine Griffith-Singh
Councillor Lindsey Harris

Date Received: 13 September 2013 Expiry Date:

[P109]

1.0 EXECUTIVE SUMMARY

1.1 This report updates Members about viability issues, the Heads of Terms for the S106 agreement and planning conditions for this application.

RECOMMENDATION 1: That approval be delegated to the Planning Manager at a later date, following completion of a S106, based on the Heads of Terms set out in Appendix 2, and subject to the conditions (with any minor revisions to the conditions delegated to the Planning Manager) set out at Appendix 3.

RECOMMENDATION 2: Recommend to Full Council that:

- i. The CIL Regulation 123 List be amended to include the children’s centre, health and country park infrastructure requirements; and
- ii. That the CIL receipt arising from this application be specifically allocated to the following projects:
 - a. District Leisure Centre
 - b. Littleport Secondary School
 - c. Health

d. Children's Centre

1.2 **No site visit is required.**

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 and the update report to the Planning Committee on 4th June 2014.

2.2 At that meeting, the officer's report was noted. This included that there was on-going work in relation to affordable housing, heads of terms ('HoT') for the Section 106 legal agreement ('S106'); and detailed planning conditions. It was expected that the issue would be brought back to the Committee in August or September. This report back has been delayed to ensure that the viability assessment and HoT for the S106 were agreed with the County Council.

2.3 The purpose of this report is to provide the Planning Committee with an update in order that work can proceed on the preparation of a detailed S106 and update to the Community Infrastructure Levy ('CIL') Regulation 123 list.

3.0 UPDATE

3.1 Since the update at its meeting on 4th June 2014, officers and the Council's consultant on viability, Bespoke Property Consultants ('BPC'), has continued discussions with the developer to finalise the assessment of viability, HoT for the S106 and planning conditions.

3.2 On 16th September 2014, BPC, gave a presentation on the methodology used for assessing viability of the North Ely developments to Members of the Council. No figures were provided at that time but it was helpful for members to gain insight into the approach taken to the review of the developments' finances.

3.3 Agreement between the developers, Cambridgeshire County Council ('CCC') and East Cambridgeshire District Council ('ECDC') has been reached on the assessment of viability and HoT. As a consequence, on 23rd October 2014, the County Council's Economy and Environment Committee agreed to approve the draft S106 package in terms of the allocation of the contributions or value of works in kind to provide County infrastructure.

3.4 ECDC has received the final report on viability from BPC in relation to the viability of the development. This includes details of build costs, sales values, levels of professional fees, sales and marketing costs, profit levels, S106 contributions, affordable housing levels, phasing and cash flow, finance costs and benchmark land values. It sets out a way forward and recommendations, including a viability review mechanism for capturing up to 30% of the units as affordable housing. This report can be found at Appendix 1.

3.5 Alongside this work, the County Council has progressed with its planning application for a new primary school at North Ely, named the 'Isle of Ely Primary

School'. This planning application was approved by CCC's Planning Committee on 9th October 2014. This ensures that the new school can be delivered ahead of the rest of the development. This is to meet the existing need in Ely for school places. The Isle of Ely primary School is currently being provided in temporary accommodation at St Mary's C of E Junior School. Once the new school is built, these pupils will move to the new school which is scheduled to be open in September 2015.

4.0 DELIVERABILITY AND VIABILITY

4.1 Members are reminded that the need to consider the viability of schemes is included within national planning guidance. The National Planning Policy Framework (NPPF), in paragraph 173, states:

'To ensure viability, the costs of any requirements likely to be applied to the development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be delivered.'

The NPPF also allows for a return to encourage the landowner to bring the site forward for development. This return is generally dependent on three factors:

- i) The planning status of the site and the lawful alternative uses it can be used for;
- ii) The aspirations and needs of the land owner; and
- iii) The need of the local authority to see the scheme developed.

4.2 This applicants' viability appraisal has been reviewed by BPS and its report can be found at Appendix 1. It concludes that the scheme is not viable. A review mechanism, outlined in the report, may secure an increase in affordable housing provision.

4.3 Endurance Estates is prepared to start with an unviable scheme, in the anticipation that the scheme will become viable over time.

5.0 SECTION 106

5.1 The scheme cannot provide 30% affordable housing and all of the contributions that have been requested by consultees and other sections of this Council. Officers have, therefore, considered the need for affordable housing and the contribution requests against the three tests for S106 agreements which require these to be:

- i) Necessary to make the development acceptable in planning terms;
- ii) Directly related to the development; and
- iii) Fairly and reasonable related in scale and kind to the development.

5.2 In considering the HoT, input from Members has been provided in relation to priorities for Ely and the District. Discussions have also taken place with officers and Members of the County Council.

5.3 The schedule of S106 HoT, available at Appendix 2, is the outcome of this work and discussions. Few sites within surrounding Districts have been able to achieve more affordable housing than has been agreed. The schedule reflects a quantum of 16% affordable housing to be delivered on site, and includes the transfer of land to a specialist provider to enable the development of an Older Person's Extra Care scheme. Recently a number of local authorities in Cambridgeshire and in the wider Eastern Region have been unable to achieve their target position for affordable housing on their growth sites. In part this is due to the cost of necessary infrastructure. This ensures that a balanced and sustainable community will be secured.

6.0 **CIL**

6.1 Members will see that it is recommended that a number of infrastructure items are funded by CIL, as there is insufficient surplus from the scheme to fund the infrastructure required to mitigate the development through S106 contributions alone. This will require a change to the Regulation 123 list, which identifies projects that could benefit from CIL funding.

6.2 The following projects are already on the Council's CIL Regulation 123 List:

- Littleport Secondary School – This is a contribution towards the new Littleport Secondary School and Special School. It is assumed that young people from North Ely will, in general, attend Ely College using places freed up by the new Littleport Secondary School.
- Leisure Centre – This is a contribution towards the new District Leisure Centre, which will meet the indoor sports facility needs of North Ely residents.

6.3 The following projects will need to be added to the CIL Regulation 123 List:

- Children's Centre – This is a contribution towards the existing Children's Centre in Ely.
- Health – This is in accordance with the NHS Cambridgeshire policy for new developments. Discussions are currently taking place involving NHS Cambridgeshire, the local Clinical Commissioning Group and other partners and interested parties, to consider and approve the best solution to meet the primary health care needs of North Ely. A number of options for allocation of the funds include extension of existing facilities in Ely and also the option of a new facility within a later phase of the North Ely development. An agreed final solution is urgently being sought.

6.4 The estimated CIL receipts, arising from this development are set out in Table 1, below, for information purposes. As only Full Council can formally allocate CIL funding, these allocations are indicative only and should be treated with caution.

6.5 In accordance with the recommendation set out at the end of this report, it is proposed that CIL receipts from this development, set out in Table 1, will be specifically allocated to fund infrastructure necessary to mitigate the impact from this development, and as such it is proposed that there will be a separate Regulation 123 List to provide for this infrastructure.

Infrastructure	Allocation
<i>Children's Centre</i>	<i>£44,697</i>
<i>Littleport Secondary</i>	<i>£2,350,000</i>
<i>Health</i>	<i>£1,062,880</i>
<i>Leisure Centre</i>	<i>£1,500,000</i>
<i>Meaningful Proportion</i>	<i>£897,977.55</i>
<i>Admin</i>	<i>£130,962.45</i>
Total	£5,986,517

Table 1: Indicative CIL allocations

6.6 It would be desirable if the update of the CIL Regulation 123 list, to reflect the above items, could be resolved ahead of the completion of a S106. As it is estimated that the S106 agreement could take a few months to draft, this should be possible. This is in order to provide certainty over the ability to deliver key infrastructure needs arising from the development proposals.

7.0 PLANNING CONDITIONS

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

- Necessary;
- Relevant to planning;
- Relevant to the development to be permitted;
- Enforceable;
- Precise; and
- Reasonable in all other respects.

7.2 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.

7.3 An up-to-date list of planning conditions, agreed with the developer and relevant consultees is provided at Appendix 3. This list reflects the HoT, which have developed further since the September meeting.

7.4 Notable changes to the proposed conditions are summarised below:

- Reference to enabling works in order to allow some site preparation works to go ahead. This has been included only where there is no detriment in doing so.
- Phasing includes reference to sub-phases in places due to the relatively large size of the three phases identified. This will practically help with the timing of submission and level of detail.

- Design Code condition has included wording to ensure, as recommended by the North Ely SPD, that compliance is considered with each reserved matters submission.
- The developer has requested that the foodstore's gross floor area (GFA) is increased from 450 sq. metres to 550 sq. metres to allow operators sufficient space to include a cash machine. This amount is referred to in the Development Specification, which is to be an approved document, therefore this will need to be amended to reflect this change prior to approval. This is considered to be a minor amendment to the application, not requiring re-consultation.
- Refined wording for several conditions.
- Reference to the maintenance and management of public open spaces has been moved to the S106 HoT.

8.0 OTHER

8.1 Two items are not addressed by the S106 or conditions because they are secured through separate agreements outside of the planning system or do not arise directly from the development:

- Drainage to the existing catch waters – agreement between the developer and the Internal Drainage Board under land drainage legislation will secure this.
- The primary school site – separate agreement between the applicant and CCC re. transfer of the freehold land for the site plus funding for the school and associated infrastructure.

9.0 RECOMMENDATIONS

RECOMMENDATION 1: That approval, delegated to the Planning Manager, at a later date, following completion of a S106, based on the HoT set out in Appendix 2, and subject to the conditions (with any minor revisions delegated to the Planning Manager) set out at Appendix 3.

RECOMMENDATION 2: Recommend to Full Council that:

- i. The CIL Regulation123 List be amended to include children's centre and health infrastructure requirements; and
- ii. That the CIL receipt arising from this application be specifically allocated to the following projects:
 - a. District Leisure Centre
 - b. Littleport Secondary School
 - c. Health
 - d. Children's Centre

10.0 APPENDICES

10.1 Appendix 1 BPS' Report – 24 October 2014

- 10.2 Appendix 2 S106 Heads of Terms
 10.3 Appendix 3 Planning Conditions

<u>Background Documents</u>	<u>Location(s)</u>	<u>Contact Officer(s)</u>
Planning Application file E/13/00785/ESO	Room No. 021 The Grange Ely	Melissa Reynolds Senior Planning Officer – North Ely 01353 665555 melissa.reynolds@eastcambs.gov.uk
Agenda Item 5 of Special Planning Committee Meeting 28 th March 2014		
Agenda Item 6 of Planning Committee 4 th June 2014		

**Review of viability report on
development at Land to the
West of Lynn Road, Ely by
Endurance Estates Ltd**

On behalf of East Cambridgeshire District
Council

Rev C
October 2014

A M Leahy BSc FRICS

Bespoke Property Consultants
Arundene Orchard, Loxwood Road,
Rudgwick, West Sussex RH12 3BT

Tel: 01403 823425 Fax: 01403 824075



Bespoke Property Consultants

maximising development potential

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Appendix D	Viability Review Template

1.0 Instructions and background information

- 1.1 Bespoke Property Consultants (BPC) has been instructed by East Cambridgeshire District Council to review the applicant's viability assessment of the proposed development at Land to the west of Lynn Road, Ely
- 1.2 In carrying out this review, BPC has been issued with an updated appraisal dated 5th September 2014 by Turner Morum (TM) which assesses the viability of the proposed development.
- 1.3 BPC have inspected the property by carrying out two site visits to establish the general parameters and site constraints.
- 1.4 BPC met with TM/Endurance on 24th February 2014, 11th April 2014, 9th May, 8th September and held a conference call including the Council on 4th April 2014 together with various discussions by telephone since then.
- 1.5 We issued an initial report in May 2014, with an update by letter on 4 June 2014, and a further report on 30th July 2014. This report advises on the conclusion of the negotiations and can be read as the final position on viability. There will be further matters of detail to agree with the applicant prior to the S.106 agreement being signed, but most of this will have to do with the triggers for payment and the operation of the review mechanism.
- 1.6 This assessment is provided for the purposes of agreeing appropriate S.106 obligations and is not a valuation of the subject site or scheme. It is provided for the sole use of the party to whom it is addressed. It is confidential to the addressee and their professional advisors. Bespoke Properties Ltd accepts responsibility to the Client named at the start of this report alone that this report has been prepared with the skill, care and diligence reasonably to be expected of a competent consultant, but accept no responsibility whatsoever to any person other than the client themselves.
- 1.7 Neither the whole nor any part of the report nor any reference thereto may be included in any published document, circular, or statement, or published in any way, without the prior written

approval of Bespoke Properties Ltd of the form and context in which it may appear and should remain confidential in accordance with the terms of the Freedom of Information Act.

FINAL

2.0 Executive Summary

- 2.1 We have reviewed the appraisal by Turner Morum (TM) of September 2014 and concluded that the main issues relating to the viability of the scheme are the infrastructure costs used in the applicant's appraisal, the value in the open market of the units produced, the benchmark land value of the site and the required S.106 and CIL obligations.
- 2.2 BPC have carried out an updated detailed appraisal of the scheme using the TM model and the results of this are shown at Appendix A. The format of this assessment is to analyse all costs and values on a per unit, per sqft and per acre basis. This is not a proprietary model but a bespoke format for long term viability appraisals. It is suitable to establish the general principles of the viability case in a large outline application such as this.
- 2.3 We have reviewed the inputs and assumptions used by TM as set out in section 4 below and found them on the whole to be reasonable, but would comment on the main issues which have been discussed and agreed as follows:.
- a) The build cost rates for infrastructure are within an acceptable range, but the drawings to which they are applied are not yet detailed enough to determine a definite quantum of cost. Our QS and theirs have made a good effort at establishing the costs in this regard and we are now satisfied that what is proposed is reasonable.
 - b) The sales values of the units proposed by TM compared to the average values per square foot within the local market research sample we undertook were slightly lower in TM's previous appraisal. TM have now accepted the rate of £220/sqft we put forward.
 - c) The benchmark land value for the site based on its market value has been agreed at xxxx pa gross, which was the value we put forward based on similar size schemes across the South East of England. TM have advised that the options under which the site is being purchased are for higher values, so they will be dependent on house price inflation to make the scheme work. However it is always the case with viability assessments that a specific housebuilder seeking to secure a site will pay more than the value we assess by arbitrarily reducing some cost assumptions to suit.
- 2.4 We attach at Appendix B an analysis of the council's S.106 requirements which is the agreed position with the applicant. To make the scheme viable certain non-essential items have been

foregone and the timing of other items will have to suit an as yet to be determined cashflow. At present all costs have been spread on a per unit basis.

2.5 The agreed appraisal shows affordable housing provision of 16.0%, S.106 contributions of £11,172,230 and CIL contributions of £5,986,517 making a total of £17,158,747. This leads to an overall deficit of £13,954,623 on the benchmark land value, or a profit of 12.0% on GDV which is technically unviable.

2.6 It should be noted that the above figures take account of the 75 Extra care units being provided as a serviced parcel of land free to an agreed Registered Provider. The cost of servicing this land is £465,000 per acre. In addition 5% of the units are to be provided as self-build which is treated as a serviced land sale at a reduced margin of 15% on the cost of the land. Both of these provisions have a negative effect on viability.

2.7 The Council and the applicant have agreed that any additional affordable housing will be sought from the viability appraisal of each phase. The split of land value increase has been agreed at 55% developer and 45% to the council after sales values hit a trigger level of £245/sqft. The increased sales value assists the applicant with meeting its obligations on best value for the land.

2.8 We have discussed the viability review mechanism with TM and the Council and agreed that the phase sizes will be as follows:

Phase 1	486 units + Extra Care Land (75 Units)
Phase 2	387 units + 58 Self Build plots
Phase 3	162 units

The reviews will have to be 'whole site' reviews with the potential deficit on phase 1 being accrued against phases 2 and 3. The largest area of cost risk is on infrastructure and this would also form part of the review, along with revenues, build cost and land indexation. S.106 contributions would remain fixed (unless amended by the Council) and affordable housing provision on subsequent phases would be the main variable output (see Appendix D).

2.9 We would further recommend that viability appraisals are carried out for each subsequent phase six months prior to the phase being commenced.

- 2.10 In respect of the affordable housing the current offer from the applicant is 10% on each phase with 75 extra care units on phase 1 bringing the total offer to 16.0% of units. Should the extra care units not be able to be brought forward or are not considered to be appropriate for provision at the time of the phase 1 review, the applicant has agreed to convert the provision to affordable rent tenure on a subsequent phase. Unit types will be determined at that time based on need and the site constraints.
- 2.11 We attach at Appendix C a schedule of data that will be required for future viability appraisals and the acceptable sources for that data. We recommend that this schedule, together with the agreed appraisal format, is included in the S.106 Agreement.
- 2.12 We have also been asked to advise what amendments to the S.106 provisions including Affordable Housing would make the scheme viable at the current time. We have looked at a situation with no affordable housing or no S.106 contributions and neither would solve the issue on their own. However as stated above this is a large scheme with phased delivery and values will change over time. We have therefore looked at what increase in prices in real terms is necessary to make the scheme viable. The analysis at Appendix A shows that an increase in values in real terms of 8.93% would be sufficient. To put such an increase in context, House Prices as measured by the Nationwide BS Index have risen by 7.85% per annum in the South East on average over the last 40 years. Build Costs using the BCIS index have risen by an average of 4% over the same period. The increase required is 3 years average real price inflation, so a realistic proposition as it will take 2 years to achieve the first completion.

3.0 Policy Context

3.1 NPPF

3.1.1 Para 173 of the NPPF states '*To ensure viability, the costs of any requirements likely to be applied to the development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.*'

3.1.2 The NPPF therefore allows for a profit for the developer which allows for the risks in developing and funding the scheme.

3.1.3 The NPPF also allows for a 'return' to encourage the landowner to bring the site forward for development. This 'return' or premium is generally dependent on three factors:

- i) The planning status of the site and the lawful alternative uses it can be used for
- ii) The aspirations and needs of the land owner
- iii) The need of the local authority to see the scheme developed

3.2 Council Policy

3.2.1 The site falls within an area of North Ely which, under the emerging Core Strategy, is designated for a masterplan to achieve delivery of 3,000 units and a 'local centre'.

3.2.2 The current application is for 1,168 units which fits with the new masterplan objective. In viability terms the site needs to be assessed on its own merits but with a view to not impeding the masterplan objectives.

4.0 Assessment Inputs and Assumptions

4.1 Assessment methodology

The applicant has supplied their own appraisal which reconciles all costs and values to a residual land value per acre. The intention of this appraisal is to determine a residual land value and compare it to an agreed benchmark land value, of xxxx per gross acre.

4.2 Unit Mix

4.2.1 The unit mix for the scheme has been determined on a nominal basis, with average unit types and sizes. None of these parameters is outside the normal range of activity for this type of scheme. However the applicants have put forward a development density of 11,210 ft² per net acre. This is lower than that accepted on the adjacent High Flyer Farm application which has 15,100sqft per acre. The coverage on this application is 26% less, albeit it is accepted that the first phase of High Flyer Farm would be at a higher density as it is in close proximity to the local centre. Council Officers have confirmed that they are satisfied with the density of the scheme. Our overall assessment of the masterplan which is in progress will address this issue from a financial perspective to show how the whole masterplan area works together.

4.2.2 The Council have advised they are content with the nominal unit mix in the appraisal. The development density and costs/values determine the viability of the scheme at this outline stage. Clearly the eventual unit mix, and therefore variation of density across the site will be determined at the reserved matters stage and be caught by the viability review mechanism.

4.3 Values of residential units

4.3.1 Following negotiation we have agreed a figure of £220/ft² which has been used in the final appraisal (Appendix A). This is based on the market research we undertook as shown in our previous report.

4.3.2 The comparative data obtained by Bespoke Property Consultants is based on market research undertaken on the internet, and from several visits to agents in Ely. It is for similar properties to those anticipated for the scheme. An average value per ft², based on 95% of asking price to allow for negotiation, is used to assess the actual achievable value of the units.

- 4.3.3 In looking at the review mechanism and the need to get to a viable position before further affordable housing provision is achievable we have estimated that market values would have to rise by 8.93%. This is on the basis of all other costs remaining static, which of course will not happen, but the basic order of increase is achievable in the medium term as noted in para 2.12 above.
- 4.3.4 Ground rent values have now been factored into the appraisal, which TM had not done before and adds £572,000 to the revenues.
- 4.3.5 The TM appraisal previously allowed for affordable housing values at an average of £120/ft². We have increased this to £130/sqft which is in line with the assumption on HF1 and the Council's knowledge of the local market. More evidence will be required to support the position in terms of indications of values from local registered providers at each review. We have already carried out research to establish which providers would be interested in the site and have shared this information with the applicant.
- 4.3.6 At the reserved matters application stage, consideration could be given to a wider mix of tenures which may improve the viability of the scheme whilst meeting some local housing need. This could include the provision of shared equity (discounted market sale) or private rental units. Whilst the latter does not fall within the definition of Affordable Housing, it could be considered to fulfil a function in meeting housing need, and may have significant cashflow benefits for a scheme such as this.

4.4 **Build costs**

- 4.4.1 The base build cost allowance made in the TM appraisal is £105.63/ft². Our consultant QS has reviewed this against BCIS local data and concluded it is reasonable when allowances are made for external works, garages and the mix of units. Their allowance for CSH 4 at an extra cost of £3,000 per dwelling has now been omitted in the light of emerging Government policy about unifying building standards and the Council's decision not to condition this requirement.
- 4.4.2 TM have provided a cost plan for the infrastructure works by EC Harris. This has been reviewed and discussed between EC Harris and our consultant QS. The conclusion of this review is that the rates applied are appropriate. We had one last query on the school access cost which could have contained some duplication with general estate roads. However we have

been advised by County that the allowance forms part of their deal with Endurance to get the primary school built early, so the cost has been accepted. The drawings available at the present time do not have sufficient detail to conclude that the capital cost is completely accurate. This is not an unusual situation with regard to an outline planning application, hence our recommendation that a detailed review is carried out within 6 months prior to the start of each phase on site.

4.5 **Appraisal assumptions**

4.5.1 **Professional Fees** –A figure of 8% has been used for Professional Fees. This is within the normal range for this type of scheme.

4.5.2 **Sales and Marketing costs** have been reduced to 3% which is considered to be within the appropriate range in the current market, in particular on mixed use and large schemes. In addition the applicant has allowed for the affordable housing marketing and sale costs of 1.5% which we believe is appropriate in the current market.

4.5.3 **Profit** – the applicant has adopted a figure of 20% for profit on open market sales, 6% on affordable housing and 15% on the commercial, extra care and self-build land which are acknowledged to be the levels required to ensure debt finance. This gives an overall profit margin of 18% on Gross Development Value.

4.5.4 **S.106 Contributions** Section 106 costs have been allowed at a cost of £11,172,230 which match the LA requirements – see Appendix B. Where full costs of an individual item are required that has been allowed, and where it is an item which affects the whole masterplan area it has been pro-rated on the basis of NIA. CIL has been allowed at a rate of £70/m² which equates to £5.986M.

4.5.5 The applicant's appraisal makes a 5% allowance for contingency. Which we believe is appropriate as the design detail is yet to be finalised.

4.5.6 **Finance costs** – An interest rate of 7% has been used which is within the range of current market activity and is appropriate as an all-in rate including fees. The costs and income have been cashflowed on a per unit basis.

4.6 **Benchmark Land Value**

4.6.1 TM agreed in our meeting on 11th April 2014, a benchmark land value of xxxx per gross acre, as they have worked on similar schemes to us across the South East of England and have a similar understanding of the land market as set out below.

4.6.2 We set out below four sites where benchmark land values have been agreed with the District Valuers Service, the respective local councils and where necessary the county councils. For the purposes of this exercise the names of the sites have been omitted due to confidentiality issues, but the location and appropriate residential sales values are identified. This is the evidence upon which we have based the benchmark land value agreed with TM as noted above.

- i) Central Kent – 6,000 unit scheme, sales value £220/ft², benchmark land value £125,000/acre
- ii) Central Kent – 3,000 unit scheme, (application 223 unit phase) sales value £186/ft², benchmark land value £200,000/net acre (takes account of infrastructure on previous phases to service it).
- iii) Cambridgeshire – 950 unit scheme, sales value £186/ft², benchmark land value £100,000/acre.
- iv) West Sussex (central) – 500 units, sales value £272/ft², benchmark land value £100,000/acre. (NB the correlation between sales value and land value is partially distorted by the fact that the applicant had to provide a large area of landscape buffer to create the site as an extension to a large village).

4.7 **Commercial uses**

4.7.1 TM have included the commercial elements as serviced land parcels for food retail, general retail, office, and pub with a value of £1.65M.

4.7.2 A profit of 15% has been assumed by the applicant on land sales, which is not unreasonable.

4.7.4 Sales costs of 3% have been applied which is relatively low.

4.7.5 There is little detail on the commercial elements so how they are treated in a subsequent review needs to be negotiated with the applicant.

4.8 BPC Assessment and Conclusion

4.8.1 Taking account of all the comments on the applicant's inputs and assumptions as noted above we have concluded that with the Council's S.106 requirements, 16% affordable housing, the scheme is currently unviable.

4.8.2 The following items need further consideration:

- ii) Identify trigger points for the provision of major S.106 obligations (eg schools and highway improvements) to improve cashflow.
- iii) Consideration of alternative tenure mixes on future phases which can improve viability and cashflow assumptions.

4.8.3 As the scheme detail design is yet to be completed and the market for residential development is improving, we would recommend the use of a viability appraisal within a period 6 months prior to the implementation of each phase. Such viability appraisal to be a whole site review, with sales, build cost indexation and land indexation as the variables.

4.8.4 We would recommend a minimum of 10% and 40% affordable housing on any one phase, with a policy compliant 30% provision overall.

4.8.5 We would recommend the data for a review mechanism be identified from the sources noted at Appendix C.

4.8.6 We would recommend the review mechanism should adopt the format as set out at Appendix D with those items heightened in green as variable and the other assumptions remaining static.

Appendix A

THIS APPENDIX IS NOT FOR PUBLICATION AS IT CONTAINS EXEMPT INFORMATION UNDER CATEGORY 3 OF PART 1 SCHEDULE 12A OF THE LOCAL GOVERNMENT ACT 1972 (AS AMENDED)

FINAL

APPENDIX B

Endurance Estates S106/Planning Obligations

23 October 2014

Infrastructure	Cost
Primary School	£3,694,000
School Access Road**	£3,000,000
Community Facilities + 3 Years Support	£516,700
Outdoor Sport + Maintenance	£1,233,409
Public Open Space/Tree/Play Area Maintenance	£1,622,328
Allotments	£30,000
Public Transport	£180,000
Bus Shelter Maintenance	£15,000
Bus RTP1	£20,596
Off-site Cycling*	£449,055
Lynn Road Crossing x 1*	£7,500
A10/A142 Roundabout***	£275,000
Travel Plan Co-ordinator	£35,758
SUDS Maintenance (off-site)	£82,157
Business Support Officer	£10,727
Lifetime Homes*	£0
Total	£11,172,230

*Indicates value of work not contribution being sought ** indicates costs for school infrastructure as part of separate agreement

*** New figure supplied by developers. Waiting for CCC to check it but this may take a week or more. Assume £275K

CIL Expenditure Allocation

Infrastructure	Amount
<i>Children's Centre</i>	<i>£44,697</i>
<i>Littleport Secondary</i>	<i>£2,350,000</i>
<i>Health</i>	<i>£1,062,880</i>
<i>Leisure Centre</i>	<i>£1,500,000</i>
<i>Meaningful Proportion</i>	<i>£897,977.55</i>
<i>Admin</i>	<i>£130,962.45</i>
Total	£5,986,517

S.106 AGREEMENT APPENDIX

SCHEDULE OF INPUTS TO THE VIABILITY APPRAISAL OF EACH PHASE

Ref.	Item	Description	Information Source
1	Residential Values	Sale Value of each residential unit type or Capital Value of units for open market rental. All to be net of incentives	RICS local valuer Internet Research Local Estate Agents Other comparable developments
2	Commercial Values	Sale Value of each commercial unit type or Capital Value of commercial units for rent based on market rents and yields All to be net of incentives	RICS local valuer Internet Research Local Commercial Agents Other comparable developments
3	Base Build Costs	Building Costs for each type of building exclusive of abnormal costs	BCIS Spens Quantity Surveyor's Cost Plan
4	Abnormal Costs	Those costs over and above the normal costs allowed in the assessment of the base build as noted in 3 above. eg: Decontamination, Demolition, Site Preparation, Archeological Surveys Foundations in excess of 1m deep Basement or Undercroft Parking	Quantity Surveyor's Cost Plan supported by evidence from appropriate surveys and engineer's reports
5	Infrastructure	Cost of roads, sewers, utilities and engineering works to service the land	Quantity Surveyor's Cost Plan supported by evidence from appropriate surveys and engineer's reports
6	Affordable Housing Income	Details of Target Rents for Social Rented Housing, First Tranche Sales and Equity Rent for Shared Ownership and discount to open market rent for Discounted Rent units, together with yields to be applied to rents and management costs to be deducted Or an offer from an agreed Registered Provider for the purchase of the Affordable Homes	Registered Provider RICS valuer familiar with Affordable Housing.
7	Social Housing Grant	Amount of Grant to be offered to the Registered Provider to assist in purchasing the affordable housing	Registered Provider HCA Investment Team
8	Other forms of Funding	HCA grants for Infrastructure EU Grants Cross Subsidy from the Registered Provider for the purchase of the Affordable Homes Other sources of Funding	Appropriate funding body
9	Planning Obligations	Capital Sums included in the S.106 Agreement Timing to be set by the Council	Council / S.106 Agreement
10	Finance	Arrangement Fees Interest rates Bank Monitoring Charges Exit Fees	Evidence from the Funder and/or industry norms identified in viability appraisal manuals
11	Marketing Costs	Sales Agent's Fees Marketing Suites Promotional Costs (not incentives) Advertising	Developer's budget and/or industry norms identified in viability appraisal manuals
12	Legal Fees for Sales	Legal Fees for Sales	Developer's budget and/or industry norms identified in viability appraisal manuals
13	Acquisition Costs	Legal Fees Stamp Duty Third Party payments Agent's Fees	Solicitor's Quotation HMRC Contract information Agent's Quotation
14	Profit	On Gross Development Value of Residential Units On Affordable Housing On Commercial Buildings	Developer's budget and/or industry norms identified in viability appraisal manuals and/or funder's requirements
15	Professional Fees	Architects, Engineers, Design Consultants etc Cost of Bonds	Developer's budget and/or industry norms identified in viability appraisal manuals
16	Build Contingencies	An appropriate allowance dealing with the status of design information at the time of the appraisal	BCIS QS Cost Plan
17	Residential Unit Mix	Building Type, Unit Type and Number of Each Size (Net Internal Area and Gross Internal Area) Tenure of each dwelling type	Architect's or Developer's accommodation schedule
18	Ground Rents	Annual ground rents and appropriate yield to capitalise the value of the freehold	RICS local valuer Internet Research Local Estate Agents Other comparable developments
19	Cashflow	Anticipated Dates when the sales revenues and costs noted above are anticipated to be received and expended	QS Cost Plan Sales Agent's advice Developer's budget and/or industry norms

Appendix D

THIS APPENDIX IS NOT FOR PUBLICATION AS IT CONTAINS EXEMPT INFORMATION UNDER CATEGORY 3 OF PART 1 SCHEDULE 12A OF THE LOCAL GOVERNMENT ACT 1972 (AS AMENDED)

FINAL

Endurance Estates

S106/Heads of Terms/Infrastructure provision by the applicant

Description of item	Contribution or other delivery mechanism	Comments
Education		
Primary School and early years education	£3,694,000	In accordance with the Cambs County Council Planning Committee Report 9 October 2014, the new Isle of Ely Primary School has been designed to be constructed in two phases. The first phase will meet existing demand for pupil places in Ely and therefore the applicant will pay for the second phase which will meet the needs of N Ely. The cost of the associated infrastructure required along with the first phase of the school is being dealt with as part of a separate legal agreement between the County Council and the developer.
Community Facilities		
Community centre/meeting place	£500,609	This figure is in accordance with the adopted ECDC Developer Contributions and Planning Obligations SPD. A decision is still to be made on how the funds will be used to best meet the needs of the new development and this requires further discussion with both applicants and local organisations. Options include a new facility within one of the application sites, co-location with another building such as a school, sports pavilion, the extra care scheme or the work hub. Alternatively, funding may be used to support existing community facilities within Ely.
Community facility pump prime revenue funding for 3 years	£16,091	Initial pump prime financial support required until the population grows and the building can become financially sustainable. Based on the management of other similar sized facilities, this is calculated at £10,000 per year for 3 years for the above facility which will meet the needs of the whole N Ely population.
Affordable Housing		
Affordable Housing Provision	To be delivered by the Applicant	An Affordable Housing Scheme for each phase to be submitted to the Council and approved before commencement of that phase.

		70% rented, 30% Intermediate (Shared ownership). Mix of 15% 1 bed, 50% 2 bed, 25% 3 bed and 10% 4 bed. 20 % Lifetime homes. Possible transfer (in part) to a Community Land Trust or City of Ely Council. Viability assessment required at each phase. Affordable in accordance with NPPF definition or its replacement. Shared Ownership leases as per Homes and Communities Agency (HCA) model. Rented homes to be either Affordable Rent or Social Rent. HCA design and quality standards. Completed affordable units to transfer to Registered Provider (RP) or free serviced land to RP or ECDC. Transfer to include rights and services and covenant to use the transferred AH as affordable in perpetuity and to be approved by ECDC. Nomination agreements required. Mortgagee exclusion clause to be included.
Extra Care Scheme	To be delivered by the Applicant	Transfer of free serviced land to accommodate a 75 Apartment Extra Care Scheme to a Registered Provider or ECDC, which include the rights and services to be approved by ECDC.
Outdoor Sport		
Cricket Pitch and pavilion.	Delivered by the Applicant	Full sized adult cricket pitch and associated pavilion and ancillary facilities in accordance with English Cricket Board standards.
Other Outdoor Sports pitches and courts (plus ancillary facilities)	£1,197,651	To be used to improve and extend existing outdoor sports facilities in and around Ely, in lieu of providing them on site. It is anticipated that the funds could be used to improve, increase the capacity and extend the Downham Road facilities and the S106 figures have been based on a technical study assessment of the Downham Road site. The Study was completed by Saunders Boston on behalf of ECDC to identify costs that are relevant and reasonable. Further work is now required by the Council, working in partnership with local sports organisations, sport governing bodies and Sport England, to agree on the detail of how the funds should be allocated.

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Outdoor Sport facilities maintenance (3 years)	£35,758	Figures provided by Sport England and the Governing Bodies of Sport. Required to support the early maintenance of sports pitches, allowing them to establish and become fully playable.
Public Open Space		
Commuted maintenance sum for informal open space based on 23.3 hectares	£1,045,424	To be used by the Council to maintain informal open spaces within the site. The funds will be transferred as part of the land adoption process. The Open Spaces team have agreed to these figures.
Commuted maintenance sum for trees	£128,728	To be used by the Council to maintain trees within the site as appropriate. The funds will be transferred as part of the transfer and adoption process.
Children's Play Facilities	Provided by the Applicant	A Play Strategy will be provided by the applicant identifying the type, size, quality, design, delivery process and timings for these facilities. A trigger will be agreed for the early delivery of the first play facility. The facilities will involve: <ol style="list-style-type: none"> 1. 2 x Large Play Areas each combining a teenager facility along with a junior and toddler facility. 2. 4 x medium play areas combining junior and toddler facilities.
Commuted maintenance sum for play facilities	£448,176	To be used by the Council to maintain the play facilities, this figure is compliant with the adopted SPD. The funds will be transferred as part of the land transfer and adoption process.
Allotments	Provided by the Applicant	3 areas of allotments with appropriate fencing and secure gate, water supply and parking for drop off and disabled use as required by Ely Allotments Association.
Allotment maintenance sum	£30,000	These funds will be paid to the Council as part of the land transfer process. It is anticipated that the land and maintenance contribution will then be transferred to the Ely Allotments Association for their maintenance in perpetuity. The funds will be used for initial maintenance of allotment areas and to establish them for community use.
SuD's Maintenance		
On Site SuD's Maintenance	Provided by the Applicant	The applicant will deliver a SuD's maintenance solution in

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		perpetuity and as approved by the relevant bodies (such as the Environment Agency, Cambs County Council and ECDC).
Transport		
Public Transport	£180,000	To be used for community transport and scheduled bus service. The details are still to be confirmed and will involve consultation between the developers, the Council, Cambs County Council, the bus companies and local community transport providers.
Bus shelter maintenance	£15,000	To be paid to the Council as part of the bus shelter adoption process. The Council then expects to pass the funds on to City of Ely Council for their maintenance in perpetuity.
Bus stop Real Time Passenger Information maintenance	£20,596	To be transferred to Cambs County Council for the maintenance of the RTPI at each new bus shelter.
Off site cycle way improvements	Provided by the Applicant	To provide new cycle routes from the site towards the City centre and railway station in accordance with the Draft Joint Transport Strategy Report January 2014. The details are still to be confirmed but it will include a mixture of new infrastructure plus improved surface works and signage on existing paths.
Lynn Road Crossings	2 crossings to be provided by the applicant (one of which is part of the primary school infrastructure)	In accordance with the Draft Joint Transport Plan, a total of four new Lynn Road crossings are to be provided as part of the two current application sites. The detail and locations are still to be agreed by Cambs County Council but there will be two crossings at the local centre and a further two crossings further south on Lynn Road, one of which is being delivered as part of the first primary school which is due to open in September 2015.
A10/A142 Roundabout	£275,000	Works to be completed by Cambs County Council to improve capacity of the junction and to increase safety for cyclists. This is the current estimated figure provided by the Applicants and is currently being checked by Cambs County Council. The agreed final figure will be reported to the Committee.
Travel Plan Co-ordinator	£35,758	A contribution towards monitoring the Applicant's Travel Plan and developing good practice and a culture for sustainable transport.
Business Support		
Business Support Officer	£10,727	To encourage home working, support the work hub and actively encourage new business and employment opportunities in North

		Ely
Transfer and adoption of land		
Adoption of the informal open space, play areas and allotments.	Land to be transferred freehold to the Council, as appropriate.	The Council will draw up a transfer and adoption procedure as part of the Section 106 Agreement.
Covenant		
Covenant on ECDC land adjacent to Cam Drive	Responsibility to sit with the Applicant	ECDC owns small areas of land adjacent to Cam Drive which are required for access points to the site. The Council will not be required to meet the terms of the covenant, rather this will be passed on to the Applicant.

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 the Enabling Works, 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 proposed finished levels of contours as well as 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 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:

- i. Parameter Plan 1: Land Use (Fig 2.1)
- ii. Parameter Plan 2: Urban Design Framework (Fig 2.2)
- iii. Parameter Plan 3: Access (Fig 2.3)
- iv. Parameter Plan 4: Landscape and Open Space (Fig 2.4);
- v. Parameter Plan 5: Play Provision (Fig 2.5)
- vi. Parameter Plan 6: Density by Character Area (Fig 2.6)
- vii. 1475/GA/004 REV. E Proposed A10 Junction Arrangement
- viii. 1475/GA/014 REV. G Cam Drive Proposed Speed Management Measures Sheet 1 of 5
- ix. 1475/GA/014 Rev. G Cam Drive Proposed Speed Management Measures Sheet 2 of 5
- x. 1475/GA/014 Rev. G Cam Drive Proposed Speed Management Measures Sheet 3 of 5
- xi. 1475/GA/014 Rev. G Cam Drive Proposed Speed Management Measures Sheet 4 of 5
- xii. 1475/GA/014 Rev. G Cam Drive Proposed Speed Management Measures Sheet 5 of 5
- xiii. 1475/GA/013C Lynn Road Priority Access Options Sheet 2 of 3
- xiv. 1475/GA/013C Lynn Road Priority Access Options Sheet 3 of 3

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. 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 the following information and state when each of the requirements will be delivered:

- i) Broad details of the intended sequence of development across the entire 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 (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) Noise bund;
- viii) Primary School and Pre-School;
- ix) The Local Centres;
- x) Community Hall;
- xi) Self build and live/work units;
- xii) 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 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 to the character area, the broad location of any Flexible Dwellings to be provided under condition 7 and self-build or custom-build dwellings to be provided under condition 8;
- 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.

Reserved Matters applications shall be in 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 (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.

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 (August 2013) 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 7.6 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 paragraphs (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 Policies 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 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.

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

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) or any subsequent, revised version that has first been approved in writing by the Local Planning Authority.

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 catch water 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.

10. 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 or any subsequent, revised versions of these that have first been approved in writing by the Local Planning Authority. For the avoidance of doubt, and not excluding other mitigation measures set out therein, these include:

- a) 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.
- b) 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.
- c) 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.
- d) Finished floor levels are set no lower than 150mm above the surrounding ground level.
- e) 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.

11. Travel Plan

A detailed Travel Plan (which shall build on the principles contained in the Framework Travel Plan submitted with the development application) including inter-alia targets, measures to be implemented, timescales of implementation, 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 to and approved by the

Local Planning and Highway Authority prior to the occupation of the first dwelling on the site, and thereafter implemented in accordance with the approved details.

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)

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

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 address 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 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 Chapter 12 of the Environmental Statement (August 2013)
- 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 mitigation 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 together 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 Xm 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 and 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. 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).

13. 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)

14. 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 CS 9, Draft East Cambridgeshire Local Plan Policy ENV 7, ELY 1, NPPF paragraph 118 and the North Ely Supplementary Planning Document

15. 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.

16. Noise Assessment

Prior to construction work not including the construction of the primary school and bund/noise barrier 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.

17. Provision of Noise Bund/Fence to A10 Edge

As part of or prior to 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 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, landscaping, and implementation, to accord with the requirements to mitigate against predicted noise as determined by the noise assessment submitted as part of the planning application and updated by any additional noise assessment undertaken as part of Condition 22 Noise Assessment. The bund shall be implemented in accordance with the approved details.

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.

18. Archaeology

Notwithstanding the details contained within the Archaeological Evaluation Report dated July 2013 submitted with the Environmental Statement, development (including Enabling Works) 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 take regard of the WSI for the primary school site and shall include the following components, completion of each of which will trigger the phased discharge of this condition:

- a) 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
- b) 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 site assessments).

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

19. 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 the A10 to its junction with Lynn Road, 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 Statement shall explain the principles to be applied along the length of the Spine Road, including:

- i) Details of the treatment of bus laybys, stops and shelters;
- ii) Incorporation of footways and cycleways;
- iii) Parking;
- iv) 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 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. 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.

21. 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).

22. 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) In accordance with preliminary risk assessments, set out in the WSP Phase 1 Geo-Environmental Assessment dated March 2013 for 'North Ely' (with additional 'Infiltration Testing' Report dated 27th February 2012), as well as the LDA Environmental Statement Chapter 13: Ground Conditions and Contamination dated February 2013 : an intrusive investigation is to be completed at the site that will include the following items:
 - An assessment of the site specific ground and groundwater conditions;
 - An assessment of the presence of ground and groundwater contamination beneath the site; and
 - An assessment of the engineering parameters of the underlying soil for geotechnical design purposes.

The scope of any planned site investigation, once produced, will be submitted to the Local Planning Authority for its approval prior to investigative works commencing.

- 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.

23. 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.

24. 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 Surface Water Drainage Strategy (See Condition 9) have been submitted to and approved in writing by the local

planning authority (in consultation with the Lead Local Flood Authority, Statutory Wastewater Undertaker, 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, details of planned exceedence routes 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 property flooding and 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.

25. 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 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.

26. 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)

27. Cam Drive Site Access 1

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. The details shall be provided to the LPA with the relevant reserved matters application. 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)

28. Cam Drive Site Access 2

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. The details shall be provided to the LPA with the relevant reserved matters application. 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)

29. Cam Drive Site Access 3

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. The details shall be provided to the LPA with the relevant reserved matters application. 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)

30. Lynn Road Site Access 1

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. The details shall be provided to the LPA with the relevant reserved matters application. 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)

31. Lynn Road Site Access 2

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. The details shall be provided to the LPA with the relevant reserved matters application. 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)

32. Lynn Road Site Access 3

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. The details shall be provided to the LPA with the relevant reserved matters application. 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)

33. A10 Access

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. The details shall be provided to the LPA with the relevant reserved matters application. 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)

34. Pedestrian Crossings on Cam Drive

Notwithstanding the details shown on submitted plans 1475/GA/014 Rev J, 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 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)

35. Pedestrian Crossings on Lynn Road

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

36. 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)

37. 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)

38. 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; 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)

39. 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)

40. Allotments to rear of Orchard Estate

Prior to commencement of development of the allotments to be provided on land to the rear of Orchard Estate properties, as shown on Parameter Plan Landscape and Open Space Figure 2.4, a scheme for the management of the allotments shall be submitted to and agreed in writing by the Local Planning Authority.

The allotments shall in the first instance, be offered to named residents of Orchard Estate to be used as bona fide allotments and not as garden land or as a buffer to future development. For the avoidance of doubt, the allotments shall be managed in accordance with the rules set down in the approved management scheme, and when no longer required by existing named residents of Orchard Estate properties, shall be offered to other Ely residents in accordance with those rules.

Reason: To ensure that the proposed allotment land, which is a community facility, is used and managed in an appropriate manner to ensure its continued use as productive community land in accordance with Policy S3 of the East Cambridgeshire Core Strategy (2009) and Policies Ely 1 and Com3 of the Draft East Cambridgeshire Local Plan (2013) and the North Ely Supplementary Planning Document 2014.

41. Allotment land safeguarding

Prior to commencement of works on any phase where allotments are to be provided (as shown on Parameter Plan Landscape and Open Space Figure 2.4), 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 ENV 9 of the Draft East Cambridgeshire Local Plan and the North Ely Supplementary Planning Document 2014.

42. 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)

43. 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 30 residential dwellings in each Local Centre.

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).

44. Dwelling Mix

The dwelling mix (both C2 care home units and C3 residential dwellings) 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).

45. 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, excluding the extra care facility, 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.

46. Flexible Dwellings/Home Working/Live-Work Units

Notwithstanding paragraph 3.4 of the Revised Development Specification (February 2014), a minimum of 8 Live-Work units and 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 the definition of Live-Work units is as set out in Para 3.4 of the Development Specification and Flexible dwellings must be designed to incorporate space suitable for working from home, by providing a room or a study area that can be used for home working.

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).

47. 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 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).

48. 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 Mixed Use areas as identified in Parameter Plan 1 (Figure 2.1) 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 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.

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).

49. 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).

50. Sustainability Standards

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).

51. 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 and waste collection vehicles.

Reason: In the interests of maximising waste re-use and 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 Waste Management Strategy August 2013 submitted in support of the application in compliance with East Cambridgeshire Core Strategy 2009 policies CS7, EN2, and EN8 and draft East Cambridgeshire Local Plan policies ENV2 and ENV9.

52. 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.

53. Road construction

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).

54. Existing Access closure

All existing field accesses shall be permanently and effectively closed and the footway / highway verge shall be reinstated in accordance with a scheme to be agreed with the Local Planning Authority in consultation with the Highway Authority, within 28 days of the bringing into use of the new access.

Reason: In the interests of highway safety in accordance with Policy S6 of the of the East Cambridgeshire Core Strategy (2009) and Policy COM 7 of the draft East Cambridgeshire Local Plan (2013)

55. Access gradient

The gradient of any vehicular access shall not exceed 1:12 for a minimum distance of 5.0m (or longer if in connection with a commercial development) into the site as measured from the near edge of the highway carriageway.

Reason: In the interests of highway safety in accordance with Policy S6 of the of the East Cambridgeshire Core Strategy (2009) and Policy COM 7 of the draft East Cambridgeshire Local Plan (2013).

56. Vehicular access construction, parking, turning

Prior to the first occupation of each phase of the development (or prior to the commencement of the first use):

- (a) the vehicular access where it crosses the public highway shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification; and
- (b) sufficient space shall be provided within the site to enable vehicles to:
 - (i) Enter, turn and leave the site in forward gear
 - (ii) Park clear of the public highway.

The area shall be levelled, surfaced and drained and thereafter retained for that specific use.

Reason: In the interests of highway safety in accordance with Policy S6 of the of the East Cambridgeshire Core Strategy (2009) and Policy COM 7 of the draft East Cambridgeshire Local Plan (2013)

57. Encroachment on highway

No part of any structure shall overhang or encroach under or upon the public highway and no gate / door / ground floor window shall open outwards over the public highway.

Reason: In the interests of highway safety in accordance with Policy S6 of the of the East Cambridgeshire Core Strategy (2009) and Policy COM 7 of the draft East Cambridgeshire Local Plan (2013)

58. Highway boundary marking

Prior to commencement of construction of any part of the development fronting the

highway the proposed new highway boundary(ies) shall be marked out on site with the agreement of the Local Highway Authority.

Reason: In the interests of highway safety in accordance with Policy S6 of the of the East Cambridgeshire Core Strategy (2009) and Policy COM 7 of the draft East Cambridgeshire Local Plan (2013)

59. 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)

INFORMATIVE

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 applicants 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.

Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, the cost of which must be borne by the applicant.