

APPENDIX 2

Planning Conditions

1. Approval of the details of the scale of the buildings, the access for the site (other than the main vehicular access to and from the site, which is not reserved) and the layout, appearance and landscaping of the development (hereinafter called “the Reserved Matters”) shall be obtained from the Local Planning Authority in writing before a Phase or Sub Phase (as defined within the details to be submitted and approved pursuant to condition 4) is commenced and shall be carried out as approved, unless otherwise agreed in writing by the Local Planning Authority.
(Reason - To comply with Section 92 of the Town and Country Planning Act 1990.)
2. Application for the approval of the reserved matters for Phase 1 (as defined on approved plan MPA-00-ZZ-DR-AR-09054 Rev P8) shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
(Reason - To comply with Section 92 of the Town and Country Planning Act 1990.)
3. Application for the approval of the reserved matters for Phase 2 (as defined on approved plan MPA-00-ZZ-DR-AR-09054 Rev P8) shall be made to the Local Planning Authority before the expiration of eight years from the date of this permission.
(Reason - To comply with Section 92 of the Town and Country Planning Act 1990.)
4. The development of Phase 1 (as defined on approved plan MPA-00-ZZ-DR-AR-09054 Rev P8), hereby permitted shall be begun not later than the expiration of two years from the date of the last reserved matters application to be approved for that phase.
(Reason - To comply with Section 92 of the Town and Country Planning Act 1990.)
5. The development of Phase 2 (as defined on approved plan MPA-00-ZZ-DR-AR-09054 Rev P8), hereby permitted shall be begun not later than the expiration of two years from the date of the last reserved matters application to be approved for that phase.
(Reason - To comply with Section 92 of the Town and Country Planning Act 1990.)
6. The development hereby permitted shall be carried out in accordance with the following plans and documents:
MPA-00-ZZ-DR-AR-09049 Rev P7
MPA-00-ZZ-DR-AR-09052 Rev P7
MPA-00-ZZ-DR-AR-09053 Rev P8
MPA-00-ZZ-DR-AR-09054 Rev P8
SLR 51 Rev 3
SLR IDH 001
SLR IDH 002
SLR IDH 003
SLR IDH 004
SLR IDH 005
SLR IDH 006
Ida Darwin and Fulbourn Hospitals Development Brief (December 2013)
Ida Darwin Hospital Design and Access Statement
Cannon Flood Risk Assessment CCE/H881/FRA-03
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)

7. All hard and soft landscape 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.
(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2, DP/3 and NE/6 of the adopted Local Development Framework 2007.)
8. Each Reserved Matters application relating to dwellings shall include a schedule of the mix of market dwellings proposed within the phase to which the application relates, demonstrating how the proposed mix provides a range of accommodation, including one and two bedroom dwellings, which has regard to economic viability, the local site context and the need to secure a balanced community. Thereafter, the development shall be constructed in accordance with the approved market mix for that parcel.
(Reason - To ensure a mix of dwellings which provides a range of types, sizes and affordability sufficient to meet local needs in accordance with policy HG/2 of the adopted Local Development Framework 2007.)
9. Prior to the commencement of development, detailed designs for the footway improvements, junction improvements and shared use footway/cycleway shown on approved drawings IDH/001, IDH/002, IDH/003, IDH/004, IDH/005 and IDH/006 shall be submitted to and approved in writing by the Local Planning Authority. Those approved works shall thereafter be completed on site prior to the first occupation of any dwelling (or in accordance with an alternative timescale which shall be approved in writing by the Local Planning Authority prior to that first occupation).
(Reason – In the interests of highway safety, to mitigate the impact of the development on the local highway network and to encourage sustainable travel in accordance with policies DP1 and TR/3 of the adopted Local Development Framework 2007.)
10. Prior to the first occupation of any dwelling, a scheme and timetable for the upgrading of existing bus stops to include shelters, raised kerbs and other measures to improve their DDA compliance shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved scheme and timetable.
(Reason – To mitigate the impact of the development on the local highway network and to encourage sustainable travel in accordance with policies DP1 and TR/3 of the adopted Local Development Framework 2007.)
11. Prior to the first occupation of any dwelling, a Travel Plan for the site shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall be implemented in accordance with the approved details.
(Reason - To reduce car dependency and to promote alternative modes of travel in accordance with Policy TR/3 of the adopted Local Development Framework 2007.)
12. Prior to the commencement of demolition or construction works on site, a Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by the Local Planning Authority. The principle areas of concern that should be addressed are:
 - (i) Movements and control of muck away lorries (all loading and unloading shall be undertaken off the adopted highway)
 - (ii) Contractor parking, for both phases all such parking shall be within the curtilage of the site and not on the street.

(iii) Movements and control of all deliveries (all loading and unloading shall be undertaken off the adopted public highway).

(iv) Control of dust, mud and debris, in relationship to the functioning of the adopted public highway.

The demolition and construction works shall thereafter be carried out in full accordance with the approved CTMP.

(Reason – In the interests of highway safety in accordance with policy DP1 of the adopted Local Development Framework 2007.)

13. Prior to or concurrent with each application for the Reserved Matter of Layout relating to dwellings, schemes for secure, covered cycle storage provision and bin storage provision for each dwelling within the phase to which the application relates shall be submitted to and approved in writing by the Local Planning Authority. The approved schemes shall thereafter be fully implemented prior to the first occupation of the dwellings to which they relate.

(Reason - To ensure adequate provision of cycle parking and bin storage in accordance with policies DP/1, DP/2, DP/3 and TR/1 of the adopted Local Development Framework 2007.)

14. Prior to the commencement of construction of the main vehicle access, hereby approved, further details of the layout, surfacing and drainage of that access and of the blocking up of the existing vehicle accesses into the site, including a timescale for that work, shall be submitted to and approved in writing by the Local Planning Authority. The construction of the main access shall thereafter be carried out in accordance with the approved details and the blocking up of existing vehicle accesses shall be carried out in accordance with the approved details and timescale.

(Reason – In the interests of highway safety in accordance with policy DP1 of the adopted Local Development Framework 2007.)

15. Prior to the commencement of demolition, groundworks or construction, a written scheme of investigation (WSI) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, for land that is included within the approved WSI, no demolition, groundworks or development shall be carried out other than in accordance with the agreed WSI, which shall include:

- i. The statement of significance and research objectives;
- ii. The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;
- iii. The programme for post-excavation assessment and subsequent analysis, publication & dissemination, and deposition of resulting material.

(Reason – To ensure the development has an acceptable impact on the archaeological interests of the site and immediate surrounds in accordance with policy CH/2 of the adopted Local Development Framework 2007.)

16. Prior to submission of the first reserved matters application, a strategic surface water drainage strategy for the site shall be submitted to and approved in writing by the Local Planning Authority. The Strategy shall be informed by 12 months of groundwater level monitoring to establish the feasibility of infiltration drainage. The scheme shall be based on the parameters set out in the Flood Risk Assessment (FRA) as submitted (ref: CCE/H881/FRA-03) or any subsequent, revised version that has first been approved in writing by the Local Planning Authority. The scheme shall include phasing arrangements, details of primary infrastructure for each phase and plans for drainage asset operation, maintenance and contingency. The scheme shall set out the information, design parameters and design details required to be submitted at the Reserved Matters stage for each phase of the development.

(Reason - To ensure a satisfactory method of surface water drainage and to prevent an increased risk of flooding on or off site in accordance with policies NE/10 and NE/11 of the adopted Local Development Framework 2007. This condition is pre-commencement because commencing development prior to agreeing this scheme could jeopardise the delivery of a strategic site-wide solution.)

17. Each application relating to the Reserved Matter of Layout shall include a detailed surface water strategy, including a timescale for its implementation, pursuant to the phase for which approval is sought. The strategy shall demonstrate how the management of water within that phase accords with the approved details of the strategic site wide surface water strategy. The strategy shall maximise the use of measures to control water at source as far as practicable to limit the rate and quantity of run-off and improve the quality of any run-off before it leaves the site or joins any water body. The strategy shall include details of all flow control system and the design, location and capacity of all strategic SuDS features and shall include ownership, long-term adoption, management and maintenance schemes and monitoring arrangements and responsibilities. The strategy shall also demonstrate that the exceedance of the designed system has been considered through the provision of overland flow routes. Thereafter, the approved strategy shall be fully implemented in accordance with the approved timescale for implementation.

(Reason - To ensure a satisfactory method of surface water drainage and to prevent an increased risk of flooding on or off site in accordance with policies NE/10 and NE/11 of the adopted Local Development Framework 2007.)

18. Prior to the first occupation of any building within each phase, the long term maintenance arrangements for the surface water drainage system (including all SuDS features) relating to that phase shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the arrangements must clarify the access that is required to each surface water management component for maintenance purposes. Thereafter the approved long term maintenance arrangements shall be carried out in full.

(Reason - To ensure a satisfactory method of surface water drainage and to prevent an increased risk of flooding on or off site in accordance with policies NE/10 and NE/11 of the adopted Local Development Framework 2007.)

19. Prior to the commencement of development of any phase, a scheme for the provision and implementation of foul water drainage for the buildings in that phase, including a timescale for its implementation, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved scheme shall be fully implemented in accordance with the approved timescale.

(Reason - To reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul water drainage in accordance with policies NE/8 and NE/10 of the adopted Local Development Framework 2007.)

20. Prior to the commencement of development a remediation strategy to address risks associated with contamination of the site shall be submitted to and approved in writing by the Local Planning Authority. That strategy shall include the following components:

- i. A Preliminary Risk Assessment which identifies all previous uses, potential contaminants associated with those uses, a conceptual model of the site indicating sources, pathways and receptors and potentially unacceptable risks arising from contamination at the site.
- ii. A site investigation scheme, based on the Preliminary Risk Assessment (i), to provide information for a detailed risk assessment of all receptors, including those off site, that may be affected.
- iii. The results of the site investigation and the detailed risk assessment referred to in

- (ii) 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.
- iv. 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 (iii) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

The approved scheme shall thereafter be implemented and no changes shall be made to the scheme without the prior written approval of the Local Planning Authority. If during remediation works, any contamination is identified that has not been considered in the remediation strategy, then no development shall commence until remediation proposals for that contamination have been submitted to and approved in writing by the Local Planning Authority.

(Reason - To ensure that the development is not unacceptably at risk from unacceptable levels of ground contamination or water pollution and that it does not cause risk to human health or the water environment in line with paragraph 109 of the National Planning Policy Framework and policies DP/2, DP/3 and NE/8 of the adopted Local Development Framework 2007.)

21. Prior to the first occupation of any building on site, a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation carried out shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

(Reason - To ensure that the development is not unacceptably at risk from unacceptable levels of ground contamination or water pollution and that it does not cause risk to human health or the water environment in line with paragraph 109 of the National Planning Policy Framework and policies DP/2, DP/3 and NE/8 of the adopted Local Development Framework 2007.)

22. The development shall not utilise any infiltration of surface water drainage into the ground unless details of that infiltration drainage are first approved in writing by the Local Planning Authority. Any such infiltration drainage approved shall thereafter be carried out in accordance with the approved details.

(Reason - To ensure that the development does not cause unacceptable water pollution by mobilising existing ground contamination in line with paragraph 109 of the National Planning Policy Framework and policies DP/2, DP/3 and NE/8 of the adopted Local Development Framework 2007.)

23. The development shall not utilise any piled foundations, boreholes, tunnel shafts, ground source heating and cooling systems or other penetrative groundworks unless details of those works are first approved in writing by the Local Planning Authority. Any such groundworks approved shall thereafter be carried out in accordance with the approved details.

(Reason - To ensure that the development does not harm groundwater resources in line with paragraph 109 of the National Planning Policy Framework and policies DP/2, DP/3 and NE/8 of the adopted Local Development Framework 2007.)

24. Prior to the commencement of any development, a scheme for the provision and implementation of pollution control of the water environment, including a timescale for its implementation, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the approved scheme shall be fully implemented in accordance with the approved timescale.

(Reason - To ensure that the development does not result in pollution of the water environment in line with paragraph 109 of the National Planning Policy Framework and policies DP/2, DP/3 and NE/8 of the adopted Local Development Framework 2007.)

25. Prior to the commencement of demolition within or development of any 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 include:
- i. Details of construction hours and site working practices;
 - ii. Mitigation of construction noise and vibration. In the event of the foundations for the proposed development requiring piling, prior to the development taking place the applicant shall provide the local authority with a report/method statement for approval detailing the type of piling and mitigation measures to be taken to protect local residents noise and or vibration. Potential noise and vibration levels at the nearest noise sensitive locations shall be predicted in accordance with the provisions of BS 5528, 2009 - Code of Practice for Noise and Vibration Control on Construction and Open Sites Parts 1 - Noise and 2 -Vibration (or as superseded);
 - iii. Dust management (including the consideration of wheel washing and dust suppression provisions);
 - iv. Construction programme including construction activities and a timescale for their execution.

Development shall thereafter be carried out in full accordance with the approved CEMP. (Reason – To protect the amenities of nearby residential properties in accordance with policies DP/6, NE/15 and NE/16 of the adopted Local Development Framework 2007.)

26. Prior to the commencement of development of any phase, an artificial lighting scheme, to include details of any external lighting of the site such as street lighting, floodlighting, security, residential lighting and an assessment of impact on any sensitive residential premises on and off site, for that phase shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:
- i. Layout plans and elevations with luminaire locations annotated;
 - ii. Full isolux contour maps and diagrams showing the predicted illuminance in the horizontal and vertical plane (in lux) at critical locations within the site, on the boundary of the site and at adjacent properties;
 - iii. Hours and frequency of use
 - iv. A schedule of equipment in the lighting design (luminaire type and profiles, mounting height, aiming angles an orientation, angle of glare, operational controls);
 - v. An assessment of artificial light impact in accordance with the Institute of Lighting Professionals “Guidance Notes for the Reduction of Obtrusive Light GN01:2011”.
 - vi. A timescale for the implementation of the lighting scheme.

The approved lighting scheme shall thereafter be fully installed, maintained and operated in accordance with the approved details and timescale, unless otherwise approved in writing by the Local Planning Authority.

(Reason – To ensure an acceptable impact on the Green Belt, visual amenity, ecological interests on site and to protect local residents from light pollution and nuisance and to protect and safeguard the amenities of nearby residential properties in accordance with policies DP/2, DP/3, GB/2, NE/6 and NE/14 of the adopted Local Development Framework 2007.)

27. Prior to or concurrent with each application for the Reserved Matter of Layout, a Waste Management & Minimisation Strategy (WMMS) for the phase to which the application relates shall be submitted to and approved in writing by the Local Planning Authority. The WMMS shall include:
- i. A completed RECAP Waste Management Design Guide Toolkit and supporting reference material

- ii. A detailed Waste Audit and Strategy, to include anticipated waste type, source, volume, weight etc. of municipal waste generation during the occupation stage of the development.
- iii. A Site Waste Management Plan

The development shall thereafter be carried out in full accordance with the approved WMMS and the approved facilities shall be provided prior to the first occupation of any dwellings within the phase.

(Reason - To ensure that waste is managed sustainably during the occupation of the development in accordance with National Planning Policy for Waste and objectives of Policy P1/3 of the Cambridgeshire and Peterborough Structure Plan 2003.)

28. Prior to the commencement of development of any phase which includes dwellings, a scheme for protecting the dwellings within that phase from noise from the railway to the north of the site shall be submitted to and approved in writing by the local Planning Authority. Thereafter all works specified within the approved scheme shall be completed in respect of each dwelling prior to the first occupation of that dwelling.
(Reason – To ensure that the occupiers of the proposed dwellings are provided with an acceptable level of noise insulation and amenity in accordance with DP/3 and NE/15 of the adopted Local Development Framework 2007.)
29. Prior to the first occupation of any dwelling, a scheme for Ecological Enhancement of the whole site, including a timescale for its implementation, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the approved scheme shall be fully implemented in accordance with the approved timescale.
(Reason - To enhance the ecological interests of the site in accordance with Policies DP/1 and NE/6 of the adopted Local Development Framework 2007.)
30. Prior to the first occupation of any dwelling, a Landscape and Ecological Management Plan for the whole site, including a timescale for its implementation and maintenance, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Management Plan shall be fully implemented and maintained in accordance with the approved timescale.
(Reason - To protect ecological interests in accordance with Policies DP/1, DP/3 and NE/6 of the adopted Local Development Framework 2007.)
31. Prior to the commencement of any development, site clearance or ground preparation, a Reptile Management Plan, including a timescale for its implementation, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the approved scheme shall be fully implemented in accordance with the approved timescale.
(Reason - To protect and enhance ecological interests in accordance with Policies DP/1, DP/3 and NE/6 of the adopted Local Development Framework 2007.)
32. Prior to the submission of the first Reserved Matters application, a Design Statement and accompanying plans shall be submitted to and approved in writing by the Local Planning Authority. The statement and plans shall be prepared in accordance with the parameter plans approved by this outline permission and shall have regard to the Design and Access Statement and shall include the following:
- i) The overall vision of the development;
 - ii) The character, heights and building typologies, as well as design principles including primary frontages, pedestrian access points, fronts and backs and threshold definition.
 - iii) The street hierarchy, including the principles and extent of the highway that would be potentially be offered for adoption, along with traffic calming measures;
 - iv) Typical street cross-sections which will include details of tree planting, tree species, underground utility/service trenches, and on street parking;

- v) Key groupings and other key buildings including information about height, scale, form, level of enclosure, building materials and design features;
- vi) Details of the approach to vehicular parking across the site;
- vii) The approach to the character and treatment of the retained landscape features, the green wedge and new structural planting in the key public open spaces and along streets; and,
- viii) Children's play space strategy including the LEAP and LAPs.

All subsequent Reserved Matter applications shall accord with the details of the approved Design Statement and plans and be accompanied by a statement which demonstrates that compliance.

(Reason - To ensure high quality design and coordinated development in accordance with policy DP/2, DP/3 and GB/4 of the South Cambridgeshire Development Control Policies, Local Development Framework, 2007 and to facilitate continuity through cumulative phases of development in accordance with Policy DP/5 of the South Cambridgeshire Development Control Policies Document, Local Development Framework, 2007.)

33. Prior to the commencement of development of any phase, details of the finished floor levels of all buildings in that phase shall be submitted to and approved in writing by the Local Planning Authority. The buildings shall thereafter be constructed in accordance with those approved floor levels.
(Reason – To ensure the development has an acceptable impact on visual amenity and

34. Prior to any commencement of development, site preparation, delivery of materials to site or removal of any trees on site, an updated arboricultural impact assessment and tree protection strategy according with British Standard BS5837, including a timescale for implementation and retention of tree protection measures, shall be submitted to and approved in writing by the Local Planning Authority. The approved tree protection measures shall thereafter be fully implemented and retained in accordance with the approved timescale.
(Reason – To ensure the proper assessment of existing trees and the appropriate protection during development of those trees identified for retention in accordance with policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)

35. Prior to the commencement of development, a scheme for the provision of on-site renewable energy to meet 10% or more of the projected standard operational baseline energy requirements of the development, including a timescale for its implementation, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved scheme and timescale.
(Reason - To ensure an energy efficient and sustainable development in accordance with policies DP/1, NE/1 and NE/3 of the adopted Local Development Framework 2007.)

36. Prior to the commencement of any development, a water conservation strategy for the development, including a timescale for its implementation, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved scheme and timescale.
(Reason – To comply with policy NE/12 of the adopted Local Development Framework 2007.)

37. Prior to or concurrent with each application for the Reserved Matter of Layout, a scheme for the provision of fire hydrants for the phase to which the application relates shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved scheme which shall be fully operational prior to the first occupation of any dwellings to which it relates.

(Reason - To ensure the provision of adequate water supply infrastructure to protect the safe living and working environment for all users and visitors. The provision of an emergency fire strategy is required prior to the commencement of development, apart from prior to the works outlined above, to ensure that all fire protection options remain feasible at the time of submission of the fire strategy.)