

10<sup>th</sup> January 2013

## Appendix C – Planning Condition List

### Resolution:

“The final drafting and wording of all Planning Conditions are delegated to officers subject to the consultation and agreement from the chair and vice chair of the NJDCC who may bring any particular points back for consideration by the NJDCC, if the chair and or vice chair feel that significant new matters have arisen or where they feel satisfactory resolution has not been achieved.”

### Explanatory Note & Terms:

“Commence” and “Commencement” means initiation of the development as defined in Section 56(4) of the Town and Country Planning Act 1990, save that initiation of Enabling Works shall not constitute “Commence” or “Commencement” unless any condition specifically provides otherwise.

“Dedicated Busway” means the Busway route shown on approved Parameters Plan 2.

“Development Parcel” means a phase or part of the development other than Strategic Engineering Elements.

“Enabling Works” means (i) surveying, (ii) environmental and hazardous substance testing and sampling (including the making of trial boreholes, window sampling and test pits in connection with such testing and sampling), (iii) soil tests, (iv) pegging out, (v) tree protection, (vi) archaeological investigation and (vi) demolition and removal of buildings and other structures on the Site.

“Strategic Engineering Elements” means the water park, land raising, remediation, strategic public utility works, foul water pumping station, surface water pumping and rising main, Hatton’s Road attenuation ponds and access from the B1050.

“Primary Development Site” means the planning application site excluding the Hatton’s Road attenuation ponds.

“Employment area” refers to the employment land to the north of the local centre and south of the CGB stop.

Where any minor or non-material amendments to this permission may be approved by the LPA then any reference in any condition to “in accordance with” shall be interpreted as meaning in accordance with any amended document, plan, scheme, statement, strategy, programme, drawing or details. Where any condition refers to the situation where the LPA may otherwise agree in writing, any approval or agreement by the LPA in these circumstances shall only be provided where they do not result in any new or materially different likely significant environmental effects compared to those assessed prior to the date of this permission.

#	Standard Planning Conditions
1	<p>No development on any individual Development Parcel or Strategic Engineering Element shall Commence until approval of the details of the appearance, landscaping, layout and scale (hereinafter called the reserved matters) within that Development Parcel or related to that Strategic Engineering Element has been obtained from the local planning authority in writing. The development shall be carried out as approved.</p> <p><b>REASON:</b> To ensure that all necessary details are acceptable In accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.</p>
2	<p>The first application for approval of reserved matters shall be made to the local planning authority no later than three years from the date of this permission.</p> <p><b>REASON:</b> In accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.</p>
3	<p>The Commencement of each Development Parcel pursuant to this outline permission shall begin before the expiration of two years from the date of the last reserved matter, to be approved, in relation to that Development Parcel.</p> <p><b>REASON:</b> To prevent the accumulation of unimplemented planning permissions and in accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.</p>
4	<p>Application(s) for approval of all the reserved matters shall be made to the local planning authority before the expiration of 10 years from the date of this permission.</p> <p><b>REASON:</b> To prevent the accumulation of unimplemented planning permissions and in accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004 and provide a consistent approach to the development of the site alongside adjoining developments.</p>
Approved Plans	
5	<p>The development, hereby permitted, shall be carried out in accordance with the following approved plans:</p> <ul style="list-style-type: none"> <li>a) Site location plan (red/blue line plan) ref: 155316/00;</li> <li>b) Tree retention/loss plan: drawing 155316/ph1/sk014 TR&amp;RP;</li> <li>c) Water drainage strategy drawings: primary development site 2951/200/D-01 rev C and Hatton's Road Attenuation ponds 2988/FLD/302 rev D;</li> <li>d) Foul water drainage strategy drawing 2951/200/D-03 rev B;</li> </ul>

	<ul style="list-style-type: none"> <li>e) Ecological mitigation strategy: Environmental Statement figures 6.10a primary development site and 6.10b Hatton's Road attenuation ponds;</li> <li>f) Parameter Plan 1a)</li> <li>g) Parameter Plan 1b)</li> <li>h) Parameter Plan 2</li> <li>i) Parameter Plan 3</li> <li>j) Parameter Plan 4</li> <li>k) Figure 5 of the Construction Management Strategy (Earthworks Strategy)</li> </ul> <p><b>REASON:</b> To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.</p>
<b>Development Limits</b>	
6	<p>Any development carried out under this permission, shall not exceed the development levels set out in the description of development.</p> <p><b>REASON:</b> To ensure that the development and associated mitigation measures takes place in accordance with the principles, parameters and assessment contained within the Application Documentation and Environmental Statement.</p>
<b>Phasing</b>	
7	<p>Notwithstanding the information contained in the Design and Access Statement, no development shall Commence in respect of any Development Parcel or Strategic Engineering Element until a Site Wide Phasing Plan, which accords with the section 106 triggers has be submitted to the local planning authority for approval. The Phasing Plan shall include the sequence of providing the following elements:</p> <ul style="list-style-type: none"> <li>a) Development parcels;</li> <li>b) Major distributor roads/routes within the site, including timing of provision and opening of access points into the site;</li> <li>c) The local centre and community facilities</li> <li>d) Strategic foul surface water features and SUDS;</li> <li>e) Open space, allotments and orchard;</li> <li>f) Strategic electricity and telecommunications networks;</li> <li>g) Environmental mitigation measures.</li> </ul> <p>No development shall commence apart from enabling works and strategic engineering elements, unless, agreed in writing by the Local Planning Authority until such time as the phasing plan has been approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved phasing contained within the phasing plan unless otherwise agreed in writing by the Local Planning Authority.</p>

**REASON:** To clarify how the site is to be phased to assist with the determination of subsequent reserved matters applications and in order to ensure that infrastructure provision and environmental mitigation is provided in time to cater for the needs and impacts arising out of the development in accordance with NAAP policies NS/1 and NS/2, which set out the vision and development principles for the delivery of the town.

### Design Code

- 8 No development shall commence in respect of any Strategic Engineering Element until part i) strategic elements of the Design Code has been submitted to and approved in writing by the Local Planning Authority.
- No development shall commence in respect of any development parcel until part ii) detailed elements of the Design Code has been submitted to and approved in writing by the Local Planning Authority.
- Both parts of the Design Code shall be prepared in accordance with the principles and parameters established by this outline approval and shall include strategic and detailed elements. The Design Code shall address all pertinent matters associated with the following subject areas:
- i) Strategic Elements:
    - a) the approach to design quality and its consistent implementation;
    - b) establish the local characteristics that will direct the production of design codes based on the contextual analysis;
    - c) establish the character for Northstowe as an entity, using as an initial reference point the existing settlement analysis and its setting in the landscape, including what will make Northstowe special;
    - d) establish the principles for establishing character areas (morphological, architectural, etc.) and neighbourhoods within Northstowe based on the existing settlement analysis and how to capture other visionary ideas;
    - e) establish the principles for the character, use and relationship between the town centre and the two local centres with the overall town;
    - f) establish the approach to the outer edges of the development to ensure Northstowe is integrated within the surrounding landscape;
    - g) establish the approach to development parcels to ensure boundaries between development parcels do not run along important linear and uniting features such as streets;
    - h) establish the approach to landform and its re-grading;
    - i) establish the direction on the approach to structural landscape features (green separation, eastern park, greenways, Busway and primary streets) as tree species selection will determine and support character; integral to this is the approach to the incorporation of existing and proposed ecological habitats;
    - j) establish the principles of public realm design, network and hierarchy that determine and support character; including transport, movement and permeability, enclosure, natural surveillance, lighting, sustainable drainage and integrated public art.
    - k) address the design of blocks to address energy efficiency, water conservation and climate change, including orientation and shading;
    - l) provision of secure coherent blocks in the townscape that relate well to their surroundings, including building heights, residential densities, primary

frontages, fronts and backs, provide natural surveillance of adjacent public realm areas and the treatment of the boundary between public and private space;

- m) inclusion of potential building typologies;
- n) identification and inclusion of appropriate car parking strategies;
- o) the desired back-to-back distances;
- p) identification and inclusion of appropriate cycle parking and storage, bin and recycling storage.
- q) street design including materials palette, traffic calming measures and inclusion for visually impaired users;
- r) the principles for the incorporation of utilities within and beneath the public realm in a manner that does not compromise the design of the public realm;
- s) the principles for co-ordinated street furniture, including lights, bins and signage; management and adoption
- t) An acceptable architectural approach, arising from the considerations of character;
- u) The approach to the design of buildings to address the baseline environmental performance standards;
- v) The approach to the location and design of ancillary buildings such as electricity sub stations, pumping stations, waste and recycling facilities
- w) Details of the Design Code review procedure and of circumstances where a review shall be implemented.

ii) Detailed Elements

- a) The approach to design quality and its consistent implementation;
- b) The overall vision and character of the development and its setting;
- c) The creation of character areas and neighbourhoods addressing the principles of the mix of uses;
- d) The conceptual design and approach to the public realm, addressing the level of enclosure and natural surveillance, Public Art, materials, street furniture and signage, the incorporation of utilities and landscaping;
- e) The principles of, the street and public spaces hierarchy to address, movement and permeability, mobility and visually impaired users, the extent of the adoptable highway, along with traffic calming measures and making reference to the phasing of land parcels;
- f) The establishment of development parcel boundaries incorporating streets wholly within development parcels drawn along the rear of property boundaries;
- g) The design of the transport network hierarchy, streets, cycle routes, footpaths and public spaces, providing typical street cross-sections, including details of tree planting, tree species, underground utility/service trench routes, type and specification, and on street parking, including construction design details;
- h) The principles and structure of the blocks addressing key groupings or individual buildings, building form, massing, heights, scale and legibility, building typologies, density and use. This shall include the design principles addressing primary frontages, fronts and backs, pedestrian and vehicular access points, on plot car and cycle parking, threshold definition and surveillance of public realm areas, building materials and performance standards and design features;
- i) Approach to incorporation of ancillary infrastructure/buildings such as substations, pumping stations, waste and recycling provision for all building types and underground recycling points, pipes, flues, vents, meter boxes, external letterboxes, fibres, wires and cables required by statutory undertakers as part of building design;
- j) Details of the approach to vehicular parking across the entire site including the amount of parking, location and layout of parking for people with disabilities and for each building type, including details of a design approach for access points into and the ventilation of undercroft/underground parking;
- k) Details of the approach to cycle parking for all uses and for each building type, including the distribution (resident/visitor parking and location in the

- development), type of rack, spacing and any secure or non-secure structures associated with the storage of cycles.
- l) The approach to the character and treatment of the structural planting to the development areas within the primary open land, secondary open land, hedge or footpath corridors and retained trees (including the approach to SUDS design integration into the green ways);
  - m) The conceptual design and approach to the lighting strategy and how this will be applied to different areas of the development with different lighting needs, so as to maximise energy efficiency, minimise light pollution and avoid street clutter;
  - n) Measures to demonstrate how the design can maximise resource efficiency and climate change adaptation through external, passive means, such as landscaping, orientation, massing, and external building features,
  - o) Details of measures to minimise opportunities for crime,
  - p) Measures to show how design will address/minimise the impact of traffic noise on future residents,
  - q) Details of the Design Code review procedure and of circumstances where a review shall be implemented.

The Design Code shall explain its purpose, structure and status and set out the mandatory and discretionary elements where the Design Code will apply, who should use the Design Code, and how to use the Design Code. All subsequent reserved matter applications shall accord with the details of the approved design code, and be accompanied by a statement which demonstrates compliance with the code.

**REASON:** To ensure high quality design and coordinated development in accordance with Policy NS/1 the Vision for Northstowe, NS/2 Development Principles, NS/12 Landscape Principles, NS/14 Landscaping within Northstowe of the Northstowe Area Action Plan, 2007.

### Landscape Details

9 Reserved matters submissions for each Strategic Engineering Element or Development Parcel shall include landscape designs and specifications for that Strategic Engineering Element or Development Parcel.

The details shall where appropriate include the following, unless otherwise agreed in writing by the Local Planning Authority:

For each Strategic Engineering Element:-

A landscape strategy including

- a) Drawings at 1:500 or other agreed scale showing Landscape Character Areas and themes, relevant existing landscape features (vegetation, water, contours and changes in level etc.); areas of soft landscape and vegetation types, (amenity grass, meadow, woodland etc.), areas of hard landscape (roads, pathways, access routes, built areas etc.), and the proposed function of landscape areas.
- b) Planting plans at 1:200 or other agreed scale to identify areas of planting and grassland types. The drawings shall be accompanied by schedules of the species to be used in each area including where appropriate plant sizes numbers and planting rates. Planting specifications shall be provided detailing the

indicative seeding/turfing, planting and landscape management.

- c) A landscape management plan stating the long term vision for the landscape and describing the relevant landscape operations to achieve this through landscape restoration, maintenance and management before, during and after construction.
- d) The typical treatment of the perimeter of the site.
- e) The typical landscape treatment of roads (the Busway, primary, secondary and other roads access roads through the development) and pedestrian and cycle routes.
- f) Typical tree pit details in both soft and hard surfacing

A hard landscape strategy including.

- a) Typical details of play equipment, including safety surfacing
- b) Typical details of proposed methods of boundary treatment including gates, fences, walls and other means of enclosure
- c) Typical details of hard surface materials (size, type, colour and typical cross sections
- d) Typical details of minor artefacts and structures, including furniture, lighting, refuse or other storage units and signs
- e) Details of localised mounding, shaping and contouring works and associated land drainage works.

For Each development Parcel:-

- a) Detailed soft landscape drawings at 1:200 or other agreed scale. Detailed soft landscape drawings showing the location of plants and other soft landscapes, the species, form and size for all trees and plants, planting rates, turf specification, seed mixes and sowing rates.
- b) Hard landscape drawings including sections, elevations and construction details at an appropriate agreed scale. Detailed hard landscape drawings should show proposed changes in levels, including mounding, banks, ditches and swales etc. the location and type of hard surfaces and finishes, landscape structures, walls, banks, geotextiles, kerbs, and channels, surface drainage including SUDs areas, lighting columns and bollards, street furniture, and all boundary treatments.
- c) A landscape specification to accompany the drawings describing landscape, construction and maintenance operations. The specification should include standards and methods for site preparation, storage and care of materials on site, weed control, imported hard materials, imported topsoil, soil additives,

	<p>mulches, excavation depths including dimensions for tree pits, the handling and spreading of topsoil, planting operations for trees and plants, laying turf and seeding, landscape sundries (tree stakes, plant supports, watering systems etc.)</p> <p>No development within the Development Parcel for which reserved matters approval is sought shall be occupied until the landscaping scheme has been approved in writing by the LPA. The scheme shall be carried out in accordance with the approved details unless otherwise agreed in writing by the LPA.</p> <p><b>REASON:</b> In the interests of the amenity of residents and to ensure that a detailed approach to the development of the built-up area (or parcels thereof) is agreed, in order to safeguard the setting and special character of the site and its surroundings, and to ensure a suitable relationship and integration of the built development with its surroundings in accordance with NAAP policies NS/12, NS/13 and NS/14, which set out the principles for an appropriate setting for the new town.</p>
	<p><b>Landscape Management</b></p>
10	<p>All planting, seeding or turfing in the approved soft landscape details for the relevant Development Parcels shall be carried out in the first planting season following the completion of the appropriate element of development.</p> <p>Any trees, plants, turf or seeded areas which within a period of 10 years for strategic planting and 5 years for all other planting are removed or are noticeably damaged or diseased, or have failed to establish or make reasonable growth, shall be replaced in the next planting season with others of the same size and species, unless the LPA give written approval of a variation of the first planting.</p> <p><b>REASON:</b> 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.</p>
	<p><b>Tree Protection</b></p>
11	<p>No demolition, site clearance or building operations shall commence in respect of a development parcel or strategic engineering element until tree protection for that part of the development has been carried out in accordance with tree protection details specified in the Trees Survey and aboricultural Implications Assessment Report and drawing 155316/PH1.SK014 TR&amp;RP.</p> <p><b>REASON:</b> To protect trees which are to be retained in order to enhance the development, biodiversity and the visual amenities of the area in accordance with Policies DP/1 and NE/6 of the adopted Local Development Framework, 2007.</p>
	<p><b>Ecology Management Plan</b></p>
12	<p>No development shall Commence in respect of any Strategic Engineering Element or Development Parcel until full details of the relevant measures for ecological mitigation have been set out in an Ecological Management Plan (EcMP) and approved in writing by the LPA. The EcMP shall accord with the ecological mitigation strategy as set out in Figures 6.10a primary development site and 6.10b Hatton's Road attenuation ponds of the Environmental</p>



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Statement, unless agreed in writing with the LPA.

The EcMP shall include the following as appropriate and relevant to that Strategic Engineering Element or Development Parcel:

- a) A summary of all habitat and species surveys to identify areas of importance to biodiversity
- b) A plan showing areas of importance for biodiversity and the extent of the area covered by the EcMP
- c) Full details of measures for the protection and suitable mitigation of all legally protected species and those habitats and species identified as being of importance to biodiversity both during construction and post-development
- d) Identification of habitats and species worthy of management and enhancement together with the setting of appropriate conservation objectives. Prescriptions shall be provided to detail how habitat and species management and enhancement shall be provided.
- e) Details of a planting regime for the community orchard surrounding the new artificial badger sett (for the relevant Development Parcel)
- f) Details of habitat creation and management for aquatic and terrestrial invertebrates
- g) Proposals for ecological enhancement measures and management of habitats and features created within the soft landscape areas
- h) A summary work schedule table, including an indication of timings that the prescriptions and protection measures shall be implemented or undertaken within
- i) A ten year strategy for post development monitoring of the effective implementation of the EcMP and a means for its periodic review with the LPA to ensure effective implementation of the prescriptions and delivery of objectives
- j) Confirmation of suitably qualified personnel responsible for over-seeing implementation of the EcMP commitments, such

	<p>as an Ecological Clerk of Works (including an outline of the role)</p> <p>All species and habitat protection, enhancement, restoration and creation measures shall be carried out in accordance with the approved EcMP unless otherwise agreed in writing by the LPA.</p> <p><b>REASON:</b> To ensure that the development of the site conserves and enhances ecology in accordance with NAAP policies NS/16 and NS/17, which seek to minimise any adverse impact on the existing species and habitats of particular biodiversity importance that may arise as a result of development.</p>
<b>Archaeological Investigation</b>	
<p>13</p>	<p>No Development Parcel or Strategic Engineering Element shall commence until a programme of archaeological investigation and recording in accordance with the Mitigation Strategy detailed in Chapter 5 (Cultural Heritage) of the Environmental Statement and the Written Scheme of Investigation submitted as Technical Appendix B3 has been submitted to and approved in writing by the Local Planning Authority and then implemented for that development parcel or strategic engineering element. The programme shall include the following components completion of each will trigger the phased discharge of the condition:</p> <ul style="list-style-type: none"> <li>i) fieldwork in accordance with the approved programme of archaeological work which shall be completed in accordance with the approved scheme for each identified archaeological site before any other works commence on that site;</li> <li>ii) post-excavation assessment (to be produced for each site within 8 months of the completion of fieldwork);</li> <li>iii) 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; and the submission of a publication report (to be completed within 2 years of completion of the site assessments).</li> </ul> <p>Access shall be afforded at all reasonable times to any archaeologist nominated by the Local Planning Authority, who shall be allowed to observe the excavations and record items of interest and finds.</p> <p><b>REASON:</b> To ensure the implementation of an appropriate archaeological Investigation, recording, reporting and publication in accordance with policy CH/2 of the adopted Local Development Framework 2007.</p>
<b>Fire Hydrants</b>	
<p>14</p>	<p>A scheme for the provision of fire hydrants shall be submitted to the local planning authority for approval with all reserved matters applications in relation to any Development Parcel. Development shall be carried out in accordance with the approved details and the approved scheme shall be fully operational prior to the first occupation of that Development Parcel.</p>

	<b>REASON:</b> To ensure the provision of adequate water supply infrastructure to protect the safe living and working environment for all users and visitors.
	<b>Site Access (B1050 Improvements)</b>
15	<p>No development shall Commence in relation to any Development Parcel until a scheme detailing the proposed improvement works for the B1050, including the form of the site access junction arrangements, has been submitted to and approved in writing by the Local Planning Authority; and no building shall be occupied until the approved scheme has been carried out in accordance with the approved plans.</p> <p><b>REASON:</b> To ensure that the development conforms with Objective D6/g and Policy NS/10 of the Northstowe Area Action Plan in the interest of highway safety with regard to Primary Road Access arrangements and highway capacity.</p>
	<b>Pedestrian &amp; Cycle Routes</b>
16	<p>Each reserved matters application in relation to any Development Parcel shall include a scheme including a programme of works detailing the walking and cycle routes within the application site connecting that Development Parcel to Longstanton Village, to Rampton Drift, to the B1050 and to the Longstanton Park and Ride site, and on-site community facilities and the local centre, and the Development Parcel shall not Commence until the scheme has been approved in writing by the Local Planning Authority. No building shall be occupied within that Development Parcel until the approved scheme has been carried out.</p> <p><b>REASON:</b> To ensure that the development conforms to Policy NS/11 of the Northstowe Area Action Plan by the provision of safe walking and cycling routes between each part of the development and Longstanton village, the B1050 and the Cambridgeshire Guided Busway Park and Ride site.</p>
	<b>Dedicated Busway</b>
17	<p>No development in relation to any Development Parcel shall Commence until a scheme including a programme of works detailing the proposed Dedicated Busway route through the development site has been submitted to and approved in writing by the Local Planning Authority. No building shall be occupied within any Development Parcel until that part of the approved scheme that would enable connection of that Development Parcel to the Longstanton Park and Ride site has been carried out in accordance with the approved scheme.</p> <p><b>REASON:</b> To ensure that the development conforms to Policy NS/11 of the Northstowe Area Action Plan through the provision of a dedicated Busway route through the development linking to the Cambridgeshire Guided Busway.</p>
	<b>Traffic Monitoring</b>
18	No development shall Commence until details of a Traffic Monitoring and Management Strategy have been submitted to and approved by the Local Planning

	<p>Authority. Implementation of the approved Traffic Monitoring and Management Strategy should commence at least three months prior to Commencement of Development in accordance with the approved strategy.</p> <p><b>REASON:</b> To ensure that the development conforms to Policies NS/10 and NS/24 of the Northstowe Area Action Plan through the implementation of a robust traffic monitoring and management strategy to identify and mitigate the impact of development traffic upon the local highway network. Monitoring will need to commence at least three months prior to the commencement of construction work on the development site to allow time for Automatic Traffic Count equipment to be installed and baseline traffic flows to be identified before construction traffic is generated by the development.</p>
<b>Adoption Strategy</b>	
19	<p>No development shall be occupied until an Adoption Strategy has been submitted to and approved in writing by the Local Planning Authority. The Adoption Strategy shall set out:</p> <ul style="list-style-type: none"> <li>i. The elements of the transport network within the site which will be offered for adoption by the Local Highway Authority.</li> <li>ii. The elements of the transport network within the site which will be retained in private ownership, and the management arrangements for these elements of the network.</li> <li>iii. The elements of the recreational path network that will be offered for adoption as Public Rights of Way.</li> <li>iv. The elements of the recreational path network which will be retained in private ownership, and the management arrangements for these elements of the network.</li> </ul> <p>The approved Adoption Strategy shall thereafter be implemented in accordance with the approved scheme.</p> <p><b>REASON:</b> To ensure that the development conforms to Policies NS/10 and NS/11 of the Northstowe Area Action Plan by identifying future management arrangements for the various elements of the transport network within the development site.</p>
<b>EIA Mitigation Compliance</b>	
20	<p>The development shall be carried out in accordance with the mitigation measures as set out in the Environmental Statement, dated February 2012 and its supplementary documents and strategies.</p> <p><b>REASON:</b> To ensure that the development takes place in accordance with the principles and parameters contained within the Environmental Statement.</p>
<b>Contaminated Land Investigation &amp; or Remediation</b>	
21	<p>No development, hereby approved, shall Commence in relation to a Strategic Engineering Element or Development Parcel until:</p>

- a) The application site has been subject to the supplementary investigation and recording of contamination as recommended in the WSP Geo environmental Assessment Interpretative Report February 2012 and final remediation objectives have been determined through risk assessment and agreed in writing by the Local Planning Authority.
- b) Detailed proposals for the removal, containment or otherwise rendering harmless any contamination in that Development Parcel or for that Strategic Engineering Element (the Remediation Method Statement) have been submitted to and approved in writing by the Local Planning Authority.
- c) The works specified in the Remediation Method Statement have been completed in relation to that Development Parcel or Strategic Engineering Element.
- d) If, during remediation works, any contamination is identified that has not been considered in the Remediation Method Statement, then remediation proposals for this contamination should be agreed in writing by the Local Planning Authority and additional works that may be required pursuant to the remediation proposals shall be completed.

Prior to occupation of development a verification report shall be submitted to and approved in writing by the Local Planning Authority, in accordance with the approved Remediation Method Statement and where appropriate any additional remediation works.

**REASON:** To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy DP/1 of the adopted Local Development Framework 2007.

#### **Noise Assessment Mitigation**

- 22 Within any reserved matters application for any Development Parcel including residential development pursuant to this permission a noise assessment and noise attenuation / insulation scheme (having regard to the building fabric, glazing and mechanical ventilation requirements) for the residential units, to protect occupants from B1050, the on and off-site Cambridgeshire Guided Busway (CGB) and internal site construction and traffic noise, shall be submitted to and approved in writing by the Local Planning Authority.

The noise insulation scheme shall demonstrate that the external and internal noise levels recommended in British Standard 8233:1999 "Sound Insulation and noise reduction for buildings-Code of Practice" (or as superseded) shall be reasonably achieved and shall include a timescale for phased implementation, as necessary.

The scheme as approved shall be fully implemented before the residential use hereby permitted is occupied and shall be retained thereafter and not altered without prior approval of the Local Planning Authority.

**REASON:** To ensure that sufficient noise attenuation is provided to all residential properties to protect residents from the impact of B1050, CGB and internal site traffic noise and safeguard the amenity and health of future residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007.

	<b>Noise Assessment Buildings/Uses</b>
23	<p>Prior to the Commencement of any Development Parcel, hereby permitted, for uses other than individual residential premises a noise impact assessment and a scheme for the insulation of any building(s), and for associated plant/equipment and any other noise mitigation measures as appropriate in order to minimise the level of noise emanating from the said building(s) and/or plant or arising as a consequence of all uses shall be submitted to and approved in writing by the local planning authority. The scheme as approved shall be fully implemented before, as applicable, the uses hereby permitted are commenced or building is occupied or plant/equipment is used and shall thereafter be maintained in strict accordance with the approved details.</p> <p><b>REASON:</b> To protect the amenity of nearby properties in accordance with policy in accordance with Policy NE/15 of the adopted Local Development Framework 2007.</p>
	<b>Light Pollution</b>
24	<p>Within each reserved matters application for any Development Parcel pursuant to this permission the reserved matters details shall include details of the height, type, position and angle of glare of any final site lighting / floodlights including horizontal and vertical isolux contours. The details and measures so approved shall be carried out and maintained in accordance with the approved lighting scheme/plan.</p> <p><b>REASON:</b> To protect the amenity of the nearby residential properties in accordance with Policy NE/14 of the adopted Local Development Framework 2007.</p>
	<b>Electric Vehicle Charging</b>
25	<p>Within each reserved matters application for any Development Parcel pursuant to this permission the reserved matters details shall include details of an electric vehicle charging infrastructure strategy and implementation plan to include details of the number, location, installation and management of the electric vehicle charging points having regard to parking associated with various planning class uses and the provision of electric vehicle cabling infrastructure, shall be submitted to and approved in writing by the LPA. The electric vehicle charging points shall be implemented prior to occupation and maintained in accordance with the approved strategy / plan and details.</p> <p><b>REASON:</b> To ensure that the development conforms to NPPF and South Cambridgeshire's District Design Guide SPD adopted in March 2010, Appendix 4, Air Quality through the implementation of a robust Low Emissions Monitoring, Management and Review Strategy to identify and mitigate the impacts of traffic / transport emissions on local air quality, public health and habitats during the construction and operational phases of the development and in accordance with submitted Document 14- Northstowe Phase 1 Planning Application, Low Emissions Strategy, February 2012.</p>
	<b>Low Emission Strategy</b>

26	<p>No development shall Commence in relation to any Development Parcel or Strategic Engineering Element, until details of a Low Emissions Monitoring, Management and Review Strategy including the provision of an annual LES review report has been submitted to and approved in writing by the Local Planning Authority. Implementation of the Low Emissions Monitoring, Management and Review Strategy should commence at least six months prior to Commencement in relation to any Development Parcel in accordance with the approved strategy unless otherwise approved in writing by the local planning authority.</p> <p><b>REASON:</b> To ensure that the development conforms to NPPF and South Cambridgeshire's District Design Guide SPD adopted in March 2010, Appendix 4, Air Quality through the implementation of a robust Low Emissions Monitoring, Management and Review Strategy to identify and mitigate the impacts of traffic / transport emissions on local air quality, public health and habitats during the construction and operational phases of the development and in accordance with submitted Document 14- Northstowe Phase 1 Planning Application, Low Emissions Strategy, February 2012.</p>
<b>Waste Storage</b>	
27	<p>Within any reserved matters application for a Development Parcel including commercial and employment uses pursuant to this approval the details required by condition 1 shall include full details of the on-site storage facilities for waste including waste for recycling. Such details shall identify the specific positions of where facilities for commercial or industrial waste, Household Waste Collection / Recycling, or any other means of storage will be stationed and the arrangements for the disposal of waste, and shall identify collection contract details. The approved facilities shall be provided prior to any building that will be used for commercial or employment purposes is occupied, used or is open for business and shall be retained thereafter unless alternative arrangements are agreed in writing by the local planning authority.</p> <p><b>REASON:</b> To ensure the provision of waste collection infrastructure on site and to protect the amenities of nearby residents/occupiers and in the interests of visual amenity in accordance with Policy DP/3 of the adopted Local Development Framework 2007.</p>
<b>Waste Management</b>	
28	<p>Any reserved matters application for a Development Parcel shall be accompanied by a Waste Management &amp; Minimisation Strategy (WMMS), including the completed RECAP Waste Management Design Guide Toolkit and supporting reference material, addressing the management of municipal waste generation during the occupation stage of the development. No development shall take place in relation to that Development Parcel until the strategy has been approved in writing by the Local Planning Authority and thereafter implemented in accordance with the approved details unless otherwise approved in writing by the Local Planning Authority and thereafter implemented in accordance with the approved details unless otherwise approved in writing by the Local Planning Authority.</p> <p>The Waste Management &amp; Minimisation Strategy (WMMS) must demonstrate how waste will be managed in accordance with the requirements of the RECAP Waste Management Design Guide Supplementary Planning Supplementary Planning Document 2012 and the principals of the waste hierarchy, thereby maximising waste prevention, re-use and recycling from domestic households and commercial properties and contributing to sustainable development. The WMMS should include:</p>

	<ul style="list-style-type: none"> <li>i. A completed RECAP Waste Management Design Guide Toolkit and supporting reference material</li> <li>ii. A detailed Waste Audit to include anticipated waste type, source, volume, weight etc. of municipal waste generation during the occupation stage of the development</li> <li>iii. Proposals for the management of municipal waste generated during the occupation stage of the development, to include the design and provision of permanent facilities e.g. internal and external segregation and storage of recyclables, non-recyclables and compostable materials; access to storage and collection points by users and waste collection vehicles</li> <li>iv. Arrangements for the provision, on-site storage, delivery and installation of waste containers prior to occupation of any dwelling</li> <li>v. Proposals for the design and provision of temporary and permanent community recycling (bring) facilities, including installation, ownership, on-going management and maintenance arrangements</li> <li>vi. Arrangements for the efficient and effective integration of proposals into waste and recycling collection services provided by the Waste Collection Authority</li> <li>vii. A timetable for implementing all proposals</li> <li>viii. Provision for monitoring the implementation of all proposals</li> </ul> <p>The approved facilities shall be provided prior to the occupation, use or opening for business of any building that will be used for residential, commercial or employment purposes and shall be retained thereafter unless alternative arrangements are agreed in writing by the local planning authority.</p> <p><b>REASON:</b> To ensure that waste is managed sustainably during the occupation of the development in accordance with objectives of Policy P1/3 of the Cambridgeshire and Peterborough Structure Plan (2003).</p>
<b>Construction Environment &amp; Management Plan</b>	
29	<p>Prior to the Commencement of each Development Parcel or Strategic Engineering Element a detailed construction environmental management plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority in respect of that Development Phase or Strategic Engineering Element and shall be in accordance with the site-wide CEMP. The detailed CEMP shall include:</p> <ul style="list-style-type: none"> <li>a) Proposed earthworks including method statement for the stripping of topsoil for reuse, the raising of land levels (if required) and arrangements for the temporary topsoil storage to BS3882:2007.</li> <li>b) Archaeological protection and mitigation measures to be implemented during the construction process</li> <li>c) A detailed method statement for the removal or long-term management / eradication of any Japanese knotweed on the relevant parts of the site – to include proposed measures to prevent the spread of Japanese knotweed during any operations such as mowing, strimming or soil movement. It shall also contain measures to ensure that any soils brought to the site are free of the seeds / root / stem of any invasive plant covered under the Wildlife and Countryside Act 1981.</li> <li>d) Contractor’s access arrangements for vehicles, plant and personnel including the location of construction traffic routes to and from the site, details of their signing, monitoring and enforcement measures</li> <li>e) Details of haul routes within the relevant parts of the site</li> <li>f) A plan specifying the area and siting of land to be provided for parking, turning, loading and unloading of all vehicles visiting the relevant parts of the site and</li> </ul>



- siting of the contractors compound during the construction period to be agreed on a phased basis
- g) Delivery times for construction purposes
- h) Dust management and wheel washing or other suitable mitigation measures such as lorry sheeting, including the provision of monitoring and review.
- i) Noise method, monitoring and recording statements in accordance with the provisions of BS5228 (2009): Code of practice for noise and vibration control on construction and open site – Part 1 and 2
- j) Results of a noise assessment of the potential impact of construction noise on Hatton Park Primary School and details of suitable mitigation measures as appropriate (in accordance with relevant standards and best practice)
- k) Details of best practice measures to be applied to prevent contamination of the water environment during construction
- l) Measures for soil handling
- m) Details of concrete crusher if required or alternative procedure
- n) Details of odour control systems including maintenance and manufacture specifications
- o) Maximum noise mitigation levels for construction equipment, plant and vehicles
- p) Site lighting for the relevant part of the site
- q) Screening and hoarding details
- r) Access and protection arrangements around the site for pedestrians, cyclists and other road users
- s) Procedures for interference with public highways
- t) External safety and information signing notices
- u) Liaison, consultation and publicity arrangements, including dedicated points of contact
- v) Complaints procedures, including complaints response procedures
- w) Membership of the considerate contractors' scheme.
- x) The provision of safe walking and cycling routes through the construction site including the management of existing Public Rights of Way and links to the Longstanton Park and Ride site, as well as routes serving completed phases of the development.
- y) A Travel Plan setting out measures to encourage site operatives and visitors to travel to and from the site using sustainable means of transport.
- z) Piling method statement detailing mitigation measures, where piling is proposed.

The Construction Environmental Management Plan for each Development Parcel or Strategic Engineering Element shall be implemented in accordance with the approved details unless otherwise approved in writing by the Local Planning Authority.

**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.

### Surface Water Drainage Strategy

30 No Development Parcel or Strategic Engineering Element shall Commence until a detailed Strategic Surface Water Drainage Strategy for the application site,

(excluding the Hatton's Road attenuation ponds) based upon a SUDS management train, as espoused by publication 'Sustainable Drainage Manual CIRIA C697' and an assessment of the hydrological and hydro-geological context of the development, has been submitted to and approved in writing by the local planning authority. The strategy shall be in accordance with the surface water drainage strategy drawing 2951/200/D-01 rev C, unless otherwise agreed in writing by the local planning authority. The strategic surface water drainage strategy shall include:

- Details of existing and proposed drainage routes, including groundwater.
- provision for exceedence of the strategic system such that overland flow routes are directed away from property.
- Detailed calculations for any on or off-site storage requirements, including precautionary factors for potential future impermeable expansion areas or extensions.
- Detailed calculations for the proposed discharge rates to the receiving watercourses, inclusive of any necessary base-flow rates.
- A detailed scheme for the operation of the pumped system, which will need to include specification and design, monitoring/telemetry system within the receiving watercourses and a programme for management and maintenance in perpetuity.
- Details of how the scheme and any proposed structures, including pumped system shall be maintained and managed after completion as required.
- exceedence of the system has been considered through the provision of overland flow routes.
- The scheme shall be fully implemented, in accordance with the timing / phasing arrangements embodied within the scheme or within any other period as may subsequently be agreed, in writing, by the local planning authority.

The Construction Environmental Management Plan for each Development Parcel or Strategic Engineering Element shall be implemented in accordance with the approved details unless otherwise approved in writing by the Local Planning Authority.

**REASON** In order to safeguard against the risk of flooding, to ensure adequate flood control, maintenance and efficient use and management of water within the site, to ensure the quality of the water entering receiving water courses is appropriate and monitored and to promote the use of sustainable urban drainage systems to limit the volume and pace of water leaving the site in accordance with Policies NE/11 of the adopted Local Development Framework 2007.

### Off-site Flood Mitigation

31 Prior to the Commencement of any Development Parcel a programme for the delivery of the proposed off site flood risk mitigation works for Longstanton Village shall be submitted to, and approved in writing by, the local planning authority. The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the programme, or within any other period as may subsequently be agreed, in writing, by the local planning authority. The ownership, maintenance (including schedule) and management responsibilities in perpetuity must also be identified and included within the programme and agreed in writing prior to Commencement of any Development Parcel.

**Reason:** To reduce the risk of exacerbation of flood risk to the Village of Longstanton in accordance with NAAP Policy NS/21.

<b>Surface Water Management</b>	
32	<p>i) Prior to the commencement of any development parcel or strategic engineering element a detailed sustainable scheme for the long term ownership, responsibilities for the management and a long term Maintenance Schedule for the entire Strategic Surface Water Drainage System, shall be submitted to, and approved in writing by the Local Planning Authority. The relevant areas shall thereafter be managed in accordance with the approved scheme.</p> <p>ii) Prior to the commencement of any development parcel or strategic engineering element a detailed scheme for the interim ownership, responsibilities for the management and maintenance schedule of the strategic surface water drainage scheme during construction, shall be submitted to, and approved in writing by the Local Planning Authority. The relevant areas shall thereafter be managed in accordance with the approved scheme.</p> <p>iii) Prior to the commencement of any development parcel a detailed scheme for the future ownership and responsibilities for the management of the surface water to which that development parcel relates shall be submitted to and approved in writing by the Local Planning Authority. The relevant areas shall thereafter be managed in accordance with the approved scheme.</p> <p><b>Reason:</b> To ensure the satisfactory management of the surface water scheme in perpetuity with the development in accordance with NAAP policy NS/21.</p>
<b>Foul Water Drainage</b>	
33	<p>Prior to the Commencement of any Development Parcel a detailed scheme for on-site foul water Drainage, shall be submitted to, and approved in writing by, the local planning authority. The scheme should be in accordance with the foul water drainage strategy drawing 2951/200/D-03 rev B, unless otherwise agreed in writing by the local planning authority.</p> <p>The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme or within any other period as may subsequently be agreed, in writing, by the local planning authority.</p> <p><b>Reason:</b> To prevent the increased risk of flooding and/or pollution of the water environment and to ensure no surface or ground water infiltration in accordance with Policies NE/10 and NE/11 of the adopted Local Development Framework 2007.</p>
<b>Off-Site Grampian Occupancy Restriction</b>	
34	<p>No more than 500 dwellings, of the development, hereby permitted, shall be occupied until such time as the land drainage solution for the Uttons Drove Waste Water Treatment Works has been fully implemented in accordance with the approved scheme unless otherwise agreed in writing by the Local Planning Authority.</p> <p>The Land Drainage Solution shall include the installation of a pumping station, to the prior agreed specifications of the local planning authority, at Webb's Hole Sluice.</p> <p><b>Reason:</b> To prevent the exacerbation of flooding and pollution of the water environment by ensuring the satisfactory disposal of treated foul drainage from and the</p>

	integrity of, the Utton's Drove Sewage Treatment Works in accordance with Policies NE/10 and NE/11 of the adopted Local Development Framework 2007.
<b>Carbon Reduction Strategy</b>	
35	<p>Prior to or concurrently with the submission of the first Development Parcel reserved matters application a low carbon sustainable living strategy shall be submitted to, and approved by, the local planning authority.</p> <p>All subsequent reserved matters applications in relation to any Development Parcel shall be accompanied by a statement demonstrating compliance with the strategy.</p> <p>The development of each Development Parcel shall then be carried out in accordance with the agreed strategy.</p> <p><b>REASON:</b> To ensure an energy efficient and sustainable development in accordance with Policies NE/1 and NE/3 of the adopted Local Development Framework 2007 and NAAP policy NS/23.</p>
<b>Renewable Energy</b>	
36	<p>Reserved matters applications for each Development Parcel shall include an Energy Delivery Strategy setting out methods to be used to achieve a target of no less than 10% of energy to be generated from renewable sources to be submitted to and approved in writing by the Local Planning Authority. The Development Parcel shall thereafter be implemented in accordance with the approved strategy, unless otherwise agreed in writing by the LPA.</p> <p><b>REASON:</b> To ensure an energy efficient and sustainable development in accordance with Policies NE/1 and NE/3 of the adopted Local Development Framework 2007 and NAAP policy NS/23.</p>
<b>Water Conservation &amp; Management</b>	
37	<p>No Development Parcel or Strategic Engineering Element shall Commence until a scheme for water conservation and management has been submitted to and approved in writing by the Local Planning Authority. The Development Phase shall thereafter be implemented in accordance with the approved strategy unless otherwise agreed in writing by the Local Planning Authority.</p> <p><b>REASON:</b> To ensure practicable water conservation measures in accordance with Policy NE/12 of the adopted Local Development Framework and NAAP policy NS/21.</p>
<b>Broadband</b>	

38 Prior to the commencement of any development parcel, a strategy to facilitate super-fast broadband for 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, either a landline or ducting to facilitate the provision of a broadband service to that dwelling from a site-wide network, 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.

**REASON:** To ensure that the needs of future residents to connect to the internet does not necessarily entail engineering works to an otherwise finished and high quality living environment, in accordance with NAAP Policy NS/22.