

Appendix 2 – List of suggested conditions

Plan Reference	Version No	Date Received
BW272 Bellway House Types Parcels Affordable	A	19th August 2025
BW272 Bellway House Types Parcels Private	A	19th August 2025
Biodiversity Enhancements and Mitigation Measures		11th August 2025
GL1808 SP 02E		11th August 2025
9891-BHP-XX-XX-DR-C- 1015	P06	19th August 2025
9891-BHP-XX-XX-DR-C- 1016	P06	19th August 2025
9891-BHP-XX-XX-DR-C- 1017	P06	19th August 2025
BW272 Ashberry House Types AFFORDABLE	A	19th August 2025
BW272-HA-LIDLB-02	C	19th August 2025
BW272-HT-LVA-01	E	19th August 2025
BW272-GR-06	C	19th August 2025
BW272-GR-07		19th August 2025
BW272-HT-JEB-02		19th August 2025
BW272-HT-JO-01	E	19th August 2025
BW272-ST-01	H	19th August 2025
BW272-ST-02	E	19th August 2025
BW272-ST-03	F	19th August 2025
BW272 Ashberry House Type Pack PRIVATE	A	19th August 2025
Play Values LAP		19th August 2025
Play Values NEAP		19th August 2025
BW272EC-PL-01	Rev A	2nd May 2025
BW272-GR-01	Rev A	2nd May 2025

BW272-GR-02	Rev A	2nd May 2025
BW272-GR-03	Rev A	2nd May 2025
BW272-GR-04	Rev A	2nd May 2025
BW272-GR-05	Rev A	2nd May 2025
BW272-SCS-01	Rev A	2nd May 2025
BW272-SCS-02	Rev A	2nd May 2025
GL1808 LP09A		2nd May 2025
GL1808 SP 01A		2nd May 2025
GL1808 MP02A		2nd May 2025
IDV-PD 1842.01	Rev H	2nd May 2025
IDV-PD 1842.02	Rev H	2nd May 2025
9891-BHP-XX-XX-DR-C-0101	P05	2nd May 2025
9891-BHP-XX-XX-DR-C-0102	P05	2nd May 2025
9891-BHP-XX-XX-DR-C-0103	P05	2nd May 2025
12062_AMS.001	Rev A	2nd May 2025
GL1808 LP 04D		25th July 2025
GL1808 LP 01D		25th July 2025
GL1808 LP 02D		25th July 2025
GL1808 LP 03D		25th July 2025
GL1808 LP 05D		25th July 2025
GL1808 LP 06D		25th July 2025
GL1808 LP 07D		25th July 2025
GL1808 LP 08D		25th July 2025
BW272EC-PL-13	Rev B	25th July 2025
BW272EC-PL-12	Rev B	25th July 2025
BW272EC-PL-11	Rev C	25th July 2025

BW272EC-PL-10	Rev C	25th July 2025
BW272EC-PL-09	Rev C	25th July 2025
BW272EC-PL-08a	Rev E	25th July 2025
BW272EC-PL-08	Rev E	25th July 2025
BW272EC-PL-07	Rev C	25th July 2025
BW272EC-PL-06	Rev C	25th July 2025
BW272EC-PL-05	Rev C	25th July 2025
BW272EC-PL-04	Rev C	25th July 2025
BW272EC-OP7-PL-03	Rev D	25th July 2025
BW272EC-OP7-PL-02	Rev O	25th July 2025
BW272-AP-03	Rev G	25th July 2025
BW272-AP-02	Rev H	25th July 2025
BW272-AP-01	Rev I Colour	25th July 2025
BW272-AP-01	Rev I	25th July 2025
Drainage Statement	V.05	25th July 2025
Highways Note		25th July 2025
LL1819-001 Sheet 1	Rev F	25th July 2025
LL1819-001 Sheet 2	Rev F	25th July 2025
LL1819-001 Private Lighting Dimmed to 60%	Rev F	25th July 2025
LL 1819-001 Private Lighting - Calculation Report	Rev F	25th July 2025
LL1819-001 Design Report	Rev F	25th July 2025
LL1819-001 Designer Risk Assessment	Rev F	25th July 2025
Sustainability Statement		2nd December 2024
Ecological Survey Report		2nd December 2024
Geo-Environmental Site Investigation		2nd December 2024

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

2 Time Limit

The development hereby permitted shall be commenced within 2 years of the date of the approval of the last of the reserved matters.

2 Reason: To comply with Section 92 of the Town and Country Planning Act 1990, as amended.

3 Traffic Management Plan

No demolition or construction works shall commence on site until a traffic management plan has been agreed with the Planning Authority in consultation with the Highway Authority. The principle areas of concern that should be addressed are:

- i Movements and control of muck away lorries (all loading and unloading should be undertaken off the adopted public highway)
- ii Contractor parking, for both phases all such parking should be within the curtilage of the site and not on street.
- iii Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway)
- iv Control of dust, mud and debris, please note it is an offence under the Highways Act 1980 to deposit mud or debris onto the adopted public highway.

3 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015 (as amended 2023).

4 Management & maintenance of streets

Prior to above ground construction the details of the proposed arrangements for future management and maintenance of the proposed street(s) within the development shall be submitted to and approved in writing by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an Agreement has been entered into under Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established.

4 Reason: to ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard.

5 Mechanical Ventilation

Prior to above ground construction, the details of the mechanical ventilation to be installed in the identified properties shall be submitted to and agreed in writing by the Local Planning Authority. The details shall confirm that the mechanical ventilation proposed brings the noise levels to within the relaxed targets. The mechanical ventilation shall be installed prior to first occupation of any affected dwelling and retained in perpetuity.

5 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).

6 Junction Visibility Splays

Prior to the first occupation of any dwelling, the junction visibility splays at the road(s) required to access that dwelling, shall be provided in full accordance with drawings 9891-BHP-XX-XX-DR-C-1015 P06, 9891-BHP-XX-XX-DR-C-1016 P06, and 9891-BHP-XX-XX-DR-C-1017 P06. These visibility splays shall be maintained free from any obstruction exceeding 600mm in height, including but not limited to planting, fencing, walls, or other structures, except for street trees along the Spine Road that have been expressly approved in writing by the Local Planning Authority. The splays shall be retained in this condition for the lifetime of the development to ensure safe and unobstructed visibility at the junction.

6 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015 (as amended 2023).

7 Construction of footways/cycleways

Prior to the first occupation of any dwelling the road(s), footway(s) and cycleway(s) required to access that dwelling shall be constructed to at least binder course surfacing level from the dwelling to the adjoining highway maintainable at public expense.

7 Reason: to ensure satisfactory development of the site, highway safety and to ensure estate roads are constructed to a suitable and safe standard.

8 Landscape Maintenance

Prior to any occupation of the development, a scheme for the maintenance of the soft landscaping for a minimum period of 5 years from last occupation, shall be submitted to and agreed in writing by the Local Planning Authority. All works shall be maintained in accordance with the agreed scheme. The scheme shall include the following: i) methods for the proposed maintenance regime; ii) detailed schedule of maintenance; iii) details of who will be responsible for the continuing implementation iv) details of any phasing arrangements

8 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)

9 Arboricultural Method Statement

All works shall be carried out in accordance with the Arboricultural Method Statement, 12062_AMS.001 Rev A, dated April 2025 by Aspect Arboriculture. If, during construction, it becomes apparent that further works or changes are required, work shall not progress any further on site until the applicant has secured a site meeting with a suitably qualified professional to agree the details and phasing of any tree surgery works not detailed in the submitted report. A written schedule shall be submitted to and approved in writing by the Local Planning Authority.

9 Reason: To ensure that the trees on site are adequately protected, to safeguard the character and appearance of the area, in accordance with policies ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023)

10 Soft Landscaping

All soft landscaping works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

- 10 Reason: To ensure the longevity of the landscaping scheme, in accordance with policy ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023)

11 Materials

The materials to be used in the construction of the external surfaces of the development shall be either:

- a. As detailed on BW272EC-PL-08 rev E; or,
- b. Submitted to and approved in writing by the Local Planning Authority prior to their use in the construction of the development.

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

- 11 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)

12 Boundary Treatments

The boundary treatments hereby permitted shall be constructed in accordance with the details specified on BW272EC-OP7-PL-03 rev D. The boundary treatments shall be in situ and completed prior to the first occupation of the dwelling to which they relate. All works shall be carried out in accordance with the approved details and retained thereafter.

- 12 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).

13 Lighting

The lighting to be used in the development shall be either:

- a. As detailed on the six documents under the reference LL1819-001 Rev F, received 25th July 2025; or,
- b. Submitted to and approved in writing by the Local Planning Authority prior to use in the development.

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

- 13 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).

14 Energy & Sustainability

The development hereby approved shall be carried out in accordance with the Energy and Sustainability Strategy submitted 2nd December 2024.

- 14 Reason: The application has been assessed as acceptable and complying with policy ENV4 East Cambridgeshire Local Plan 2015 (as amended 2023).

15 Access and Hardstanding

The access and all hardstanding within the site shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway and retained in perpetuity.

15 Reason: In the interests of highway safety, in accordance with policies COM 7 and COM8 of the East Cambridgeshire Local Plan 2015 (as amended 2023).

16 Pedestrian Visibility Splays

Two 2.0 x 2.0 metres pedestrian visibility splays shall be provided as shown on drawing 9891-BHP-XX-XX-DR-C-1015 P06, 9891-BHP-XX-XX-DR-C-1016 P06 and 9891-BHP-XX-XX-DR-C-1017 P06. These areas shall be kept clear of all planting, fencing, walls and the like exceeding 600mm high and retained as such throughout the lifetime of the development.

16 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015 (as amended 2023).

17 Gates

No gates shall be permitted across any private access within 5m of the nearside edge of the carriageway or footway, whichever is closer.

17 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015 (as amended 2023).

18 Gates II

No gates shall be permitted across any shared private road for the lifetime of the development.

18 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015 (as amended 2023).

19 Temporary Facilities

Temporary facilities shall be provided clear of the public highway for the parking, turning, loading and unloading of all vehicles visiting the site during the period of construction.

19 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015 (as amended 2023).