

# **WORKING PAPER 1**

**Reserved Matters Application DC/22/0420/RM**

**Hatchfield Farm, Fordham Road, Newmarket**

**Conditions imposed upon the outline planning permission (Annex B of the Secretary of State decision letter).**

## **Annex B List of conditions**

1) Prior to the submission of any reserved matters application, a detailed Design Code for the development shall be submitted to and approved in writing by the local planning authority. The detailed Design Code shall demonstrate how the objectives of the Design and Access Statement and the adopted Masterplan for the wider site will be met. Subsequent reserved matters shall conform with the approved Design Code in all material respects.

2) Prior to the submission of any reserved matters application, and notwithstanding the particulars shown on the Land Use Plan (SS060854\_42), details of the types of new and existing open and green spaces within the site, their connectivity and a timetable for implementation shall be submitted to and approved in writing by the local planning authority. Subsequent reserved matters shall conform to the approved Land Use Plan and its timetable.

3) Prior to the submission of any reserved matters application, a Lighting Strategy shall be submitted to and approved in writing by the local planning authority. This shall identify which parts of the site are sensitive for the commuting, foraging or resting of bats and how external lighting will prevent disturbance in such areas. Subsequent reserved matters applications shall conform to the Lighting Strategy.

4) The number of dwellings to be constructed shall not exceed 400.

5) The mix of any market housing for any phase of development authorised by this planning permission, including details of size and type, shall be agreed in writing by the local planning authority as part of any relevant reserved matters application(s). Development of each phase shall thereafter be carried out in accordance with the approved mix.

### **If the development is to be built in several phases, Conditions 6-9 apply:**

6) Prior to the submission of the first reserved matters application, details of the phasing of the development hereby permitted shall be submitted to the local planning authority. Development shall be carried out in accordance with the phasing details, which shall first have been approved in writing by the local planning authority.

7) Details of the appearance, landscaping, layout, and scale (the reserved matters) within each phase of the development hereby permitted shall be submitted to and approved in writing by the local planning authority before any development begins within that phase. The development shall be carried out in accordance with the approved details.

8) Application for approval of the reserved matters for Phase 1 of the development hereby permitted shall be made to the local planning authority before the expiry of 3 years from the date of this permission. Phase 1 shall be begun either before the expiration of 4 years from the date of this permission or before the expiration of 1 year from the date of the approval of the last reserved matter for Phase 1, whichever is the later.

9) Application for approval of the reserved matters for the Final Phase of the development hereby permitted shall be made to the local planning authority before the expiration of 5 years from the date of this permission. The Final Phase shall be begun either before the expiration of 7 years from the date of this permission or before the expiration of 1 year from the date of the approval of the last reserved matter for the Final Phase, whichever is the later.

**If the development is to be built in a single phase, Conditions 10-12 apply:**

10) Details of the appearance, landscaping, layout, and scale (the reserved matters) shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.

11) Application for approval of the reserved matters shall be made to the local planning authority not later than 3 years from the date of this permission.

12) The development hereby permitted shall begin no later than the expiration of 5 years from the date of this permission or before the expiration of 1 year from the date of approval of the last of the reserved matters, whichever is the later.

13) The development hereby permitted shall be carried out in accordance with the following approved plans: SS060854\_6A (Location Plan); SS060854\_42 (Land Use); 0719-GA-03B (Northern Development Access); 0719-GA-05B (A142/Willie Snaith Road/Southern Development Access Roundabout Improvements).

14) The first submission of Reserved Matters shall include details of a strategic drainage scheme for the provision and implementation of surface water drainage for the entire site, based on sustainable drainage principles in accordance with the SuDS Manual (CIRIA C697). All submissions of Reserved Matters shall include a detailed surface water drainage scheme for that phase (including details of how the scheme will relate to other phases).

15) The strategic drainage scheme shall demonstrate the surface water run-off generated up to and including the 100-year event. Critical storm run-off, with an allowance for climate change, shall not exceed the run-off from the undeveloped site following the corresponding rainfall event and shall demonstrate the exceedance flow paths. The details shall include:

- Provisions to be made for the management and maintenance of the scheme for the lifetime of the development; and
- A timetable for implementation to take account of any phasing of the construction of development.

The approved scheme for the entire site shall be implemented, managed and maintained in accordance with the approved details and timetable.

16) No development shall take place until a scheme for improvements to the A14 Junction 37 has been submitted to and approved in writing by the local planning authority. This shall be in general conformity with the signalised arrangements shown on Drawing Nos: 07-SK-39; 0719-GA-01B; 0719-GA-02B; 0719-GA03B. The approved junction improvements shall be carried out before the first dwelling is occupied.

17) No development shall take place until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- The parking of vehicles of site operatives and visitors;
- Loading and unloading of plant and materials;
- Storage of plant and materials used in constructing the development and the provision of temporary offices;
- Wheel washing facilities;
- Measures to control the emission of dust and dirt during construction;
- Access and protection measures around the site for pedestrians, cyclists and other road users, including arrangements for diversions and the provision of associated directional signage;
- Measures to be taken to prevent pollution of the received ground and surface water;
- Details of the hours that construction may take place;
- Details of the routes to be taken by construction traffic; and
- A lighting scheme (if any) for the construction site and any compounds.

18) No development shall take place until an Ecological Mitigation Scheme (EMS) has been submitted to and approved in writing by the local planning authority. The EMS shall set out details of the mitigation, conservation and enhancement measures for habitats, fine leaved fumitory, reptiles, bats, badgers and birds based on Wardell Armstrong's Updated Environmental Report (December 2018) and appended ecological surveys. The EMS shall include the following:

- Purpose and conservation objectives of the proposed works;
- Detailed designs and/ or working methods necessary to achieve stated objectives;
- Extent and location of proposed works shown on appropriate scale maps and plans;
- Timetable for implementation, demonstrating that works are aligned with any phasing of construction;

- Persons responsible for implementing the works;
- Details of initial aftercare and long-term maintenance;
- Details of the disposal of any wastes arising from the works; and
- Details of monitoring and remedial measures.

The EMS shall be carried out in accordance with the approved details and shall be retained in that manner thereafter.

19) No development shall take place until details, which show how the existing trees and hedgerows that are to be retained will be protected during the course of construction, have been submitted to and approved in writing by the local planning authority. The details shall accord with BS 5837: Trees in Relation to Construction. All approved tree and hedge protection measures shall be in place prior to the commencement of construction and shall be retained thereafter until construction has been completed.

20) No development shall take place within each development phase until the implementation of a programme of archaeological work has been secured in accordance with a Written Scheme of Investigation (WSI), which has been first submitted to and approved in writing by the Local Planning Authority.

The scheme of investigation shall include an assessment of significance and research questions and:

- The programme and methodology of site investigation and recording (a minimum of 3% trenching of the application site will need to be included in the scheme to complement the 2% site area trenching carried out and agreed previously);
- The programme for post investigation assessment;
- Provision to be made for analysis of the site investigation and recording;
- Provision to be made for publication and dissemination of the analysis and records of the site investigation;
- Provision to be made for archive deposition of the analysis and records of the site investigation;
- Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

The site investigation shall be completed prior to development and/or in accordance with such phased arrangements set out in the approved WSI. No development shall take place other than in accordance with the WSI.

21) No other development shall take place until the proposed access from Fordham Road has been provided in accordance with either Drawing No 0719-GA-03B or Drawing No 0719-GA-05B with the first 20 metres of the access road from Fordham

Road being finished to surface level and retained in that condition until and unless the road is adopted as highway maintainable at public expense.

22) No development shall take place until details of how construction waste will be recovered and re-used on the application site or elsewhere has been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details for the duration of the construction period.

23) No development shall take place until a Landscape and Ecology Management Plan (LEMP) has been submitted to and approved in writing by the local planning authority. The LEMP shall include the following:

- Description and evaluation of features to be managed;
- Ecological trends and constraints on site that might influence management;
- Aims and objectives of management;
- Appropriate management options for achieving aims and objectives;
- Prescriptions for management actions;
- Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period);
- Details of the body or organisation responsible for implementation of the plan;
- Ongoing monitoring and remedial measures;
- Details of the legal and funding mechanism by which the long-term implementation of the plan will be secured by the developer and the management body responsible for its delivery;
- How contingencies or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme; and
- Details of the areas and features to be managed, both on and off the site;
- The aims and objectives of the management regime and how they will be achieved;
- The arrangements for monitoring and any necessary remedial action;
- The funding mechanism for the long-term implementation of the LEMP and who will be responsible for its delivery and ongoing operation; and
- An implementation programme.

The LEMP shall be implemented in accordance with the approved details

24) No development shall take place until details of the layout, levels, gradients, surfacing and drainage of the estate roads and footpaths have been submitted to and

approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

25) No development shall take place until a scheme for the improvement of the Rayes Lane / Fordham Road horse crossing has been submitted to and approved in writing by the local planning authority. This scheme shall be in general accordance with the arrangements shown on Drawing No. 13115/18G (the signalised scheme by NHG in NHG/2/2 Appendix 8 of the evidence to the 2015 Planning Inquiry). The approved improvement works shall be complete and fully operational prior to the occupation of the first dwelling hereby permitted.

26) No development shall take place until a Travel Plan, including a timetable for its implementation, detailing the provision of measures to encourage non-car mode share to reduce the vehicle impact of traffic arising from the development hereby permitted has been submitted to and approved in writing by the local planning authority. The Travel Plan shall be implemented as approved.

27) No dwelling shall be occupied until details of the provision of fire hydrants served by mains water supply, including a timetable for their provision, have been submitted to and approved in writing by the local planning authority. The fire hydrants shall be provided in accordance with the approved details and timetable and retained thereafter.

28) No dwelling shall be occupied until the Puffin and Toucan crossings on Fordham Road have been provided in general accordance with Drawing Nos 0719-GA-04B and 0719-GA-05B.

29) No dwelling shall be occupied until pedestrian and cycle improvements to provide improved links between the site and the Yellow Brick Road have been provided in general accordance with Drawing Nos 0719-GA-05B and 0719-GA-06B.

30) No dwelling shall be occupied until the carriageways and footways between that dwelling and Fordham Road have been constructed to binder course or surface course level.

31) No more than 150 dwellings shall be occupied until both vehicular accesses and associated crossing works between the site and Fordham Road have been laid out, completed and made available for use in accordance with Drawing Nos 0719-GA-03B and 0719-GA-05B. These works shall include the signalised crossing on the development site approach to the Willie Snaith roundabout.

32) No individual dwelling hereby approved shall be occupied until the optional requirement for wholesome water consumption (110 litres use per person per day) in Part G2 Regulation 36 of the Building Regulations 2016 has been complied with for that dwelling.

33) No development shall take place until a scheme for the provision of operational electric vehicle charge points at the dwellings hereby permitted has been submitted to and approved in writing by the local planning authority. The electrical supply to the charge point shall be capable of providing a 7kW charge. Development shall take place in accordance with the approved scheme, which shall be retained thereafter.