

ITEM NO	APPLICATION NO	SITE/DESCRIPTION
3.	13/00285/OUT	Land Off Coriander Drive, Hampton Vale, Peterborough. Residential development of up to 125 dwellings, means of access, open space and associated infrastructure works.

The agent has confirmed that, as with other parts of Hampton, if planning permission is granted for this development that O & H intend to carry out certain works within the development and to sell the residential parcels to third party house builders. In light of this approach some flexibility is needed in respect of the discharge of certain conditions as not all of the relevant information will be available at the same time. Amendments to conditions 10 (Surface Water Drainage), 11 (Foul Drainage), 17 (Construction Management Plan and 18 (Lighting) are, therefore, recommended in order to allow a phased approach to development. Minor alternations are also recommended to conditions 13 (hard/soft landscaping), 14 (southern bank), 27 (updated ecological information) and 30 (open space/play provision) to make them clearer/ in the interests of completeness. The updated wording for the conditions is as follows:-

C10 Prior to the implementation of each reserved matters application, except those relating solely to soft landscaping/open space a detailed scheme of surface water drainage for the site shall be submitted to and approved in writing by the Local Planning Authority. The drainage strategy should include the following as relevant to each reserved matters application:-

- Full and up to date design details of the proposed drainage system including the detailed specification of any drainage elements
- Confirmation of where the drainage system will discharge its water to with the appropriate approval from the body responsible for that receiving water body.
- Details of the ownership and responsibility for maintenance of all the drainage elements for the life of the development. If appropriate, details of adoption of any drainage elements.

Reason: To prevent the increased risk of flooding on and off site, to improve and protect water quality in accordance with Policy CS22 of the adopted Core Strategy and the National Planning Policy Framework.

C11 Prior to the implementation of each reserved matters application except those relating solely to soft landscaping/ open space or the attenuation pond for the Western Peripheral Road a scheme, including any phasing, of foul water drainage including on and off site connections shall be submitted to and approved in writing by the Local Planning Authority. No dwellings shall be occupied until the works have been carried out in accordance with the approved scheme.

Reason: To prevent flooding, pollution and detriment to public amenity through provision of suitable water infrastructure in accordance with policy CS22 of the adopted Core Strategy and National Planning policy Framework.

C13 The hard and soft landscaping scheme to be submitted as reserved matters shall include the following details as relevant:

- Planting plans including trees, species, numbers, size, density of planting and proposed time of planting as well as means of protection and maintenance;
- An implementation programme (phased developments);
- Hard surfacing materials;
- Boundary treatments;
- Refuse areas;
- Cycle parking provision for any flatted schemes.
- Measures to promote Biodiversity

C14 Prior to the commencement of development a detailed plan of the existing banked area along the southern boundary of the site shall be submitted to and approved in writing by the Local Planning Authority. Details shall include existing and proposed spot heights along with a cross section. The development shall thereafter be carried out in accordance with the approved detail.

Reason: In order to protect and safeguard the amenities of the adjoining and future occupiers, in accordance with policy CS16 of the adopted Core Strategy DPD.

C17 Prior to the implementation of each reserved matters application a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The construction Management Plan shall include the following as relevant:-

- * Haul Routes to and from the site
- * Hours of working
- * Parking, Turning and Loading/Unloading areas for all construction/contractors vehicles
- * Site compounds/storage areas
- * Details of wheel cleaning or road cleaning equipment;
- * A noise management plan including a scheme for the monitoring of construction noise;
- * A scheme for the control of dust arising from building and site works
- * Details of remedial measures to be taken if complaints arise during the construction period.

The development shall thereafter take place in accordance with the approved Construction Management Plan.

Reason: In the interests of the amenity of the area and highway safety in accordance with policy CS16 of the adopted Core Strategy and policies PP3 and PP12 of the adopted Planning Policies DPD.

C18 Within three months of the implementation of each reserve matters application except those relating solely to soft landscaping, open space and the attenuation pond to the Western Peripheral Road details of external lighting shall be submitted to and approved in writing by the Local Planning Authority. Details shall include the design of the lighting columns, their locations and LUX levels for both the access roads and individual plots. The lighting scheme shall thereafter be implemented in accordance with the approved details prior to the first occupation of the site in terms of streetlighting and prior to the first occupation of the plot to which it relates in the case of on plot lighting.

Reason: In the interests of residential amenity in accordance with policy CS16 of the adopted Core Strategy.

C27 If the development has not commenced within two years from the date of this permission then the site shall be resurveyed and the Phase 1 Habitat Survey report shall be updated . The results of the survey shall thereafter be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to protect the ecological interests of the site, especially given its position adjacent to Orton Pit in accordance with policy Cs21 of the adopted Core Strategy.

C30 The plans and particulars to be submitted under condition 1 shall include detail of the proposed recreational facilities to include 1 play area, an activity trail and 1ha of playing field including a timetable for their implementation. These facilities shall thereafter be laid out in accordance with the approved detail and timetable.

Reason: In order to ensure adjacent on site open space/play provision and its delivery in an appropriate timescale in accordance with policies PP4 and PP14 of the adopted Planning Policies DPD.