

Appendix 1- Conditions

S/2084/16/FL

Howes Close Sports Ground, Whitehouse Lane, Cambridge, CB3 0LX

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
(Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon.)
2. The development hereby permitted shall be carried out in accordance with the following approved plans: 2234-MA-00-XX-DR-A-00000A, 2234-MA-00-ZZ-DR-A-00002E, 2234-MA-00-ZZ-DR-A-00003D, 2234-MA-00-ZZ-DR-A-00004F, 2234-MA-00-ZZ-DR-A-00005B, 2234-MA-00-XX-DR-A-00007G, 2234-MA-00-XX-DR-A-00012P, 2234-MA-00-XX-DR-A-00016G, 2234-MA-00-XX-DR-A-00018F, 2234-MA-00-ZZ-DR-A-00021, 2234-MA-00-XX-DR-A-00030A, 2234-MA-00-XX-DR-00031B, C-214067/SK10rev P2, C-214067/SK03revP2, C-214067/SK04revP2
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
3. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development. The details shall also include specification of all proposed trees, hedges and shrub planting, which shall include details of species, density and size of stock.
(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)
4. The development, hereby approved, shall be carried out in accordance with The Tree Survey, Arboricultural Impact Assessment and Arboricultural Method Statement (dated July 2016) by the Landscape Partnership, unless otherwise agreed in writing by the Local Planning Authority.
(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)
5. No development shall take place until details of the materials to be used in the construction of the external surfaces of the buildings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
(Reason - To ensure the appearance of the development is satisfactory in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)
6. The boundary treatment, including the willow weave acoustic fence, as detailed in plan number 2234-MA-XX-DR-A-00031B, shall be completed before the pavilion and artificial turf pitches are occupied in accordance with

the approved details and shall thereafter be retained and maintained.
(Reason - To ensure that the appearance of the site does not detract from the character of the area in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)

7. Prior to the commencement of any development, a scheme for the provision and implementation of foul water drainage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority.
(Reason - To reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul water drainage in accordance with Policy NE/10 of the adopted Local Development Framework 2007.)
8. Prior to the commencement of any development, a scheme for the provision and implementation of surface water drainage and its management shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority.
(Reason - To ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding in accordance with Policies DP/1 and NE/11 of the adopted Local Development Framework 2007.)
9. The management and running of the pitches and pravillion, hereby approved, shall be undertaken in accordance with the agreed Management Plan (dated July 2016) by Anglia Ruskin University. Any variation should be agreed in writing by the Local Planning Authority.
(Reasons - To ensure effective running of the facility and to limit noise impacts on nearby residential properties, in accordance with policy DP/3 of the adopted Local Development Framework 2007)
10. The two artificial pitches and associated flood lights, hereby permitted shall not be used or the lighting switched on :
Months of Septemeber to May:
 - Monday to Friday, between 21.00 hours and 09.00 hours
 - Saturday, Sunday and Bank Hoilday between 19.00 hours and 09.00 hoursMonths of June to August :
 - Monday-Sunday and bank hoilday between 18.00 hours and 09.00hours
11. The grass training and grass football pitch, hereby permitted shall not be used between 18.00 hours and 09.00 hours at anytime of the year.
(Reason - To protect the amenities of neighbours and safeguard the character of the area in accordance with Policies DP/3 and GB/2 of the adopted Local Development Framework 2007.)
12. The pavilion, hereby approved shall not be used between 21.30 hours and 09.00 hours Monday to Friday and 19.30 hours and 09.00 hours on Saturdays, Sundays and bank hoildays. The First Floor terrace area shall be not be in use between 18.00 hours and 09.00 hours at any time.
(Reason - To protect the amenities of neighbours and safeguard the character of the area in accordance with Policies DP/3 and GB/2 of the adopted Local Development Framework 2007.)

13. During the period of demolition and construction, no power operated machinery shall be operated on the site before 0800 hours and after 1800 hours on weekdays and 1300 hours on Saturdays, nor at any time on Sundays and Bank Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.
(Reason - To minimise noise disturbance for adjoining residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)
14. The lighting scheme, hereby approved shall be carried out in accordance with the details in plan number 2234-MA-00-ZZ-DR-A-00021 and Abacaus Technical Report (by James Brunt) and thereafter retained as such.
(Reason -To minimise the effects of light pollution on the surrounding area in accordance with Policy NE/14 of the adopted Local Development Framework 2007.)
15. The floodlighting for the artificial 3G pitch will not exceed 200 lux and the sand based artificial pitch will not exceed 500 lux when measured at its maintained level.
(Reason -To minimise the effects of light pollution on the surrounding area in accordance with Policy NE/14 of the adopted Local Development Framework 2007.)
16. Any removal of trees, scrub or hedgerow shall not take place in the bird breeding season between 15 February and 15 July inclusive, unless a mitigation scheme for the protection of bird-nesting habitat has been previously submitted to and approved in writing by the Local Planning Authority.
(Reason - To avoid causing harm to nesting birds in accordance with their protection under the Wildlife and Countryside Act 1981 and in accordance with Policies DP/1, DP/3 and NE/6 of the adopted Local Development Framework 2007.)
17. Prior to any development, site clearance or demolition taking place a scheme of mitigation shall be presented to the local planning authority for its written approval. The mitigation scheme shall include (but not be limited to):
- 1) Details of timing of all works likely to effect a bat roost
 - 2) Measures to be used to reduce the potential for harm to roosting bats in the building during its demolition.
 - 3) Details of information to be presented to on-site workers to make them aware of the legislation protecting bats.
 - 4) Details of when a pre-works bat inspection will be undertaken.
 - 5) Details of sensitive lighting measures.
 - 6) Details of new roost measures to be provided for bats (especially brown long-eared bats)
- The approved scheme shall be fully implemented in accordance with the agreed details.
(Reason - To avoid causing harm to bats in accordance with their protection under the Wildlife and Countryside Act 1981 and in accordance with Policies DP/1, DP/3 and NE/6 of the adopted Local Development Framework 2007.)
18. The development hereby permitted, shall not commence until covered and secure cycle parking has been provided within the site in accordance with a

scheme to be submitted to and approved in writing by the Local Planning Authority.

(Reason - To ensure the provision of covered and secure cycle parking in accordance with Policy TR/2 of the adopted Local Development Framework 2007.)

19. 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, in relationship to the highway.

Reason: in the interests of highway safety

20. The proposed access is to be constructed so that its falls and levels are such that no private water from the site drains across or onto Whitehouse Lane.
(Reason: for the safe and effective operation of the highway)
21. Use of the development shall not commence until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to the two proposed artificial pitches on this site and include details of pricing policy, hours of use, access by non-university users, management responsibilities and a mechanism for review, and anything else which the Local Planning Authority in consultation with Sport England considers necessary in order to secure the effective community use of the facilities. The development shall not be used at any time other than in strict compliance with the approved agreement.
(Reasons - To ensure the facility provides wider community use to outweigh the any harm to the Cambridge Green Belt in accordance with the NPPF and adopted policy GB/1 of the Local Development Framework 2007)
22. No development shall take place until detailed plans showing the finished floor levels of the proposed artificial pitches in relation to the existing and proposed ground levels of the surrounding land has been submitted to and agreed in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.
(Reason - In the interests of residential/visual amenity, in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
23. The development hereby approved shall be carried out in accordance with Renewable Energy & Water Conservation Strategies (dated April 2014) by Mott MacDonald.
(Reason - To ensure an energy efficient and sustainable development in accordance with Policies NE/1 and NE/3 of the adopted Local Development Framework 2007)
24. Prior to the occupation of the Pravillion hereby approved, a scheme should be submitted to and approved in writing by the local planning authority to

evidence that the building achieves BREEAM 'Very good' rating and equivalent.

(Reason - To ensure the development is consistent with the principles of sustainable development in accordance with DP/1 and DP/2 of the Local Development Framework.

Informatives

1. Where an offence under Regulation 41 of the Habitats and Species Regulations 2010 is likely to occur in respect of this permission hereby granted, no works of site clearance, demolition or construction shall take place which are likely to impact upon any species of bat unless a license to affect such species has been granted in accordance with the aforementioned Regulations and a copy thereof has been submitted to the local planning authority.
2. If during the development contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved to the satisfaction of the Local Planning Authority.

Signature of Delegation Officer

Date

Rebecca Ward
Senior Planning Officer