



# EAST CAMBRIDGESHIRE DISTRICT COUNCIL

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Endurance Estates Strategic Land Ltd  
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*This matter is being dealt with by:*

Melissa Reynolds

Telephone: 01353 616213  
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My Ref: 13/00785/ESO  
Your ref:

20 June 2016

Dear Sir/Madam

## **TOWN AND COUNTRY PLANNING ACT 1990**

### **PLANNING PERMISSION**

#### **Subject to conditions**

The Council hereby **approves** the following development:

**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

This consent for planning permission is granted in accordance with the application reference **13/00785/ESO** registered 13th September 2013.

**Subject to the additional conditions set out below:**

### **ADDITIONAL 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, which for the purposes of this permission shall include site preparation and remediation works, construction of temporary access roads, diversion or laying of services, works associated with archaeological, biodiversity and 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.

1 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:

- a) Siting and layout of buildings and other structures;
- b) Design of buildings (including floor areas, site levels and internal floor levels, height and massing);
- c) 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);
- d) Means of access (including details of car parking, cycle storage/parking, carriageways, cycleways and footways and servicing arrangements). These details shall include cross sections of carriageways, cycleways and footways;
- e) Landscaping, (in accordance with the details set out in condition 20).

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.

2 Reason: The application is for outline permission only and gives insufficient details of the proposed development, to comply with Section 92 of the Town and Country Planning Act 1990; 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 Ely 1, ENV1 and ENV2 of the East Cambridgeshire Local Plan (2015); 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:

- a) Parameter Plan 1: Land Use (Fig 2.1)
- b) Parameter Plan 2: Urban Design Framework (Fig 2.2)
- c) Parameter Plan 3: Access (Fig 2.3)
- d) Parameter Plan 4: Landscape and Open Space (Fig 2.4);
- e) Parameter Plan 5: Play Provision (Fig 2.5)
- f) Parameter Plan 6: Density by Character Area (Fig 2.6).
- g) 1475/GA/004 REV. F Proposed A10 Junction Arrangement
- h) 1475/GA/014 REV. J Cam Drive Proposed Speed Management Measures Sheet 1 of 5
- i) 1475/GA/014 Rev. J Cam Drive Proposed Speed Management Measures Sheet 2 of 5
- j) 1475/GA/014 Rev. J Cam Drive Proposed Speed Management Measures Sheet 3 of 5
- k) 1475/GA/014 Rev. J Cam Drive Proposed Speed Management Measures Sheet 4 of 5
- l) 1475/GA/014 Rev. J Cam Drive Proposed Speed Management Measures Sheet 5 of 5

- m) 1475/GA/013C Lynn Road Priority Access Options Sheet 2 of 3
- n) 1475/GA/013C Lynn Road Priority Access Options Sheet 3 of 3

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 Policies ENV2, ELY 1 of the East Cambridgeshire Local Plan (2015), 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:

- a) Broad details of the intended sequence of development across the entire site;
- b) 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);
- c) Broad details of any environmental mitigation measures specified in the Environmental Statement, Environmental Statement Addendum or agreed as part of the Biodiversity Strategy approved under condition 6;
- d) Major infrastructure including broad location of major accesses, roads, footpaths and cycleways associated with each phase;
- e) 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;
- f) Structural landscaping and advance structural planting associated with each phase;
- g) Noise bund;
- h) Primary School and Pre-School;
- i) The Local Centres;
- j) Community Hall;
- k) Custom Build or Self build and Flexible Dwellings/Live-Work units, Home Working units; and;
- l) 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.

4 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 East Cambridgeshire Local Plan 2015. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted; it is necessary to establish the phasing of development before works start in order to ensure that the phasing is not compromised, i.e. by development commencing out of sequence envisaged by the EIA.

## 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:

- a) Extent of the character area and relationship to other character areas.
- b) High level block types and principles to establish character, density, building heights, building typologies and structure of public spaces;
- c) If relevant to the character area, the broad location of any Flexible Dwellings to be provided under condition 51 and self-build or custom-build dwellings to be provided under condition 52;
- d) Broad street hierarchy, including principles of adopting highway infrastructure and typical street cross sections;
- e) If relevant, key groupings / buildings at focal points including relevant key height, scale, form building materials and design features;
- f) The design approach to the public realm, including in relation to materials, signage, utilities and any other street furniture;
- g) To the extent relevant, the treatment of development edges along the Country Park and Green Streets;
- h) To the extent relevant, the overall approach to incorporation of ancillary infrastructure;
- i) Car parking layout principles;
- j) Approach to cycle parking for all uses and building types;
- k) Details of waste and recycling provision for all building types;
- l) 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, sustainable drainage, orientation, massing and external building features;
- m) 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.

- 5 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 GROWTH 3, ENV1, ENV2, ENV4, ENV7, COM5, COM7, COM8 and Ely1 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted; and not having an approved design code prior to commencement would result in the first reserved matters application being designed without reference to a Design Code for the relevant character area.



## 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 with 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) Identification of habitats and species worthy of management and enhancement, together with measures to provide habitat restoration and creation, which reflect the submitted Environmental Statement and in the context of the relevant aspects identified in national and county biodiversity plans; and
- c) 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.

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.

- 6 Reason: To ensure that the development of the site conserves and enhances biodiversity in accordance with Policy CS 9; East Cambridgeshire Local Plan (2015) Policies ENV 7, ELY 1; NPPF paragraph 118 and the draft North Ely Supplementary Planning Document (2014). The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted; and to ensure that a strategy is in place before any potentially harmful works start on site.

## 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.

- 7 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 Policies ENV2 and COM6 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted; and to ensure that the opportunity to provide any necessary enabling works is not missed.

## 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 a phase shall be carried out in accordance with the approved details, and no residential dwelling or other building shall be occupied until the foul drainage for such dwelling or building has been provided.

- 8 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 Local Plan (2015) Policies GROWTH 3, ENV8 and ENV9. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted; and because commencing development prior to agreeing this scheme could jeopardise the delivery of a strategic, site-wide solution.

## 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.

- 9 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 Local Plan (2015) Policies GROWTH 3, ENV8 and ENV9. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted; and because commencing development prior to agreeing this scheme could jeopardise the delivery of a strategic, site-wide solution.

## 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.

- 10 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 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 prior to the occupation of the first dwelling on the site, and thereafter implemented in accordance with the approved details.

- 11 Reason: In the interests of sustainable travel to reduce reliance on private car transport in accordance with Policies GROWTH 3 and COM 7 of the East Cambridgeshire Local Plan (2015).

#### 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) if piling is to take place;
- j) Setting maximum vibration levels at sensitive receptors if piling is to take place;;
- k) Dust management and mitigation measures together with wheel washing measures to prevent the deposition of debris on the highway;
- l) Site lighting, including times of use;
- m) Drainage control measures including the use of settling tanks, oil and sediment 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.

- 12 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 Policy ENV9 of the East Cambridgeshire Local Plan (2015) 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). The condition is pre-commencement as it would be unreasonable to require



applicants to undertake this work prior to consent being granted; however commencing development without this plan in place could result in serious environmental impacts.

### 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:

- a) Details of advance planting around construction sites; and
- b) 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.

- 13 Reason: To plan positively for the creation, protection, enhancement and management of networks of green infrastructure, as required by East Cambridgeshire Local Plan (2015) Policies COM5 and ELY1 and the draft North Ely Supplementary Planning Document.(2014). The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted; and commencement of development without a plan in place could jeopardise the delivery of strategic green infrastructure.

### 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. The Assessment shall include details of who specifically will oversee the delivery and compliance of the approved measures. 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.

- 14 Reason: To ensure that the development of the site conserves and enhances biodiversity in accordance with East Cambridgeshire Local Plan (2015) Policies ENV 7, ELY 1, NPPF paragraph 118 and the draft North Ely Supplementary Planning Document (2014). The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted; however this detail is required in order to ensure that details are taken into account in reserved matters applications and not as an afterthought.

### 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.

- 15 Reason: To safeguard the amenities of the adjoining occupiers to the application site and future occupiers within the application site in accordance with Policies ENV2, and ENV9 of the East Cambridgeshire Local Plan 2015.



## 16 Noise Assessment

With the exception of the construction of the primary school and bund/noise barrier, a noise assessment shall be submitted prior to construction work commencing on any development phase on the site. The noise assessment shall be undertaken by a competent person and specify the predicted impact of noise from, and to, all aspects of the end use of the development, on noise sensitive properties. 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 BS4142:2014 or its relevant replacement.

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.

- 16 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 ENV1, ENV2, and ENV9 of the East Cambridgeshire Local Plan 2015.

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 ENV1, ENV2, and ENV9 of the East Cambridgeshire Local Plan 2015.

The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted; however, there is significant potential for future occupiers to suffer noise disturbance if development commences ahead of a noise assessment, which would need to be taken into account in the detailed design and layout of the scheme

## 17 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 16 Noise Assessment. The bund shall be implemented in accordance with the approved details.

- 17 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 ENV1, ENV2, and ENV9 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted; however this detail is required in order to ensure that details are taken into account in reserved matters applications and not as an afterthought.

## 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).

- 18 Reason: To ensure that any archaeological remains are suitable safeguarded and recorded in accordance with East Cambridgeshire Local Plan (2015) Policy ENV14. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted; however there is significant potential to damage archaeological deposits if development commences ahead of a scheme being agreed.

## 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:

- a) Details of the treatment of bus laybys, stops and shelters;
- b) Incorporation of footways and cycleways;
- c) Parking;
- d) Width, landscaping and surface finishes.

- 19 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 GROWTH 3, ENV1, ENV2, COM7, COM8 and Ely1 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted; however this detail is required in order to ensure that details of this primary access route are taken into account in reserved matters applications.

## 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, specifications and timescales for implementation 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

- a) Full details, including cross-sections, of all bridges and culverts.
- b) The location and specification of structures, including furniture, refuse or other storage units, signs and lighting columns/brackets.
- c) Details of all hard surfacing materials (size, type and colour)

The works shall be carried out in accordance with the approved details.

- 20 REASON: To ensure, as the development is built out in phases, it satisfactorily assimilates into the area and enhances the development in accordance with Policies ENV1 and ENV2 of the East Cambridgeshire Local Plan (2015) and 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. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted; however this detail is required in order to ensure that details are taken into account in reserved matters applications and not as an afterthought.

## 21 Surveys

The details required by condition 2 in respect of landscaping 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), which 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.

21 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) and to facilitate the detailed landscape design and to ensure a high quality design in accordance with Policies ENV1 and ENV2 of the East Cambridgeshire Local Plan (2015).

## 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:

- a) 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:
  - i. An assessment of the site specific ground and groundwater conditions;
  - ii. An assessment of the presence of ground and groundwater contamination beneath the site; and
  - iii. An assessment of the engineering parameters of the underlying soil for geotechnical design purposes.
- b) 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.
- c) A site investigation scheme, based on (a) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- d) The results of the site investigation and detailed risk assessment referred to in (b) 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.
- e) 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 (c) are complete for each relevant phase and any requirements identified for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.
- f) Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

22 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 ENV 9 of the East Cambridgeshire Local Plan (2015). The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted; however this detail is required in order to ensure that details are taken into account in reserved matters applications and not as an afterthought.

## 23 Contamination Unidentified/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.

- 23 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 ENV 9 of the East Cambridgeshire Local Plan 2015.

## 24 SuDS Details

- a) 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:
- i. 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 flow exceedance routes for events up to the 1 in 1000 year annual probability for the critical storm duration 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 annual probability critical storm rainfall event and no property flooding and offsite flooding occurs up to the 1 in 100 year annual probability critical storm rainfall event with an allowance for climate change;
  - ii. Include a phasing timetable for its implementation; and
  - iii. 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, statutory undertaker or a management company and any other arrangements to secure the operation of the scheme throughout its lifetime.
- b) 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.

- 24 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 Local Plan (2015) Policies GROWTH 3, ENV8 and ENV9. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted; and commencing development on the first phase without this could prevent appropriate solutions from being implemented in a co-ordinated manner.

25 Detailed Foul Water Drainage Design

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

- 25 Reason: To ensure that the proposed foul water drainage scheme is adequate to serve the proposed development and not increasing flood risk or pollution to accord with in accordance with East Cambridgeshire Local Plan (2015) Policies GROWTH3 and ENV9. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted; and commencing development on the first phase without this could prevent appropriate solutions from being implemented in a co-ordinated manner.

26 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. It shall also set out timescales for implementation. The relevant external lighting shall only be provided and operated in accordance with an approved LMP Local Planning Authority.

- 26 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 ENV1, ENV2, and ENV9 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted, however the lighting needs to be in place to ensure the safety of the future occupiers.

27 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.

- 27 Reason: To ensure the appropriate infrastructure is in place to ensure adequate public safety provision in accordance with Policies GROWTH 3 and ENV2 of the East Cambridgeshire Local Plan (2015). The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted; however this detail is required in

order to ensure that details are taken into account in reserved matters applications and not as an afterthought.

28 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.

- 28 Reason: In the interests of highway safety and to ensure the appropriate infrastructure is provided in a timely manner, in accordance with Policies GROWTH 3 and COM 7 of the East Cambridgeshire Local Plan (2015). The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted; however this detail is required in order to ensure that details are taken into account in reserved matters applications and not as an afterthought.

29 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.

- 29 Reason: In the interests of highway safety and to ensure the appropriate infrastructure is provided in a timely manner, in accordance with Policies GROWTH 3 and COM 7 of the East Cambridgeshire Local Plan (2015). The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted; however this detail is required in order to ensure that details are taken into account in reserved matters applications and not as an afterthought.

30 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.

- 30 Reason: In the interests of highway safety and to ensure the appropriate infrastructure is provided in a timely manner, in accordance with Policies GROWTH 3 and COM 7 of the East Cambridgeshire Local Plan (2015). The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted; however this detail is required in order to ensure that details are taken into account in reserved matters applications and not as an afterthought.

31 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.

- 31 Reason: In the interests of highway safety and to ensure the appropriate infrastructure is provided in a timely manner, in accordance with Policies GROWTH 3 and COM 7 of the East Cambridgeshire Local Plan (2015). The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted; however this detail is required in order to ensure that details are taken into account in reserved matters applications and not as an afterthought.

32 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.

- 32 Reason: In the interests of highway safety and to ensure the appropriate infrastructure is provided in a timely manner, in accordance with Policies GROWTH 3 and COM 7 of the East Cambridgeshire Local Plan (2015). The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted; however this detail is required in order to ensure that details are taken into account in reserved matters applications and not as an afterthought.

33 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.

- 33 Reason: In the interests of highway safety and to ensure the appropriate infrastructure is provided in a timely manner, in accordance with Policies GROWTH 3 and COM 7 of the East Cambridgeshire Local Plan (2015). The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted; however this detail is required in order to ensure that details are taken into account in reserved matters applications and not as an afterthought.

34 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.

- 34 Reason: In the interests of highway safety and to ensure the appropriate infrastructure is provided in a timely manner, in accordance with Policies GROWTH 3 and COM 7 of the East Cambridgeshire Local Plan (2015). The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted; however this detail is required in order to ensure that details are taken into account in reserved matters applications and not as an afterthought.

35 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.

- 35 Reason: In the interests of highway safety and to ensure the appropriate infrastructure is provided in a timely manner, in accordance with Policies GROWTH 3 and COM 7 of the East Cambridgeshire Local Plan (2015). The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted; however this detail is required in order to ensure that details are taken into account in reserved matters applications and not as an afterthought.

36 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.

- 36 Reason: In the interests of highway safety and to ensure the appropriate infrastructure is provided in a timely manner, in accordance with Policies GROWTH 3 and COM 7 of the East Cambridgeshire Local Plan (2015). The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted; however this detail is required in order to ensure that details are taken into account in reserved matters applications and not as an afterthought.



37 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.

- 37 Reason: In the interests of highway safety and to ensure the appropriate infrastructure is provided in a timely manner, in accordance with Policies GROWTH 3 and COM 7 of the East Cambridgeshire Local Plan (2015). The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted; however this detail is required in order to ensure that details are taken into account in reserved matters applications and not as an afterthought.

38 New Cycleway/Footway to north of Cam Drive

Prior to commencement of any development on Cam Drive plans showing the indicative 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 submissions under this condition shall include a phased programme for submission of full details of cycleway and crossings for agreement with the Local Planning Authority, and the works shall thereafter be completed in accordance with the agreed details and programme.

- 38 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 GROWTH 3 and COM 7 of the East Cambridgeshire Local Plan (2015). The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted; however this detail is required in order to ensure that details are taken into account in reserved matters applications and not as an afterthought.

39 Off-site cycle-ways - Phase 1

Prior to the occupation of the first residential unit in phase 1 of the development, full details of:

- 1) The off site cycleway improvements along Lynn Road, from King Edgar Close to Egremont Street; and
- 2) The footpath along the north edge of Cam Drive between the proposed secondary access point to west of Cam Drive / Stour Green roundabout and Cam Drive / Lynn Road Roundabout

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. The full works will be implemented prior to occupation of the 200th unit.



39 Reason: In order 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 GROWTH 3 and COM 7 of the East Cambridgeshire Local Plan (2015). The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted; however this detail is required in order to ensure that details are taken into account in reserved matters applications and not as an afterthought.

40 Off-site cycle-ways - Phase 2

Full details of proposed cycleway improvements between King Edgar Close and proposed Local Centre (app ref 11/01077/ESO) shall be submitted to the Local Planning Authority before, or in parallel with, the first reserved matters application within Phase 2.

The approved details shall be implemented prior to occupation of the first residential unit on Phase 2.

40 Reason: In order 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 GROWTH 3 and COM 7 of the East Cambridgeshire Local Plan (2015). The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted; however this detail is required in order to ensure that details are taken into account in reserved matters applications and not as an afterthought.

41 Off-site cycle-ways - Phase 3

Prior to the occupation of the first residential unit in phase 3 of the development, full details of:

- 1) The new footway on the north side of Cam Drive, west of Stour Green; and
- 2) A scheme of enhancements to facilitate cycling through the public open space at Stour Green

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. The full works will be implemented prior to occupation of the 75th unit.

41 Reason: In order 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 GROWTH 3 and COM 7 of the East Cambridgeshire Local Plan (2015). The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted; however this detail is required in order to ensure that details are taken into account in reserved matters applications and not as an afterthought.

42 Off-site cycle-ways - Phase 4

Full details of proposed cycleway improvements north of the Local Centre to Chettisham, on the west side of Lynn Road only, shall be submitted to the Local Planning Authority before, or in parallel with, the first reserved matters application within Phase 4.

The approved details shall be implemented prior to occupation of the first residential unit on Phase 4.

42 Reason: In order 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 GROWTH 3 and COM 7 of the East Cambridgeshire Local Plan (2015). The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted; however this detail is required in order to ensure that details are taken into account in reserved matters applications and not as an afterthought.

43 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:

- a) The provision of shelters and real time passenger information equipment; and
- b) A programme of implementation for agreement with the Local Planning Authority.

The works shall thereafter be completed in accordance with the agreed details.

43 Reason: In the interests of highway safety and to ensure the appropriate infrastructure is provided in a timely manner, in accordance with Policies GROWTH 3 and COM 7 of the East Cambridgeshire Local Plan (2015). The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted; however this detail is required in order to ensure that details are taken into account in reserved matters applications and not as an afterthought.

44 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.

44 Reason: In the interests of highway safety and to ensure the appropriate infrastructure is provided in a timely manner, in accordance with Policies GROWTH 3 and COM 7 of the East Cambridgeshire Local Plan (2015). The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted; however this detail is required in order to ensure that details are taken into account in reserved matters applications and not as an afterthought.

45 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.

45 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 Policies Ely 1 and Com3 of the East Cambridgeshire Local Plan (2015) and the North Ely Supplementary Planning Document 2014. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted; however this detail is required in order to ensure that details are taken into account in reserved matters applications and not as an afterthought.

46 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.

46 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 ENV 9 of the East Cambridgeshire Local Plan (2015) and the North Ely Supplementary Planning Document (2014). The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted; however, there is significant potential to damage archaeological deposits if development commences ahead of a scheme being agreed.

47 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.

47 Reason: To ensure that ground conditions are of adequate quality to provide a quality sports area in accordance with Policies GROWTH 3 and ENV2 of the East Cambridgeshire Local Plan (2015).

48 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.

48 Reason: To ensure satisfactory vitality and community safety in accordance with Policies ENV2 and COM1 of the East Cambridgeshire Local Plan 2015; and the draft North Ely Supplementary Planning Document (2014).

#### 49 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.

- 49 Reason: To ensure that the development provides a satisfactory mix of dwelling types in accordance with Policy HOU1 in the East Cambridgeshire Local Plan (2015) and the draft North Ely Supplementary Planning Document (2014).

#### 50 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.

- 50 Reason: To ensure the delivery of a balanced community, in accordance with Policy HOU3 of the East Cambridgeshire Local Plan (2015) and Policy Principle 2a of the North Ely SPD, Feb 2014.

#### 51 Flexible Dwellings

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.

- 51 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 East Cambridgeshire Local Plan (2015) and the draft North Ely Supplementary Planning Document (2014).

#### 52 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.

- 52 Reason: To ensure that the development provides a satisfactory mix of dwelling types in accordance with Policy HOU1 in the East Cambridgeshire Draft Local Plan (2015) and the draft North Ely Supplementary Planning Document (2014).



53 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:

- a) Walls in bathrooms and toilets should be capable of taking adaptations such as handrails; and
- b) 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.

- 53 Reason: To ensure that the development provides a satisfactory level of adaptable housing in accordance with Policies HOU3 and Ely 1 of the East Cambridgeshire Local Plan (2015) and the draft North Ely Supplementary Planning Document (2014).

54 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.

- 54 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 Local Plan (2015) Policies Com 1, ENV4 and ELY1 and the draft North Ely Supplementary Planning Document (2014).

55 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 approved by the Local Planning Authority.

- 55 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 Local Plan (2015) Policies ENV4 and ELY1 and the draft North Ely Supplementary Planning Document (2014).

56 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.



56 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.

57 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.

57 Reason: To ensure adequate facilities for residents to recycle in accordance with East Cambridgeshire Local Plan (2015) Policies ENV2, ELY1 and the draft North Ely Supplementary Planning Document.

58 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, school or other building to the adjoin County road in accordance with details approved in writing by the Local Planning Authority in consultation with the Local Highways Authority.

58 Reason: In the interests of highway safety and to ensure the appropriate infrastructure is provided in a timely manner, in accordance with Policies Growth 3 and COM 7 of the East Cambridgeshire Local Plan (2015).

59 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.

59 Reason: In the interests of highway safety in accordance with Policy COM 7 of the East Cambridgeshire Local Plan (2015).

60 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.

60 Reason: In the interests of highway safety in accordance with Policy COM 7 of the East Cambridgeshire Local Plan (2015).

61 Vehicular access construction, parking

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.

61 Reason: In the interests of highway safety in accordance with Policy COM 7 of the East Cambridgeshire Local Plan (2015).

62 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.

62 Reason: In the interests of highway safety in accordance with Policy COM 7 of the East Cambridgeshire Local Plan (2015).

63 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.

63 Reason: In the interests of highway safety in accordance with Policy COM 7 of the East Cambridgeshire Local Plan (2015).

64 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).

64 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 GROWTH 3 and ENV2 of the East Cambridgeshire Local Plan (2015).

65 Business (B1) Use

Notwithstanding any changes that may be made to the Town and Country Planning (Use Classes) Order 1987 (as amended) and/or the Town and Country Planning (General Permitted Development) Order 2015 (as amended) or any statutory instruments revoking and re-enacting those Orders, the Business (B1) floorspace permitted in the Local Centre shall be used for purposes falling within Class B1 of the Town and Country Planning (Use Classes Order) 1987 as that Order is in force at the date of this permission and for no other purposes.

- 65 Reason: To maintain the mixed-use nature of the development in accordance with Policy Ely 1 of the East Cambridgeshire Local Plan 2015.
- 66 Hours of Opening (A3/A4/A5 Uses)
- The cafes/restaurants, drinking establishments and hot food take-aways (Use Classes A3, A4 and A5) hereby permitted shall not be open to members of the public other than between the hours of 07.00 and 23.00 on any day of the week.
- 66 Reason: To safeguard the amenities of the adjoining premises and the area generally and to comply with Policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 67 Sub-division/amalgamation of Uses
- There shall be no amalgamation of units defined for A1, A2, A3, A4, A5 or D1 uses within the Local Centre without the prior written approval of the Local Planning Authority through the submission of a planning application.
- 67 Reason: To maintain the local scale of the retail facilities, appropriate for the role and function of the Local Centre Policies in accordance with East Cambridgeshire Local Plan (2015) Policies COM1, ENV4 and ELY1 and the draft North Ely Supplementary Planning Document (2014).
- 68 HGV Deliveries
- HGV deliveries to any commercial premises shall be limited to 07.00 - 20.00 each day Monday - Friday and 08.00-20.00 on Saturdays. There shall be no HGV deliveries outside of these times unless otherwise agreed in writing by the Local Planning Authority.
- 68 Reason: In the interests of the amenity of nearby residents/occupiers in accordance with Policies ENV2 and ENV9 of the East Cambridgeshire Local Plan (2015).

#### **INFORMATIVES RELATING TO THIS APPLICATION**

- 1 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 works within the public highway without permission of the Highway Authority. Please note that it is the applicants responsibility to ensure that, in addition to planning permission, any necessary consents and approval under the Highways Works Act are also obtained from the County Council.
- 2 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.
- 3 This decision notice should be read in conjunction with the Section 106 Obligation dated 20.06.2016 and the development completed in strict accordance with the provisions contained therein, to the satisfaction of the Local Planning Authority.

PLEASE ALSO NOTE THAT THIS PERMISSION IS GRANTED SUBJECT TO DUE COMPLIANCE WITH THE BYE-LAWS AND GENERAL STATUTORY PROVISION IN FORCE IN THE DISTRICT AND DOES **NOT** CONSTITUTE APPROVAL UNDER BUILDING REGULATIONS. YOU ARE ADVISED TO CONTACT THE BUILDING REGULATIONS SECTION IF YOU WISH TO DISCUSS THIS FURTHER

A handwritten signature in black ink, appearing to read 'Rebecca Saunt', with a stylized, cursive script.

**Rebecca Saunt**

**Planning Manager**

Dated: 20th June 2016