

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

Plan Reference	Version No	Date Received
40562/001	Site location plan	27th April 2017
40562/002D	Proposed masterplan	29th August 2017
40562/004C	Proposed phasing plan	4th September 2017
40562/008A	Community facility location plan	29th August 2017
DESIGN AND ACCESS STATEMENT	D	29th August 2017
PRELIMINARY ECOLOGICAL APPRAISAL		27th April 2017

- 1 Reason: To define the scope and extent of this permission.
- 2 Approval of the details of the appearance, landscaping, layout and scale (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced, and shall be carried out as approved. Application for approval of the reserved matters shall be made within 5 years of the date of this permission.
- 2 Reason; The application is for outline permission only and gives insufficient details of the proposed development, and to comply with Section 92 of the Town and Country Planning Act 1990.
- 3 The development hereby permitted shall be commenced within 2 years of the date of the approval of the last of the reserved matters.
- 3 Reason: To comply with Section 92 of the Town and Country Planning Act 1990, as amended.
- 4 Prior to any above ground construction works of any dwelling on the relevant phase a scheme of fire hydrants for that phase shall be submitted to and agreed in writing with the Local Planning Authority. Development shall commence in accordance with the approved details prior to first occupation on that phase.
- 4 Reason: In order to ensure public safety.
- 5 The highway(s) on each relevant phase shall be built to adoptable standards as defined by Cambridgeshire County Council Housing Estate Road Construction Specification (current at time of commencement of build) before the last dwelling is occupied on that given phase.
- 5 Reason: To ensure that the highways end appearance is acceptable and to prevent the roads being left in a poor/unstable state, in accordance with policies COM7 and ENV2 of the East Cambridgeshire adopted Local Plan April 2015 and Policy LP17 of the Proposed Local Plan.
- 6 Prior to the submission of any reserved matters application(s) a Design Code for the entire site shall be submitted to and approved in writing by the Local Planning Authority.

The Design Code shall broadly accord with drawing numbers 40562/002 D, 40562/004 C, 40562/008A and Illustrative Masterplan Design and Access Statement April 2017 Rev D.

The design code will specifically show it is possible to meet on each phase:

- 20% affordable housing with no more than 8 dwellings in any group.
- 5% self build plots.
- 5% live and/or work units.
- Suitable design principles and material palette to provide different character areas while providing a comprehensive design philosophy for the entire site.

In addition it will provide a clear indication on how street priority will be designed through an urban design approach and how public open space will be used to enhance the public realm.

Each reserved matters application will need to demonstrate how it complies with the adopted Design Code.

- 6 Reason: In order to ensure that this major development provides a high quality development to Littleport and that there is an agreed vision for the site as a whole in accordance with Policy ENV2 of the East Cambridgeshire Local Plan Adopted April 2015 and LP22 of the Proposed Local Plan. This is a pre-commencement condition as the information is required prior to the submission of reserved matters, but would be unreasonable to require it at outline stage.
- 7 No development shall commence until a foul water strategy has been submitted to and approved in writing by the Local Planning Authority. No dwellings shall be occupied until the works have been carried out in accordance with the foul water strategy.
- 7 Reason: To prevent the increased risk of flooding and to improve and protect water quality, in accordance with policies ENV2 and ENV8 of the East Cambridgeshire Local Plan 2015 and Policy LP25 of the Proposed Local Plan. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted. This condition should be considered as a Grampian Condition as off site works might be required.
- 8 No development shall take place until a scheme for the protection during construction of the trees on the site, in accordance with BS 5837:2012 - Trees in relation to construction - Recommendations, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall show the extent of root protection areas and details of ground protection measures and fencing to be erected around the trees, including the type and position of these. The protective measures contained within the scheme shall be implemented prior to the commencement of any development, site works or clearance in accordance with the approved details, and shall be maintained and retained until the development is completed. Within the root protection areas the existing ground level shall be neither raised nor lowered and no materials, temporary buildings, plant, machinery or surplus soil shall be placed or stored thereon. If any trenches for services are required within the fenced areas they shall be excavated and backfilled by hand and any tree roots encountered with a diameter of 25mm or more shall be left unsevered.

- 8 Reason: To ensure that the trees on site are adequately protected, to safeguard the character and appearance of the area, in accordance with policies ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015 and LP20 of the Proposed Local Plan. The condition is pre-commencement in order to ensure that the protection measures are implemented prior to any site works taking place to avoid causing damage to trees to be retained on site.
- 9 Prior to any work commencing on the site a Construction Environmental Management Plan (CEMP) shall be submitted to and agreed in writing with the Local Planning Authority regarding mitigation measures for noise, dust and lighting during the construction phase. These shall include, but not be limited to, other aspects such as access points for deliveries and site vehicles, and proposed phasing/timescales of development etc. The CEMP shall be adhered to at all times during all phases.
- 9 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 and Policy LP26 of the Proposed Local Plan. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.
- 10 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported to the Local Planning Authority within 48 hours. No further works shall take place until an investigation and risk assessment has been undertaken and submitted to and approved in writing by the Local Planning Authority. Where remediation is necessary, a remediation scheme must be submitted to and approved in writing by the Local Planning Authority. The necessary remediation works shall be undertaken, and following completion of measures identified in the approved remediation scheme a verification report must be prepared, and approved in writing by the Local Planning Authority.
- 10 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy ENV9 of the East Cambridgeshire Local Plan 2015 and Policy LP26 of the Proposed Local Plan.
- 11 Construction times and deliveries, with the exception of fit-out, shall be limited to the following hours 08:00 - 18:00 each day Monday-Friday, 08:00 - 13:00 Saturdays and none on Sundays, Public Holidays or Bank Holidays.
- 11 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 and Policy LP26 of the Proposed Local Plan.
- 12 Prior to the commencement of development, a Detailed Waste Management and Minimisation Plan (DWMMP) shall be submitted to and approved in writing by the local planning authority. The DWMMP shall include details of:
- a) Construction waste infrastructure if appropriate 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 wastesorting, storage, recovery and recycling facilities to ensure the maximisation of waste materials both for use within and outside the site.
- d) any other steps to ensure the minimisation of waste during construction
- e) the location and timing of provision of facilities pursuant to criteria a/b/c/d.
- f) proposed monitoring and timing of submission of monitoring reports.
- g) the proposed timing of submission of a Waste Management Closure Report to demonstrate the effective implementation, management and monitoring of construction waste during the construction lifetime of the development.
- h) a RECAP Waste Management Guide toolkit shall be completed, with supporting reference material
- i) proposals for the management of municipal waste generated during the occupation phase of the development, to include the design and provision of permanent facilities e.g. internal and external segregation and storage of recyclables, non-recyclables and compostable material; access to storage and collection points by users and waste collection vehicles

The Detailed Waste Management and Minimisation Plan shall be implemented in accordance with the agreed details, unless otherwise agreed in writing by the Local Planning Authority.

- 12 Reason: In the interests of maximising waste re-use and recycling opportunities; and to comply with policy CS28 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011) and the Recycling in Cambridgeshire and Peterborough (RECAP) Waste Design Guide 2012; and to comply with the National Planning Policy for Waste October 2014; and 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. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.
- 13 No more than 225 square metres of retail space (A1 – A5) shall be submitted under the reserved matters applications.
- 13 Reason: The application has been submitted and considered on this basis.
- 14 Any dwelling that includes five bedrooms or more shall include space for an (a non-self contained) annexe and shall be built to Lifetime Homes standard or equivalent.
- 14 Reason: In order to ensure that the development provides easily adaptable space for those that are disabled, elderly or young adults awaiting to get on the property ladder as required by Policy HOU1 of the East Cambridgeshire Local Plan Adopted April 2015 and Policy LP6 of the Proposed Local Plan.
- 15 Prior to or with the submission of each reserved matters application a noise report shall be submitted to demonstrate how Government & World Health Organisation guidelines will be met for the part of the development, which is the subject of that reserved matters application. It will also need to demonstrate how a design led approach has been

undertaken in order to minimise noise disturbance. Development shall be carried out in accordance with the approved details.

- 15 Reason: To safeguard the residential amenity of neighbouring/future occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 and policy LP26 of the Proposed Local Plan.
- 16 No trees shall be pruned or removed/felled and no hedges shall be removed without the prior written approval of the Local Planning Authority as part of each reserved matters application.
- 16 Reason: To ensure that the trees on site are adequately protected, to safeguard the character and appearance of the area, in accordance with policies ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015 and policy LP28 of the Proposed Local Plan.
- 17 All development shall commence in accordance with the mitigation measures covered within the Preliminary Ecological Appraisal dated February 2017.
- 17 Reason: To protect and enhance species in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015 and policy LP30 of the Proposed Local Plan.
- 18 Prior to occupation of each phase/reserved matters a scheme of biodiversity improvements shall be submitted to and agreed in writing with the Local Planning Authority. The biodiversity improvements shall be installed prior to the first occupation of the hereby approved development and thereafter maintained in perpetuity.
- 18 Reason: To protect and enhance species in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015 and policy LP30 of the Proposed Local Plan.
- 19 Prior to or as part of each reserved matters application, an energy and sustainability strategy for the development, including details of any on site renewable energy technology and energy efficiency measures, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved strategy.
- 19 Reason: To ensure that the proposal meets with the requirements of sustainability as stated in policy ENV4 of the East Cambridgeshire Local Plan 2015 and policy LP24 of the Proposed Local Plan.
- 20 Prior to submission of the first reserved matters application involving buildings, roads or other impermeable surfaces, a strategic surface water drainage strategy for the site based on sustainable drainage principles is to be submitted to and approved in writing by the Local Planning Authority. The scheme shall be broadly based on drawing number 40562/004 C. The drainage strategy shall demonstrate that SuDS features have been utilised across the site and the existing drainage features have been retained wherever possible. It shall also include phasing arrangements, details of primary infrastructure for each phase 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.

- 20 Reason: To prevent the increased risk of flooding and to improve and protect water quality, in accordance with policies ENV2 and ENV8 of the East Cambridgeshire Local Plan 2015 and policy LP25 of the Proposed Local Plan. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.
- 21 Any reserved matters application shall include a detailed surface water scheme pursuant to the reserved matters site for which approval is sought. The scheme shall demonstrate how the management of water within the reserved matters application site for which approval is sought accords with the approved details of the strategic site wide surface water strategy. The strategy shall be based upon a SuDS hierarchy, as espoused by the publication 'The SuDS Manual CIRIA C753'. The scheme shall maximise the use of measures to control water at source as far as practicable to limit the rate and quantity of run-off and improve the quality of any run-off before it leaves the site or joins any water body.

The strategy shall include details of all flow control system and the design, location and capacity of all strategic SuDS features. The strategy should also demonstrate that the exceedance of the designed system has been considered through the provision of overland flow routes.

The development shall be carried out in full accordance with the approved details and no building pursuant to that particular reserved matters site for which approval is being sought shall be occupied or used until such time as the approved detailed surface water measures have been fully completed in accordance with the approved details.

- 21 Reason: To prevent the increased risk of flooding and to improve and protect water quality, in accordance with policies ENV2 and ENV8 of the East Cambridgeshire Local Plan 2015 and policy LP25 of the Proposed Local Plan. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.
- 22 The development is strictly up to 680 dwellings.
- 22 Reason: The application has been assessed and determined on this basis. The design coding and reserved matters will need to demonstrate through a design led approach that the total number of dwellings is acceptable in planning terms.
- 23 The access onto Grange Lane and footpath along Grange Lane shall be constructed in accordance with drawing TA30 Revision D prior to first occupation of any dwelling.
- 23 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015 and Policy LP17 of the Proposed Local Plan 2017.

- 24 Prior to first occupation the speed limits along Grange Lane shall be changed in accordance with drawing number TA30 Revision D.
- 24 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015 and Policy LP17 of the Proposed Local Plan 2017. This is a Grampian condition as the required works are within the control of the Local Highways Authority.
- 25 Prior to first occupation of any given phase (defined by reserved matters submissions) a scheme of providing broadband shall be submitted to and agreed in writing with the Local Planning Authority.
- 25 Reason: In order to provide superfast broadband to the future occupants (including working from home) in accordance with paragraph 43 of the National Planning Policy Framework, policy LP16 of the Proposed Local Plan and Growth 3 of the East Cambridgeshire Local Plan 2015.