

APPENDIX 1 - 24/00925/RMM Recommended Conditions

Approved Plans

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

Plan Reference	Version No	Date Received
02C-PH4-PL-02	A	19th February 2025
TL02a-SUB-01	B	20th February 2025
Landscape Management Plan		3rd September 2024
D3160-FAB-04-XX-DR-L-02001	P06	3rd September 2024
D3160-FAB-04-XX-DR-L-02002	P07	3rd September 2024
D3160-FAB-04-XX-DR-L-02004	P07	3rd September 2024
D3160-FAB-04-XX-DR-L-03001	P06	3rd September 2024
D3160-FAB-04-XX-DR-L-03002	P06	3rd September 2024
D3160-FAB-04-XX-DR-L-03003	P06	3rd September 2024
D3160-FAB-04-XX-DR-L-08001	P06	3rd September 2024
D3160-FAB-04-XX-DR-L-6001	P06	3rd September 2024
D3160-FAB-05-XX-DR-L-02003	P06	3rd September 2024
TL02B-PH4-LP-01	00	3rd September 2024
WLC1095 WLC1095-1300-001	R1	3rd September 2024

- 1 Reason: To define the scope and extent of this permission.

Landscaping

- 2 No development shall commence until a timescale for the implementation of the approved landscaping scheme on site has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved landscaping scheme including all soft landscaping, paths and play equipment within the site shall be fully implemented in accordance with the approved timescale. Thereafter the landscaping shall be managed and maintained in accordance with the approved Landscape Management Plan, (or an alternative management plan submitted to and agreed in writing by the Local Planning Authority) for a minimum period of 20 years. Any plants which within that period die, are removed or become seriously damaged or diseased (except those contained in enclosed rear gardens to individual dwellings) shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. All landscape works shall be carried out in accordance with the guidance contained in British Standards, unless otherwise agreed in writing by the Local Planning Authority.
- 2 Reason: To ensure proper implementation of the agreed landscape details in the interest of the amenity and biodiversity value of the development in accordance with Policies ENV 1, ENV 2 and ENV 7 of the East Cambridgeshire Local Plan 2015 (as amended 2023).

Lighting

- 3 No development shall commence until a lighting scheme for all streets which are not to be adopted by the Local Highways Authority has been submitted to and approved in

writing by the Local Planning Authority. The scheme shall include the specification of lights, the locations and heights of lighting columns and the light levels to be achieved over the intended area and the surrounding area. The approved scheme shall thereafter be implemented on site prior to the first occupation of any dwelling served by an unadopted street and retained as such thereafter.

- 3 Reason: To safeguard the residential amenity of occupiers and the visual impact of the development in accordance with policies ENV 1 and ENV 2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).

Bin Collection Points

- 4 No development shall commence until a detailed scheme for the provision of those bin collection points which will be located off plots in the central green route area (as shown indicatively on the submitted Refuse Collection Strategy drawing) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall thereafter be implemented on site prior to first occupation of any dwelling served by those collection points.
- 4 Reason: To ensure waste collections can be adequately and safely undertaken and to safeguard the residential amenity of occupiers in accordance with policies ENV 2, COM 8 and COM 9 of the East Cambridgeshire Local Plan 2015 (as amended 2023).

Hard Landscaping materials

- 5 Prior to their use in the development precise details of the materials to be used in the surfacing finish of all roads, turning areas, paths, parking spaces and other hardstandings (excluding those surfaces which are proposed for adoption by the Local Highways Authority, but including the grasscrete area in the central green route) shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.
- 5 Reason: To safeguard the character and appearance of the area, in accordance with policies ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).

Substation materials

- 6 No above ground construction shall take place on the substation until details of the external materials to be used in its construction have been submitted to and approved in writing by the Local Planning Authority. Development shall thereafter be carried out in accordance with the approved details.
- 6 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).

Provision of access

- 7 Prior to the first occupation of any dwelling on site, the approved roads, turning area(s), and paths serving that dwelling and all visitor parking bays shall be levelled, surfaced, drained and made available to enable vehicles to enter, turn and leave the site in

forward gear and to park clear of the public highway. Thereafter the approved access(es), parking and turning area(s) shall be retained for that specific use.

- 7 Reason: In the interests of highway safety and to ensure adequate access and parking provision in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015 (as amended 2023).

Removal of Permitted Development Rights for Means of Enclosure

- 8 Notwithstanding the provisions of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 2015, (or any order revoking, amending or re-enacting that order) no gates, fences, walls or other means of enclosure shall be constructed on site unless expressly authorised by planning permission granted by the Local Planning Authority.
- 8 Reason: To safeguard the character and appearance of the area and in the interests of highway safety and to ensure adequate access and parking provision, in accordance with policies ENV1, ENV2, COM 7 and COM 8 of the East Cambridgeshire Local Plan 2015 (as amended 2023).