

City Of Peterborough
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DRAFT
NOTICE OF PLANNING PERMISSION

Town and Country Planning Act 1990

DRAFT

Reference 09/01368/OUT

Proposal Development of an urban extension comprising up to 5350 residential dwellings, a district centre (with up to 9200 square metres (99031 sq.ft) retail floor space) and two neighbourhood centres (with up to 2300 square metres (24758 sq.ft) retail floor space) comprising district/neighbourhood retail (A1-A5), community and health (C2, D1), leisure(D2), residential (C3) and commercial (B1) uses. Provision for education facilities (sites for three primary and one secondary school), sports and recreational facilities, a range of strategic open spaces including new landscaping, woodland and allotments, and cemetery provision. Associated highway infrastructure (including pedestrian, bridleway and cycle routes), public transport infrastructure and car parking for all uses. Utilities and renewable energy infrastructure; foul and surface water drainage networks (including SuDS and lakes)

At Land To The North Of Norman Cross London Road Peterborough

Applicant O And H Properties Ltd, Marlborough Oasis Ltd, David Wilson

Date valid 2 December 2009

Conditions

Permission is granted subject to the following conditions and reasons:

Schedule of Conditions as they relate to each part of the application site:

The following conditions are applicable to the whole application site:

C1, C2, C3, C4, C13, C16, C23, C31, C37,

The following conditions are only applicable to Ownership Area O

C6a, C7a, C8a, C9a, C10a, C12a, C14a, C17, C18a, C20a, C21a, C22a, C24a, C25a, C26a, C27a, C28a, C29a, C30, C32a, C33a, C34a, C36, C39a, C41a, C43a, C44a, C45a, C47a, C48, C52a, C53, C54, C59a,

The following conditions are only applicable to Ownership Area M

C6b, C7b, C8b, C9b, C10b, C12b, C14b, C21b, C22b, C24b, C26b, C27b, C28b, C29b, C33b, C34b, C39b, C41b, C43b, C45b, C47b, C49, C52b, C55, C56, C59b, C60

D R A F T

The following conditions are only applicable to Ownership Area B

C5, C6c, C7c, C8c, C9c, C10c, C12c, C14c, C15, C18b, C19, C20b, C21c, C22c, C24c, C25b, C26c, C27c, C28c, C29c, C32b, C33c, C34c, C39c, C41c, C44b, C47c, C50, C52c, C57, C58, C59c

The following conditions are to be met or discharged in relation to Reserved Matters areas and are therefore applicable separately to each Reserved Matters area/application:

C11, C35, C38, C40, C42, C46, C51,

C 1 Applications for approval of reserved matters namely access, appearance, landscaping, layout and scale shall be made to the Local Planning Authority no later than seventeen years from the date of this permission. Such development shall be begun no later than nineteen years from the date of this permission or, if later, two years from the approval of the last such matter to be approved.

The first reserved matters application shall be submitted within two years of the date of this permission. All subsequent reserved matters applications to which this permission relates shall be submitted no later than seventeen years from the date of this permission.

Reason: To ensure that the development meets the policy standards required by the development plan and any other material considerations including national and local policy guidance, and in accordance with the provisions of Section 92 of the Town and Country Planning Act 1990 (as amended).

C 2 Plans and particulars of the reserved matters referred to in condition C1 above, relating to the access, appearance, landscaping, layout and scale of the site, shall be submitted to and approved in writing by the Local Planning Authority in respect of any part of the development of the site before any development commences within that part of the site. The development shall thereafter be carried out as approved.

Reason: To ensure that the development meets the policy standards required by the development plan and any other material considerations including national and local policy guidance, and in accordance with the provisions of Section 92 of the Town and Country Planning Act 1990 (as amended).

C 3 Development shall be undertaken in accordance with the access arrangements and land use allocations shown on the Development Framework Plan (Plan no. PST021-DFP- 101 Rev B) and approved Parameter Plans (Plan nos. PST021-DFP-102 Rev D, Primary Movement Network Plan; PST021-DFP-103 Rev C, Public Transport Movement Network; PST021-DFP-104 Rev C, Dedicated Pedestrian/Cycle and Equestrian Routes; PST021-DFP-105 Rev B, Density; PST021-DFP-106 Rev B, Building Heights; PST021-DFP-107 Rev B, Open Space Provision; and PST021-DFP-108 Rev C, Landscape Framework).

Reason: To restrict the development to that applied for and for which the environmental, transport and infrastructure impacts have been assessed, and to ensure that the development meets the policy standards required by the development plan and any other material considerations including national and local policy guidance.

C 4 Development shall be undertaken in accordance with the approved plans and documents listed in Appendix A.

Reason: To restrict the development to that applied for and for which the environmental, transport and infrastructure impacts have been assessed, and to ensure that the development meets the policy standards required by the development plan and any other material considerations including national and local policy guidance.

C 5 The development hereby permitted shall not be commenced and no development shall be carried out on any part of the land shown coloured green on Plan no. PST021-S106-011 A

attached to this permission until all parties with any legal or equitable interest in that parcel have entered into a deed of planning obligation under section 106 of the Town and Country Planning Act 1990 to which the Local Planning Authority is a party, substantially in the form of the deed attached and marked "Parcel 1 Deed of Planning Obligation" subject to such minor amendments or variations as may be agreed by the Local Planning Authority.

Reason: To ensure that the infrastructure demands arising from the development are adequately secured, in accordance with national and local policy guidance. This is a pre-commencement condition as all obligations must be secured before any development begins.

- C 6 (a) Not more than 5,350 dwellings shall be built pursuant to this outline planning permission. Within ownership area O (as shown on Plan no. PST021-DFP-118), not more than 3204 dwellings shall be built pursuant to this outline planning permission.
- (b) Not more than 5,350 dwellings shall be built pursuant to this outline planning permission. Within ownership area M (as shown on Plan no. PST021-DFP-118), not more than 1499 dwellings shall be built pursuant to this outline planning permission.
- (c) Not more than 5,350 dwellings shall be built pursuant to this outline planning permission. Within ownership area B (as shown on Plan no. PST021-DFP-118), not more than 647 dwellings shall be built pursuant to this outline planning permission.

Reason: In order to comply with the provisions of the outline planning permission including the assessment of the environmental, transport and infrastructure impacts of the development.

- C 7 (a) Within ownership area O (as shown on Plan no. PST021-DFP-118), 20% of all dwellings within each reserved matters application containing housing shall be constructed as Life Time Homes and 2% as Wheelchair Housing. The plans and particulars of each relevant reserved matters application submitted under condition C1 shall demonstrate compliance with these standards. The design criteria in respect of the lifetime homes/wheel chair housing element to the design criteria shall accord with the Building Regulations in force at the time or any other guidance which subsequently supersedes this during the life of the planning permission.
- (b) Within ownership area M (as shown on Plan no. PST021-DFP-118), 20% of all dwellings within each reserved matters application containing housing shall be constructed as Life Time Homes and 2% as Wheelchair Housing. The plans and particulars of each relevant reserved matters application submitted under condition C1 shall demonstrate compliance with these standards. The design criteria in respect of the lifetime homes/wheel chair housing element to the design criteria shall accord with the Building Regulations in force at the time or any other guidance which subsequently supersedes this during the life of the planning permission.
- (c) Within ownership area B (as shown on Plan no. PST021-DFP-118), 20% of all dwellings within each reserved matters application shall be constructed as Life Time Homes and 2% as Wheelchair Housing. The plans and particulars of each relevant reserved matters application submitted under condition C1 shall demonstrate compliance with these standards. The design criteria in respect of the lifetime homes/wheel chair housing element to the design criteria shall accord with the Building Regulations in force at the time or any other guidance which subsequently supersedes this during the life of the planning permission.

Reason: In order to meet housing need, in accordance with Policies CS1, CS5 and CS8 of the adopted Peterborough Core Strategy DPD (2011) and Policy SA1 of the adopted Peterborough Site Allocations DPD (2012).

- C 8 (a) Development shall not take place within ownership area O (as shown on Plan no. PST021-DFP-118), before a strategic phasing plan for that area, identifying any sub areas

for the area, based on the approved Development Framework Plan (Plan no. PST021-DFP-101 Rev B) and setting out the phasing of key infrastructure which must comprise any relevant off-site drainage works, development tranches, primary streets and strategic open space has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved strategic phasing plans.

(b) Development shall not take place within ownership area M (as shown on Plan no. PST021-DFP-118), before a strategic phasing plan for that area, identifying any sub areas, based on the approved Development Framework Plan (Plan no. PST021- DFP-101 Rev B) and setting out the phasing of key infrastructure which must comprise any relevant off-site drainage works, development tranches, primary streets and strategic open space shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved strategic phasing plans.

(c) Development shall not take place within ownership area B (as shown on Plan no. PST021-DFP-118), before a strategic phasing plan for that area, identifying any sub areas, based on the approved Development Framework Plan (Plan no. PST021- DFP-101 Rev B) and setting out the phasing of key infrastructure which must comprise any relevant off-site drainage works, development tranches, primary streets and strategic open space shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved strategic phasing plans.

Reason: To allow consideration of the impacts of the development and to ensure the timely delivery of the necessary infrastructure needed to support the housing development in accordance with Policy CS5 of the adopted Peterborough Core Strategy DPD (2011). This is a pre-commencement condition as it is necessary to secure the phasing of key infrastructure before any works commence.

C 9 (a) No development shall take place nor any submission of reserved matters applications under condition C1 shall occur within ownership area O (as shown on Plan no. PST021-DFP-118) or sub-area thereof (as identified by the strategic phasing plans secured under the terms of condition C8(a)), until a Development Area Brief (DAB) for that ownership area or sub-area has been submitted to and approved in writing by the Local Planning Authority.

The DAB should be separated into two sections: the first confirming how the provision and delivery of strategic infrastructure within that ownership area or sub-area as set out in the strategic phasing plan has been designed to ensure comprehensive masterplanning within that ownership area, and in accordance with site-wide design set out in the approved parameter plans referred to in condition 3; and the second section with detailed advice to third party developers. The DAB should reflect the relevant planning policy standards in place at the time of approval having regard to site specific circumstances.

The first section should include, in so far as is relevant to the particular ownership area or sub-area, the following:-

- Existing features of the site including topography and details of any substantial recontouring or remodelling within the area or sub-area as a whole;
- Details and design rationale of primary infrastructure including key roads, open spaces, walking and cycling connections and drainage as identified on the approved framework and parameter plans and set out the phasing for their delivery making reference where appropriate to the S106 Agreement and any relevant conditions (unless the relevant condition has been separately discharged);
- Incorporation of Sustainable Drainage Systems (SuDS) into the design of primary infrastructure;
- Details demonstrating how development tranches, open space and infrastructure in one area or sub-area will achieve a consistent and well-designed relationship with adjacent land in another ownership area or sub-area, and will not prejudice the effective delivery of any common site infrastructure;
- Phasing of development tranches within the ownership area or sub-area;
- Road hierarchy including typical landscaping treatment;
- Identify safe routes to school throughout the construction period;

- Quantum of open space in accordance with that identified in the Development Framework Plan (Plan no. PST021-DFP-101 Rev B), the Open Space Plan (Plan no. PST021-DFP-107 Rev B) and the agreed Open Space Schedule attached to the permission, including its intended use, outline specification and detailed timing of delivery. Sports provision shall include reference to associated changing facilities;
- Identification of public transport provision including any bus only areas, bus lanes, bus priority measures where applicable and bus stops;
- Identification of key walking/cycling routes including where relevant connections off site;
- Individual tranche boundaries and land uses including the maximum housing numbers for each tranche;
- Identification of how the agreed amount of affordable housing set out in the S106 Agreement is to be delivered, including numbers and tenure;
- Provision to be made for lifetime homes and wheelchair housing in line with Condition C7(a);
- Provision to be made for community facilities in line with the S106 requirements;
- The urban design and architectural rationale for the development phase;
- Illustrative master plan for each phase;
- Anticipated building/storey heights; and
- Residential and commercial densities.

The second section should include, in so far as is relevant to that particular ownership area or sub-area, the following:-

- Details of retained trees and hedges within individual development tranches;
- Palette of appropriate species and mix for new landscaping within the public realm;
- Details out how the proposed urban design and architectural rationale for the development area is to be achieved. This shall include design principles and parameters for buildings including the nature of the features which achieve this i.e. window design, chimney design, brick detailing etc., roofscapes, materials etc.;
- Palette of materials including street furniture for the public realm;
- Palette of boundary treatments;
- Car parking standards and design principles;
- Incorporation of Sustainable Drainage Systems (SuDS) into the design of streets, shared surfaces and parking areas as appropriate;
- Garage sizes;
- Provision for bin storage and collection;
- Privacy distances; and
- Cycle parking standards and the design of shelters/stands for flatted schemes.

Development shall thereafter be carried out in accordance with the relevant approved DAB. Each reserved matters application shall be accompanied by a statement setting out how the scheme complies with the requirements of the relevant DAB along with elevations and design rationale plan to demonstrate this compliance. In the case of lifetime homes and wheelchair housing, the scheme shall be accompanied by plans/particulars demonstrating how the relevant standards are to be achieved.

Housing development within one DAB area or sub-area shall not be completed until the requisite open space within that area or sub-area has been delivered in accordance with the approved details.

(b) No development shall take place nor any submission of reserved matters applications under condition C1 shall occur within ownership area M (as shown on Plan no. PST021-DFP-118) or sub-area thereof (as identified by the strategic phasing plans secured under the terms of condition C8(b)), until a Development Area Brief (DAB) for that ownership area or sub-area has been submitted to and approved in writing by the Local Planning Authority.

The DAB should be separated into two sections: the first confirming how the provision and delivery of strategic infrastructure within that ownership area or sub-area as set out in the strategic phasing plan has been designed to ensure comprehensive masterplanning within that ownership area, and in accordance with site-wide design set out in the approved parameter plans referred to in condition 3; and the second section with detailed advice to

third party developers. The DAB should reflect the relevant planning policy standards in place at the time of approval having regard to site specific circumstances.

The first section should include, in so far as is relevant to the particular ownership area or sub-area, the following:-

- Existing features of the site including topography and details of any substantial recontouring or remodelling within the area or sub-area as a whole;
- Details and design rationale of primary infrastructure including key roads, open spaces, walking and cycling connections and drainage as identified on the approved framework and parameter plans and set out the phasing for their delivery making reference where appropriate to the S106 Agreement and any relevant conditions (unless the relevant condition has been separately discharged);
- Incorporation of Sustainable Drainage Systems (SuDS) into the design of primary infrastructure;
- Details demonstrating how development tranches, open space and infrastructure in one area or sub-area will achieve a consistent and well-designed relationship with adjacent land in another ownership area or sub-area, and will not prejudice the effective delivery of any common site infrastructure;
- Phasing of development tranches within the ownership area or sub-area;
- Road hierarchy including typical landscaping treatment;
- Identify safe routes to school throughout the construction period;
- Quantum of open space in accordance with that identified in the Development Framework Plan (Plan no. PST021-DFP-101 Rev B), the Open Space Plan (Plan no. PST021-DFP-107 Rev B) and the agreed Open Space Schedule attached to the permission, including its intended use, outline specification and detailed timing of delivery. Sports provision shall include reference to associated changing facilities;
- Identification of public transport provision including any bus only areas, bus lanes, bus priority measures where applicable and bus stops;
- Identification of key walking/cycling routes including where relevant connections off site;
- Individual tranche boundaries and land uses including the maximum housing numbers for each tranche;
- Identification of how the agreed amount of affordable housing set out in the S106 Agreement is to be delivered, including numbers and tenure;
- Provision to be made for lifetime homes and wheelchair housing in line with Condition C7(b);
- Provision to be made for community facilities in line with the S106 requirements;
- The urban design and architectural rationale for the development phase;
- Illustrative master plan for each phase;
- Anticipated building/storey heights; and
- Residential and commercial densities.

The second section should include, in so far as is relevant to that particular ownership area or sub-area, the following:-

- Details of retained trees and hedges within individual development tranches;
- Palette of appropriate species and mix for new landscaping within the public realm;
- Details out how the proposed urban design and architectural rationale for the development area is to be achieved. This shall include design principles and parameters for buildings including the nature of the features which achieve this i.e. window design, chimney design, brick detailing etc., roofscapes, materials etc.;
- Palette of materials including street furniture for the public realm;
- Palette of boundary treatments;
- Car parking standards and design principles;
- Incorporation of Sustainable Drainage Systems (SuDS) into the design of streets, shared surfaces and parking areas as appropriate;
- Garage sizes;
- Provision for bin storage and collection;
- Privacy distances; and
- Cycle parking standards and the design of shelters/stands for flatted schemes.

Development shall thereafter be carried out in accordance with the relevant approved DAB. Each reserved matters application shall be accompanied by a statement setting out how the scheme complies with the requirements of the relevant DAB along with elevations and design rationale plan to demonstrate this compliance. In the case of lifetime homes and wheelchair housing, the scheme shall be accompanied by plans/particulars demonstrating how the relevant standards are to be achieved.

Housing development within one DAB area or sub-area shall not be completed until the requisite open space within that area or sub-area has been delivered in accordance with the approved details.

(c) No development shall take place nor any submission of reserved matters applications under condition C1 shall occur within ownership area B (as shown on Plan no. PST021-DFP-118) or sub-area thereof (as identified by the strategic phasing plans secured under the terms of condition C8(c)), until a Development Area Brief (DAB) for that ownership area or sub-area has been submitted to and approved in writing by the Local Planning Authority.

The DAB should be separated into two sections: the first confirming how the provision and delivery of strategic infrastructure within that ownership area as set out in the strategic phasing plan has been designed to ensure comprehensive masterplanning within that ownership area and in accordance with site-wide design set out in the approved parameter plans referred in condition 3; and the second section with detailed advice to third party developers. The DAB should reflect the relevant planning policy standards in place at the time of approval having regard to site specific circumstances.

The first section should include, in so far as is relevant to the particular ownership area or sub-area, the following:-

- Existing features of the site including topography and details of any substantial recontouring or remodelling within the area or sub-area as a whole;
- Details and design rationale of primary infrastructure including key roads, open spaces, walking and cycling connections and drainage as identified on the approved framework and parameter plans and set out the phasing for their delivery making reference where appropriate to the S106 Agreement and any relevant conditions (unless the relevant condition has been separately discharged);
- Incorporation of Sustainable Drainage Systems (SuDS) into the design of primary infrastructure;
- Details demonstrating how development tranches, open space and infrastructure in one area or sub-area will achieve a consistent and well-designed relationship with adjacent land in another ownership area or sub-area, and will not prejudice the effective delivery of any common site infrastructure;
- Phasing of development tranches within the ownership area or sub-area;
- Road hierarchy including typical landscaping treatment;
- Identify safe routes to school throughout the construction period;
- Quantum of open space in accordance with that identified in the Development Framework Plan (Plan no. PST021-DFP-101 Rev B), the Open Space Plan (Plan no. PST021-DFP-107 Rev B) and the agreed Open Space Schedule attached to the permission, including its intended use, outline specification and detailed timing of delivery. Sports provision shall include reference to associated changing facilities;
- Identification of public transport provision including any bus only areas, bus lanes, bus priority measures where applicable and bus stops;
- Identification of key walking/cycling routes including where relevant connections off site;
- Individual tranche boundaries and land uses including the maximum housing numbers for each tranche;
- Identification of how the agreed amount of affordable housing set out in the S106 Agreement is to be delivered, including numbers and tenure;
- Provision to be made for lifetime homes and wheelchair housing in line with Condition C7(c);
- Provision to be made for community facilities in line with the S106 requirements;
- The urban design and architectural rationale for the development phase;
- Illustrative master plan for each phase;

- Anticipated building/storey heights; and
- Residential and commercial densities.

The second section should include, in so far as is relevant to that particular ownership area or sub-area, the following:-

- Details of retained trees and hedges within individual development tranches;
- Palette of appropriate species and mix for new landscaping within the public realm;
- Details out how the proposed urban design and architectural rationale for the development area is to be achieved. This shall include design principles and parameters for buildings including the nature of the features which achieve this i.e. window design, chimney design, brick detailing etc., roofscapes, materials etc.;
- Palette of materials including street furniture for the public realm;
- Palette of boundary treatments;
- Car parking standards and design principles;
- Incorporation of Sustainable Drainage Systems (SuDS) into the design of streets, shared surfaces and parking areas as appropriate;
- Garage sizes;
- Provision for bin storage and collection;
- Privacy distances; and
- Cycle parking standards and the design of shelters/stands for flatted schemes.

Development shall thereafter be carried out in accordance with the relevant approved DAB. Each reserved matters application shall be accompanied by a statement setting out how the scheme complies with the requirements of the relevant DAB along with elevations and design rationale plan to demonstrate this compliance. In the case of lifetime homes and wheelchair housing, the scheme shall be accompanied by plans/particulars demonstrating how the relevant standards are to be achieved.

Housing development within one DAB area or sub-area shall not be completed until the requisite open space within that area or sub-area has been delivered in accordance with the approved details.

Reason: To secure the comprehensive and co-ordinated development of each part of the site in accordance with the National Planning Policy Framework, Policies CS5, CS16, CS17, CS19 and CS22 of the adopted Peterborough Core Strategy DPD (2011) and Policies PP2, PP4, PP13, PP14, PP16 and PP17 of the adopted Peterborough Planning Policies DPD (2012). This is a pre-commencement condition as it is necessary to secure the overarching design approach to the development before any works commence.

- C10 (a) Unless submitted for the whole of ownership area O (as shown on Plan no. PST021-DFP-118) as part of the Development Area Brief (secured under the terms of condition C9(a)), no development shall take place nor any submission of reserved matters applications under condition C1 shall occur (with the exception of that for the 'Yaxley loop' or any other key infrastructure) until an overarching open space strategy for the whole of that ownership area, based upon the approved Development Framework Plan (Plan no. PST021-DFP-101 Rev B), approved Parameter Plan (Plan no. PST021-DFP-107 Rev B), open space schedule dated 9.02.2018 and strategic open space (as secured under the terms of condition C8(a)), has been submitted to and approved in writing by the Local Planning Authority. This shall set out how the approved quantum of open space within that ownership area shall be delivered, including timings, and shall make specific reference to the following:

- (i) Playing fields and sports pitches including associated changing facilities;
- (ii) Location of play areas;
- (iii) Location and quantum of allotments;
- (iv) Creation of new areas of woodland;
- (v) Strategic green infrastructure linkages including pedestrian and cycle links; and
- (vi) Other areas of open spaces and landscaping e.g. the SAC/SSSI buffer.

Regard shall to be had to any approved details for other ownership areas.

Development shall thereafter be carried out in accordance with the approved overarching open space strategy. Each reserved matters application submitted under condition C1 shall be accompanied by a statement setting out how the scheme complies with the requirements of the relevant overarching open space strategy, and which includes any plans/particulars needing to demonstrate compliance.

Housing development within the next phase, within each ownership area, shall not commence until the open space within the previous phase has been delivered in accordance with the approved details.

(b) Unless submitted for the whole of ownership area M (as shown on Plan no. PST021-DFP-118) as part of the Development Area Brief (secured under the terms of condition C9(b)), no development shall take place nor any submission of reserved matters applications under condition C1 shall occur (with the exception of that for the 'Yaxley loop' or any other key infrastructure) until an overarching open space strategy for the whole of that ownership area, based upon the approved Development Framework Plan (Plan no. PST021-DFP-101 Rev B), approved Parameter Plan (Plan no. PST021-DFP-107 Rev B) and strategic open space (as secured under the terms of condition C8(b)), has been submitted to and approved in writing by the Local Planning Authority. This shall set out how the approved quantum of open space within that ownership area shall be delivered. It shall make specific reference to the following:

- (i) Playing fields and sports pitches including associated changing facilities;
- (ii) Location of play areas;
- (iii) Location and quantum of allotments;
- (iv) Creation of new areas of woodland;
- (v) Strategic green infrastructure linkages including pedestrian and cycle links; and
- (vi) Other areas of open spaces and landscaping e.g. the SAC/SSSI buffer.

Regard shall to be had to any approved details for other ownership areas.

Development shall thereafter be carried out in accordance with the approved overarching open space strategy. Each reserved matters application submitted under condition C1 shall be accompanied by a statement setting out how the scheme complies with the requirements of the relevant overarching open space strategy, and which includes any plans/particulars needing to demonstrate compliance.

Housing development within the next phase, within each ownership area, shall not commence until the open space within the previous phase has been delivered in accordance with the approved details.

(c) Unless submitted for the whole of ownership area B (as shown on Plan no. PST021-DFP-118) as part of the Development Area Brief (secured under the terms of condition C9(c)), no development shall take place nor any submission of reserved matters applications under condition C1 shall occur (with the exception of that for the 'Yaxley loop' or any other key infrastructure) until an overarching open space strategy for the whole of that ownership area, based upon the approved Development Framework Plan (Plan no. PST021-DFP-101 Rev B), approved Parameter Plan (Plan no. PST021-DFP-107 Rev B) and strategic open space (as secured under the terms of condition C8(c)), has been submitted to and approved in writing by the Local Planning Authority. This shall set out how the approved quantum of open space within that ownership area shall be delivered. It shall make specific reference to the following:

- (i) Playing fields and sports pitches including associated changing facilities;
- (ii) Location of play areas;
- (iii) Location and quantum of allotments;
- (iv) Creation of new areas of woodland;
- (v) Strategic green infrastructure linkages including pedestrian and cycle links; and
- (vi) Other areas of open spaces and landscaping e.g. the SAC/SSSI buffer.

Regard shall to be had to any approved details for other ownership areas.

Development shall thereafter be carried out in accordance with the approved overarching open space strategy. Each reserved matters application submitted under condition C1 shall be accompanied by a statement setting out how the scheme complies with the requirements of the relevant overarching open space strategy, and which includes any plans/particulars needing to demonstrate compliance.

Housing development within the next phase, within each ownership area, shall not commence until the open space within the previous phase has been delivered in accordance with the approved details.

Reason: In order to ensure that there is an appropriate range of open space within the development and to ensure that this is delivered in a timely manner in order to provide for the needs to the new residents, in accordance with Policy CS19 of the adopted Peterborough Core Strategy DPD (2011) and Policies PP4 and PP14 of the adopted Peterborough Planning Policies DPD (2012). This is a pre-commencement condition as it is necessary to secure the quantum of public open space and ensure that it is comprehensively incorporated into the development which can only take place before development commences.

C11 The plans and particulars to be submitted as reserved matters under condition C1 shall include details of the following, as appropriate:

- Details of the new vehicular accesses into the site;
- Details of new footpaths and cycleways including how these tie into the existing foot/cycle ways and bridleways;
- Details of the internal access roads/cycleways/footways and junctions within the site including where appropriate Urban Traffic Management Control; and
- Car parking, circulation areas and loading and unloading areas.

Development shall be carried out in accordance with the approved details.

Reason: In order to ensure that the highway network is suitable for the traffic volumes predicted and to allow for safe/easy access by pedestrians, in accordance with Policy CS14 of the adopted Peterborough Core Strategy DPD (2011) and Policies PP12 and PP13 of the adopted Peterborough Planning Policies DPD (2012).

C12 (a) No part of the development within ownership area O (as shown on Plan no. PST021-DFP-118) shall be occupied or brought into use until the roads/footways and cycleways linking that part of the development to the existing public highway have been implemented in accordance with the approved details secured under condition C11. Nor shall any dwelling/unit be occupied or brought into use until its access and parking have been laid out in accordance with the approved details. These areas shall thereafter be retained for the purpose of parking/turning and not used for any other purpose.

(b) No part of the development within ownership area M (as shown on Plan no. PST021-DFP-118) shall be occupied or brought into use until the roads/footways and cycleways linking that part of the development to the existing public highway have been implemented in accordance with the approved details secured under condition C11. Nor shall any dwelling/unit be occupied or brought into use until its access and parking have been laid out in accordance with the approved details. These areas shall thereafter be retained for the purpose of parking/turning and not used for any other purpose.

(c) No part of the development within ownership area B (as shown on Plan no. PST021-DFP-118) shall be occupied or brought into use until the roads/footways and cycleways linking that part of the development to the existing public highway have been implemented in accordance with the approved details as secured under condition C11. Nor shall any dwelling/unit be occupied or brought into use until its access and parking have been laid out

in accordance with the approved details. These areas shall thereafter be retained for the purpose of parking/turning and not used for any other purpose.

Reason; In the interests of providing a safe means of access to the development which does not prejudice the safety of the users of the existing public highway, in accordance with Policy CS14 of the adopted Peterborough Core Strategy DPD (2011) and Policies PP12 and PP13 of the adopted Peterborough Planning Policies DPD (2012).

- C13 Prior to the commencement of the construction of the Western Peripheral Road/Central Boulevard link, namely the access road through the site connecting with the Western Peripheral Road to the north and the A15 to the south, as defined in the S106 agreement and as shown on the approved Development Framework Plan (Plan no. PST021-DFP-101 Rev B), a detailed design shall be submitted to and approved in writing by the Local Planning Authority in the form of a reserved matters application(s) submitted under condition C1. The detailed design shall accord with the principles set out in the Central Boulevard Design Note at Appendix B. The development shall thereafter be carried out in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance in the interests of good urban design and to ensure that the Western Peripheral Road/Central Boulevard link meets the needs of needs of the development in capacity terms, in accordance with Policy CS16 of the adopted Peterborough Core Strategy DPD (2011) and Policies PP2 and PP12 of the adopted Peterborough Planning Policies DPD (2012).

- C14 (a) No more than 2100 dwellings within ownership area O (as shown on Plan no. PST021-DFP-118) shall be occupied until the Western Peripheral Road/Central Boulevard link between Junction 2 of A1139 Fletton Parkway and the A15 as shown the approved Development Framework Plan (Plan no. PST021-DFP-101 Rev B) has been completed in full in accordance within the approved details (as secured under the terms of condition C13) and is open for public use.
- (b) No more than 1050 dwellings within ownership area M (as shown on Plan no. PST021-DFP-118) shall be occupied until the Western Peripheral Road/Central Boulevard link between Junction 2 of A1139 Fletton Parkway and the A15 as shown the approved Development Framework Plan (Plan no. PST021-DFP-101 Rev B) has been completed in full in accordance within the approved details (as secured under the terms of condition C13) and is open for public use.
- (c) No more than 350 dwellings within ownership area B (as shown on Plan no. PST021-DFP-118) shall be occupied until the Western Peripheral Road/Central Boulevard link between Junction 2 of A1139 Fletton Parkway and the A15 as shown the approved Development Framework Plan (Plan no. PST021-DFP-101 Rev B) has been completed in full in accordance within the approved details (as secured under the terms of condition C13) and is open for public use.

Reason: In order to accord with the transport assessment in terms of impact on the existing highway network, in accordance with Policy PP12 of the adopted Peterborough Planning Policies DPD (2012).

- C15 No more than 350 dwellings in ownership area B (as shown on Plan no. PST021-DFP-118) shall be occupied until a scheme of works to junction 2 of the A1139 Fletton Parkway based upon the principles shown on drawing number 15188-200-228 Rev B has been implemented.

Reason: To ensure suitable road infrastructure is in place given that the B Agreement is subject to an arsenal condition and has not been completed at this time in accordance with Policy PP12 of the adopted Peterborough Planning Policies DPD (2012).

- C16 Prior to the first public use of either the Western Peripheral Road/Central Boulevard, or the Western Peripheral Road link to the Yaxley Loop where it accommodates direct traffic

movements between junction 2 of the A1139 and the A15 London Road, whichever is the earlier, a review of Stages 1-3a of the existing Western Peripheral Road shall be undertaken. The review shall determine whether any sections of this road require dualling and/or whether any of the existing junctions along this stretch into the existing Hampton development require an upgrade to roundabouts (in the event such works have not already been carried out).

The results of the review shall be submitted to and approved in writing by the Local Planning Authority prior to first public use of either the Western Peripheral Road/Central Boulevard, or the Western Peripheral Road link to the Yaxley Loop, whichever is the earlier.

Where the review concludes that works are or will be required, a programme/timetable for such works shall be submitted to and approved in writing by the Local Planning Authority prior to first public use of either the Western Peripheral Road/Central Boulevard, or the Western Peripheral Road link to the Yaxley Loop, whichever is the earlier. Any works shall thereafter be undertaken in accordance with the agreed programme/timetable.

Reason: In the interests of ensuring sufficient highway capacity to serve the development and in the interest of highway safety, in accordance with Policy PP12 of the adopted Peterborough Planning Policies DPD (2012).

- C17 Prior to the commencement of the construction of the 'Yaxley Loop Road', namely the access road connecting with the existing A15 to the north and south of Yaxley as defined in the S106 Agreement and shown on the approved Development Framework Plan (Plan no. PST021-DFP-101 Rev B), a detailed design shall be submitted to and approved in writing by the Local Planning Authority in the form of a reserved matters application. The detailed design shall accord with the principles set out in the Yaxley Loop Road Design Note at Appendix C.

Reason: To ensure that the junction is of an appropriate design to support the development, in accordance with Policy PP12 of the adopted Peterborough Planning Policies DPD (2012).

- C18 (a) Details of the primary street access onto the Great North Road within ownership area O (as shown on Plan no. PST021-DFP-118), to be submitted in the form of a reserved matters application pursuant to condition C1, shall be designed to include appropriate traffic calming features to ensure traffic speeds are calmed along the Great North Road at this junction along with associated footway linkages. The details shall also include a timetable for construction. The development shall thereafter be carried out in accordance with the approved details.

(b) Details of the primary street access onto the Great North Road within ownership area B (as shown on Plan no. PST021-DFP-118), to be submitted in the form of a reserved matters application pursuant to condition C1, shall be designed to include appropriate traffic calming features to ensure traffic speeds are calmed along the Great North Road at this junction along with associated footway linkages. The details shall also include a timetable for construction. The development shall thereafter be carried out in accordance with the approved details

Reason: To ensure that the junction is of an appropriate design to support the development, in accordance with Policy PP12 of the adopted Peterborough Planning Policies DPD (2012).

- C19 No more than 350 dwellings in ownership area B (as shown on Plan no. PST021-DFP-118) shall be occupied until a detailed scheme for the widening of the A15 between junction 16 of the A1(M) and the Old Great North Road junction, based upon the principles shown on drawing number 15188-200-01 has been implemented.

Reason: To ensure suitable road infrastructure is in place given that the B Agreement is subject to an arsenal condition and has not been completed at this time in accordance with Policy PP12 of the adopted Peterborough Planning Policies DPD (2012).

- C20 (a) Notwithstanding the approved Parameter Plan (Plan no. PST021-DFP-104 Rev C - Dedicated Pedestrian/Cycle and Equestrian Routes), direct and lit footpath/cycleway links, built to an adoptable standard in accordance with the relevant Peterborough City Council standard in place at the time of installation, shall be provided between the Great Haddon core and employment areas through parcel OS4 as shown on the approved Development Framework Plan (Plan no. PST021-DFP-101 Rev B) connecting to the adjacent highway.

Prior to the implementation of any route, a detailed scheme for that route shall be submitted to and approved in writing by the Local Planning Authority. Implementation shall take place in accordance with the approved details and a timetable to be submitted to and approved in writing by the Local Planning Authority. The timetable for the works shall be fixed in the Strategic Phasing Plans for ownership area O as secured under condition C8(a).

- (b) Notwithstanding the approved Parameter Plan (Plan no. PST021-DFP-104 Rev C - Dedicated Pedestrian/Cycle and Equestrian Routes), direct and lit footpath/cycleway links, built to an adoptable standard in accordance with the relevant Peterborough City Council standard in place at the time of installation, shall be provided between the Great Haddon core and employment areas through parcel OS7 as shown on the approved Development Framework Plan (Plan no. PST021-DFP-101 Rev B) connecting to the adjacent highway.

Prior to the implementation of any route, a detailed scheme for that route shall be submitted to and approved in writing by the Local Planning Authority. Implementation shall take place in accordance with the approved details and a timetable to be submitted to and approved in writing by the Local Planning Authority. The timetable for the works shall be fixed in the Strategic Phasing Plans for ownership area B as secured under condition C8(b).

Reason: In the interests of sustainable travel and to ensure that the model share targets within the transport modelling/travel plan can be met, in accordance with Policy CS14 of the adopted Peterborough Core Strategy DPD (2011).

- C21 (a) No development shall take place within ownership area O (as shown on Plan no. PST021-DFP-118) until a scheme for the location and timing of the installation of automated traffic counters for that area has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

(b) No development shall take place within ownership area M (as shown on Plan no. PST021-DFP-118) until a scheme for the location and timing of the installation of automated traffic counters for that area has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

(c) No development shall take place within ownership area B (as shown on Plan no. PST021-DFP-118) until a scheme for the location and timing of the installation of automated traffic counters for that area has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: In order to allow the volume of traffic entering and leaving the site to be monitored as set out in the Framework Travel Plan, in accordance with Policy CS14 of the adopted Peterborough Core Strategy DPD (2011). This is a pre-commencement condition as the details must be comprehensively integrated into the overall design of the development which can only be achieved prior to commencement of works.

- C22 (a) No development, remediation or other operations shall take place within ownership area O (as shown on Plan no. PST021-DFP-118), until an Overarching Construction

Management Plan for that area has been submitted to and approved in writing by the Local Planning Authority. The Overarching Construction Management Plan shall include, but not be limited to, the following:

- (i) A scheme for the monitoring, reporting and control of construction noise and vibration, including hours of working and scope for remedial action identified as a result of any monitoring, of construction noise, vibration and dust emanating from the site during the construction phase;
- (ii) A scheme for the control of dust;
- (iii) A scheme of chassis and wheel cleaning for construction vehicles and cleaning of affected public highways. The vehicles cleansing system shall be a static system that is capable of washing the wheels and underside of the chassis. The access roads shall be hard surfaced between the cleaning facility and the highway and must be kept free of mud/debris at all times;
- (iv) A contingency plan including, if necessary, the temporary cessation of all construction operations, to be implemented in the event that the approved vehicle cleansing scheme fails to be effective for any reason;
- (v) A scheme of working hours for construction and other site works including deliveries;
- (vi) A routing agreement for construction traffic;
- (vii) A scheme of HGV haul routes into and through the main development sites and construction accesses from the existing local highway network including the method of segregating construction traffic from general core area traffic/pedestrians and cyclists;
- (viii) Means of protecting the water environment from sediment and pollution from drainage, ground works, construction vehicles and oil/chemicals;
- (ix) Appointment of a suitably qualified Ecological Clerk of works and details of ecological supervision; and
- (x) A scheme for dealing with complaints.

Thereafter, the development, remediation or other operations within ownership area O shall be carried out in accordance with the approved Overarching Construction Management Plan for that ownership area.

(b) No development, remediation or other operations shall take place within ownership area M (Plan no. PST021-DFP-101 Rev B) until an Overarching Construction Management Plan for that area has been submitted to and approved in writing by the Local Planning Authority. The Overarching Construction Management Plan shall include, but not be limited to, the following:

- (i) A scheme for the monitoring, reporting and control of construction noise and vibration, including hours of working and scope for remedial action identified as a result of any monitoring, of construction noise, vibration and dust emanating from the site during the construction phase;
- (ii) A scheme for the control of dust;
- (iii) A scheme of chassis and wheel cleaning for construction vehicles and cleaning of affected public highways. The vehicles cleansing system shall be a static system that is capable of washing the wheels and underside of the chassis. The access roads shall be hard surfaced between the cleaning facility and the highway and must be kept free of mud/debris at all times;
- (iv) A contingency plan including, if necessary, the temporary cessation of all construction operations, to be implemented in the event that the approved vehicle cleansing scheme fails to be effective for any reason;
- (v) A scheme of working hours for construction and other site works including deliveries;
- (vi) A routing agreement for construction traffic;
- (vii) A scheme of HGV haul routes into and through the main development sites and construction accesses from the existing local highway network including the method of segregating construction traffic from general core area traffic/pedestrians and cyclists;
- (viii) Means of protecting the water environment from sediment and pollution from drainage, ground works, construction vehicles and oil/chemicals;
- (ix) Appointment of a suitably qualified Ecological Clerk of works and details of ecological supervision; and

(x) A scheme for dealing with complaints.

Thereafter, the development, remediation or other operations within ownership area M shall be carried out in accordance with the approved Overarching Construction Management Plan for that ownership area.

(c) No development, remediation or other operations shall take place within ownership area B (as shown on Plan no. PST021-DFP-118) until an Overarching Construction Management Plan for that area has been submitted to and approved in writing by the Local Planning Authority. The Overarching Construction Management Plan shall include but not be limited to the following:

(i) A scheme for the monitoring, reporting and control of construction noise and vibration, including hours of working and scope for remedial action identified as a result of any monitoring, of construction noise, vibration and dust emanating from the site during the construction phase;

(ii) A scheme for the control of dust;

(iii) A scheme of chassis and wheel cleaning for construction vehicles and cleaning of affected public highways. The vehicles cleansing system shall be a static system that is capable of washing the wheels and underside of the chassis. The access roads shall be hard surfaced between the cleaning facility and the highway and must be kept free of mud/debris at all times;

(iv) A contingency plan including, if necessary, the temporary cessation of all construction operations, to be implemented in the event that the approved vehicle cleansing scheme fails to be effective for any reason;

(v) A scheme of working hours for construction and other site works including deliveries;

(vi) A routing agreement for construction traffic;

(vii) A scheme of HGV haul routes into and through the main development sites and construction accesses from the existing local highway network including the method of segregating construction traffic from general core area traffic/pedestrians and cyclists;

(viii) Means of protecting the water environment from sediment and pollution from drainage, ground works, construction vehicles and oil/chemicals;

(ix) Appointment of a suitably qualified Ecological Clerk of works and details of ecological supervision; and

(x) A scheme for dealing with complaints.

Thereafter, the development, remediation or other operations within ownership area B shall be carried out in accordance with the approved Overarching Construction Management Plan for that ownership area.

Reason: In order to protect the amenity of neighbouring residents; in the interests of highway safety and convenience; and to protect the ecological interest of the site including Orton Pit SAC/SSSI, in accordance with the National Planning Policy Framework, Policies CS14, CS16 and CS21 of the adopted Peterborough Core Strategy DPD (2011) and Policies PP3, PP4 and PP16 of the adopted Peterborough Planning Policies DPD (2012). This is a pre-commencement condition to ensure that no construction works take place which may pose an unacceptable risk to highway safety or neighbour amenity.

C23 Prior to the commencement of development on any individual tranche within an ownership area as identified on the approved Development Framework Plan (Plan no. PST021-DFP-101 Rev B), a Site Specific Construction Management Plan, which shall confirm compliance with the relevant Overarching Construction Management Plan pursuant to the ownership area within which the individual tranche is located (as secured under condition 22) shall be submitted to and approved in writing by the Local Planning Authority. The Site Specific Construction Management Plan shall include the following:

(i) Construction access including details of the measures to ensure that all construction vehicles can enter the site immediately upon arrival and also the method of segregating construction traffic from general traffic/pedestrians and cyclists (as required);

- (ii) A scheme for parking of contractor's vehicles and details of the location of contractor's welfare/site office facilities;
- (iii) A scheme for access and deliveries showing adequate space for vehicles to park, turn, load and unload clear of the public highway or the main employment area access roads;
- (iv) Details of the location and layout of all materials storage and plant storage compounds. and
- (v) Details of the means of enclosure of the application site for the construction phase, including details of all types of fencing proposed and a plan showing the location of all the fencing.

The above shall be prepared in conjunction with, and make reference to, the Great Crested Newt and Biodiversity Strategies for the relevant ownership area (as secured under conditions C33 and C34 respectively) and the tree protection details (as secured under condition 42) as appropriate.

Notwithstanding the above, there shall be no deliveries to the site during peak hours (namely 8-9am and 4-6pm).

The development shall thereafter be carried out in accordance with the approved Site Specific Construction Management Plans at all times.

Reason: In order to protect the amenity of neighbouring residents; in the interests of highway safety and convenience; and to protect the ecological interest of the site including Orton Pit SAC/SSSI, in accordance with the National Planning Policy Framework, Policies CS14, CS16 and CS21 of the adopted Peterborough Core Strategy DPD (2011) and Policies PP3, PP4 and PP16 of the adopted Peterborough Planning Policies DPD (2012). This is a pre-commencement condition to ensure that no construction works take place which may pose an unacceptable risk to highway safety or neighbour amenity.

C24 (a) Within ownership area O (as shown on Plan no. PST021-DFP-118), the development hereby approved shall be carried out in accordance with the approved Flood Risk Assessment (FRA) reference 15188/400/01 Rev F. In particular:

- Surface water run-off shall be limited to predevelopment rates as set out within the FRA and drawing number 15188/400/05 Rev F;
- No development comprising of a building, road or land raising shall take place within Flood Zones 2 and 3 other than those watercourse crossings detailed within Sections 5.7.1 and 5.8.1 of the FRA; and
- Watercourse crossings shall be designed in accordance with 5.7.1 b of the FRA.

(b) Within ownership area M (as shown on Plan no. PST021-DFP-118), the development hereby approved shall be carried out in accordance with the approved Flood Risk Assessment (FRA) reference 15188/400/01 Rev F. In particular:

- Surface water run-off shall be limited to predevelopment rates as set out within the FRA and drawing number 15188/400/05 Rev F;
- No development comprising of a building, road or land raising shall take place within Flood Zones 2 and 3 other than those watercourse crossings detailed within Sections 5.7.1 and 5.8.1 of the FRA; and
- Watercourse crossings shall be designed in accordance with 5.7.1 b of the FRA.

(c) Within ownership area B (as shown on Plan no. PST021-DFP-118), the development hereby approved shall be carried out in accordance with the approved Flood Risk Assessment (FRA) reference 15188/400/01 Rev F. In particular:

- Surface water run-off shall be limited to predevelopment rates as set out within the FRA and drawing number 15188/400/05 Rev F;
- No development comprising of a building, road or land raising shall take place within Flood Zones 2 and 3 other than those watercourse crossings detailed within Sections 5.7.1 and 5.8.1 of the FRA; and

- Watercourse crossings shall be designed in accordance with 5.7.1 b of the FRA.

Reason: To ensure that the site can be adequately drained as development comes forward and to prevent an increased risk of flooding both on site and to third parties, in accordance with Policy CS22 of the adopted Peterborough Core Strategy DPD (2011) and National Planning Policy Framework.

- C25 (a) Within ownership area O (as shown on Plan no. PST021-DFP-118), prior to the submission of any reserved matters applications under condition C1 for tranches within catchment 2 (as identified on drawing number 15188/400/05 Rev F), a scheme for dealing with overland surface water flow routes within the catchment, including implementation and phasing, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include formal means of conveyance of surface water for events exceeding the 3.33% annual probability rainfall event.

The development shall thereafter be carried out in accordance with the approved details and each reserved matters application within the catchment shall demonstrate compliance with the agreed scheme.

- (b) Within ownership area B (as shown on Plan no. PST021-DFP-118), prior to the submission of any reserved matters applications under condition C1 for tranches within catchment 2 (as identified on drawing number 15188/400/05 Rev F), a scheme for dealing with overland surface water flow routes within the catchment, including implementation and phasing, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include formal means of conveyance of surface water for events exceeding the 3.33% annual probability rainfall event.

The development shall thereafter be carried out in accordance with the approved details and each reserved matters application within the catchment shall demonstrate compliance with the agreed scheme.

Reason: To ensure that the site can be adequately drained as development comes forward and to prevent an increased risk of flooding both on site and to third parties in accordance with Policy CS22 of the adopted Peterborough Core Strategy DPD (2011) and National Planning Policy Framework.

- C26 (a) Prior to the submission of any reserved matters application under condition C1 within ownership area O (as shown on Plan no. PST021-DFP-118), a scheme for the phasing of the surface water drainage infrastructure within that ownership area (including that located off-site (Beeby's Lakes)), based upon drawing number 15188/400/05 Rev F, shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall include, amongst other matters:

- Identification and details of primary infrastructure required to support Great Haddon and the timescales and trigger points for the delivery thereof. This shall include works to the Beeby's Lakes, connections from Great Haddon to the Beeby's Lakes and any temporary drainage arrangements, including timescales and trigger points, required in connection with the phasing of the development prior to the permanent solution being delivered;
- Detailed design (including calculations) in respect of the primary infrastructure including as appropriate supporting calculations for any temporary measures;
- Statement setting out the timing of the delivery of secondary infrastructure linking into the primary infrastructure and individual development tranches; and
- Agreement of maximum impermeable area for each tranche needed to support the approved Flood Risk Assessment, reference 15188/400/01 Rev F.

The development shall thereafter be carried out in accordance with the approved scheme, including the timescales and trigger points set out therein.

Regard should be had to the surface water drainage scheme within other ownership areas as appropriate

(b) Prior to the submission of any reserved matters application under condition C1 within ownership area M (as shown on Plan no. PST021-DFP-118), a scheme for the phasing of the surface water drainage infrastructure within that ownership area (including that located off-site (Beeby's Lakes)), based upon drawing number 15188/400/05 Rev F, shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall include, amongst other matters:

- Identification and details of primary infrastructure required to support Great Haddon and the timescales and trigger points for the delivery thereof. This shall include works to the Beeby's Lakes, connections from Great Haddon to the Beeby's Lakes and any temporary drainage arrangements, including timescales and trigger points, required in connection with the phasing of the development prior to the permanent solution being delivered;
- Detailed design (including calculations) in respect of the primary infrastructure including as appropriate supporting calculations for any temporary measures;
- Statement setting out the timing of the delivery of secondary infrastructure linking into the primary infrastructure and individual development tranches; and
- Agreement of maximum impermeable area for each tranche needed to support the approved Flood Risk Assessment, reference 15188/400/01 Rev F.

The development shall thereafter be carried out in accordance with the approved scheme including the timescales and trigger points set out therein.

Regard should be had to the surface water drainage scheme within other ownership areas as appropriate.

(c) Prior to the submission of any reserved matters application under condition C1 within ownership area B (as shown on Plan no. PST021-DFP-118), a scheme for the phasing of the surface water drainage infrastructure within that ownership area (including that located off-site (Beeby's Lakes)), based upon drawing number 15188/400/05 Rev F, shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall include, amongst other matters:

- Identification and details of primary infrastructure required to support Great Haddon and the timescales and trigger points for the delivery thereof. This shall include works to the Beeby's Lakes, connections from Great Haddon to the Beeby's Lakes and any temporary drainage arrangements, including timescales and trigger points, required in connection with the phasing of the development prior to the permanent solution being delivered;
- Detailed design (including calculations) in respect of the primary infrastructure including as appropriate supporting calculations for any temporary measures;
- Statement setting out the timing of the delivery of secondary infrastructure linking into the primary infrastructure and individual development tranches; and
- Agreement of maximum impermeable area for each tranche needed to support the approved Flood Risk Assessment, reference 15188/400/01 Rev F.

The development shall thereafter be carried out in accordance with the approved scheme including the timescales and trigger points set out therein.

Regard should be had to the surface water drainage scheme within other ownership areas as appropriate.

Reason: To ensure that the site can be adequately drained as development comes forward and to prevent an increased risk of flooding both on site and to third parties, in accordance with Policy CS22 of the adopted Peterborough Core Strategy DPD (2011) and the National Planning Policy Framework.

C27 (a) No development shall take place within ownership area O (as shown on Plan no. PST021-DFP-118) until a detailed scheme for the provision of surface water drainage for that ownership area has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include, as appropriate:

- A statement detailing how the scheme complies with the approved overarching Flood Risk Assessment (FRA) ref: 15188/400/01 F and overarching Drainage Strategy (as approved under condition C26(a));
- Drainage calculations, supplementing those provided under condition C26(a) as required (for the primary drainage elements), and a statement in respect of the impermeable area for the development area as identified on the approved Development Framework Plan (Plan no. PST021-DFP-101 Rev B);
- An Implementation Strategy including detailed construction timings. This should include details of any temporary measures and outfalls to facilitate the phasing of the development (as approved in principle under condition C26(a)), including the trigger for their removal;
- For tranches accommodating existing water courses or those adjacent to them, as identified on the approved Development Framework Plan (Plan no. PST021-DFP-101 Rev B), a scheme of works to the watercourse including details of any channel works including culverting/construction of weirs; means of bank stabilisation and restoration; erosion management;
- Additional Sustainable Drainage Systems (SuDS) features in line with Section 6.7 of the approved FRA; and
- For tranches within catchment 2, a statement confirming how the development complies with the overall strategy for the catchment (as approved under condition C12(a)) including details of any measures identified via that strategy.

The development shall thereafter be carried out in accordance with the approved details and implementation programme.

(b) No development shall take place within ownership area M (as shown on Plan no. PST021-DFP-118) until a detailed scheme for the provision of surface water drainage for that ownership area has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include as appropriate:

- A statement detailing how the scheme complies with the approved overarching Flood Risk Assessment (FRA) ref: 15188/400/01 F and overarching Drainage Strategy (as approved under condition C26(b));
- Drainage calculations, supplementing those provided under condition C26(b) as required (for the primary drainage elements), and a statement in respect of the impermeable area for the development area as identified on the approved Development Framework Plan (Plan no. PST021-DFP-101 Rev B);
- An Implementation Strategy including detailed construction timings. This should include details of any temporary measures and outfalls to facilitate the phasing of the development (as approved in principle under condition C26(b)), including the trigger for their removal;
- For tranches accommodating existing water courses or those adjacent to them, as identified on the approved Development Framework Plan (Plan no. PST021-DFP-101 Rev B), a scheme of works to the watercourse including details of any channel works including culverting/construction of weirs; means of bank stabilisation and restoration; erosion management; and
- Additional Sustainable Drainage Systems (SuDS) features in line with Section 6.7 of the approved FRA.

The development shall thereafter be carried out in accordance with the approved details and implementation programme.

(c) No development shall take place within ownership area B (as shown on Plan no. PST021-DFP-118) until a detailed scheme for the provision of surface water drainage for that ownership area has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include as appropriate:

- A statement detailing how the scheme complies with the approved overarching Flood Risk Assessment (FRA) ref: 15188/400/01 F and overarching Drainage Strategy (as approved under condition C26(c));

- Drainage calculations, supplementing those provided under condition C26(c) as required (for the primary drainage elements), and a statement in respect of the impermeable area for the development area as identified on the approved Development Framework Plan (Plan no. PST021-DFP-101 Rev B);
- An Implementation Strategy including detailed construction timings. This should include details of any temporary measures and outfalls to facilitate the phasing of the development (as approved in principle under condition C26(c)), including the trigger for their removal;
- For tranches accommodating existing water courses or those adjacent to them, as identified on the approved Development Framework Plan (Plan no. PST021-DFP-101 Rev B), a scheme of works to the watercourse including details of any channel works including culverting/construction of weirs; means of bank stabilisation and restoration; erosion management;
- Additional Sustainable Drainage Systems (SuDS) features in line with Section 6.7 of the approved FRA; and
- For tranches within catchment 2, a statement confirming how the development complies with the overall strategy for the catchment (as approved under condition C12(c)) including details of any measures identified via that strategy.

The development shall thereafter be carried out in accordance with the approved details and implementation programme.

Reason: To ensure that the site can be adequately drained as development comes forward and to prevent an increased risk of flooding both on site and to third parties, in accordance with Policy CS22 of the adopted Peterborough Core Strategy DPD (2011), the National Planning Policy Framework and to comply with the EU Directive 2000/60/EC: the Water Framework Directive. This is a pre-commencement condition as it is necessary for the detailed surface water drainage details to be agreed before any groundworks commence which would be directly impacted upon by the drainage to be installed.

C28 (a) The submission of each reserved matters application under condition C1 within ownership area O (as shown on Plan no. PST021-DFP-118) shall be accompanied by the following information in relation to surface water drainage:

- Detailed design (including calculations) based upon the table on drawing number 15188/400/05 Rev F and complying with the details submitted and agreed in relation to Condition 26(a);
- Details of finished floor levels for tranches adjacent to the northern tributary of the Stangground Lode, Stangground Lode and new ribbon lake (OS14) namely PS1, northern sections of tranches R11-18;
- Details of any outfalls, weirs, pumps, culverts or any other conveyance feature;
- Details of pollution management from roads and other hard surfacing;
- Details of overland flow routes; and
- Details of any Sustainable Drainage System (SuDS) features to be provided in accordance with the requirements of the Development Area Brief (as secured under the terms of condition C9(a)).

The development shall thereafter be carried out in accordance with the approved details and implementation programme.

(b) The submission of each reserved matters application under condition C1 within ownership area M (as shown on Plan no. PST021-DFP-118) shall be accompanied by the following information in relation to surface water drainage:

- Detailed design (including calculations) based upon the table on drawing number 15188/400/05 Rev F and complying with the details submitted and agreed in relation to Condition 26(b);
- Details of any outfalls, weirs, pumps, culverts or any other conveyance feature;
- Details of pollution management from roads and other hard surfacing;
- Details of overland flow routes; and

- Details of any Sustainable Drainage System (SuDS) features to be provided in accordance with the requirements of the Development Area Brief (as secured under the terms of condition C9(b)).

The development shall thereafter be carried out in accordance with the approved details and implementation programme.

(c) The submission of each reserved matters application under condition C1 within ownership area B (as shown on Plan no. PST021-DFP-118) shall be accompanied by the following information in relation to surface water drainage:

- Detailed design (including calculations) based upon the table on drawing number 15188/400/05 Rev F and complying with the details submitted and agreed in relation to Condition 26(c);
- Details of finished floor levels for tranches adjacent to the northern tributary of the Stangground Lode namely R7-10 and NC1;
- Details of any outfalls, weirs, pumps, culverts or any other conveyance feature;
- Details of pollution management from roads and other hard surfacing;
- Details of overland flow routes; and
- Details of any Sustainable Drainage System (SuDS) features to be provided in accordance with the requirements of the Development Area Brief (as secured under the terms of condition C9(c)).

The development shall thereafter be carried out in accordance with the approved details and implementation programme.

Reason: To ensure that the site can be adequately drained as development comes forward and to prevent an increased risk of flooding both on site and to third parties, in accordance with Policy CS22 of the adopted Peterborough Core Strategy DPD (2011), the National Planning Policy Framework and to comply with the EU Directive 2000/60/EC: the Water Framework Directive.

C29 a) No development shall take place within ownership area O (as shown on Plan no. PST021-DFP-118) until a foul drainage strategy for that ownership area, including details of the locations of any pumping stations and any phasing thereof, has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details prior to the first occupation of any unit in that area. Reserved matters applications will be required for the detailed design of any pumping stations.

(b) No development shall take place within ownership area M (as shown on Plan no. PST021-DFP-118) until a foul drainage strategy for that ownership area, including details of the locations of any pumping stations and any phasing thereof, has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details prior to the first occupation of any unit in that area. Reserved matters applications will be required for the detailed design of any pumping stations.

(c) No development shall take place within ownership area B (as shown on Plan no. PST021-DFP-118) until a foul drainage strategy for that ownership area, including details of the locations of any pumping stations and any phasing thereof, has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details prior to the first occupation of any unit in that area. Reserved matters applications will be required for the detailed design of any pumping stations.

Reason: In order to ensure adequate foul drainage provision and to ensure no harm is caused to features of ecological interest (Orton Pit), in accordance with Policies CS12 and CS21 of the adopted Peterborough Core Strategy DPD (2011). This is a pre-commencement condition as it is necessary for the detailed surface water drainage details

to be agreed before any groundworks commence which would be directly impacted upon by the drainage to be installed.

- C30 Prior to the commencement of development on ownership area O (as shown on Plan no. PST021-DFP-118), monitoring of the quality of the water from the development entering existing water courses (principally the Stanground Lode, its northern tributary and Beeby's Lakes) shall be carried out in accordance with a methodology to be submitted to and approved in writing by the Local Planning Authority.

An initial survey, the methodology of which shall be agreed in writing by the Local Planning Authority, shall be undertaken prior to commencement of development to establish a base line, the results of which shall be submitted to and agreed in writing by the Local Planning Authority.

Monitoring shall be carried out on an annual basis for the first five years following the first occupation of any building. The applicant shall submit a single annual monitoring report for the site to the Local Planning Authority for written approval. The timing of the monitoring and the submission of the monitoring report shall thereafter be reviewed and agreed in writing by the Local Planning Authority. Provision shall be made to enable the Local Planning Authority to consider if any remedial measures are necessary as a result of evaluating the submitted monitoring results.

Reason: In order to protect the quality of water in existing watercourses, in accordance with Policy CS21 of the adopted Peterborough Core Strategy DPD (2011), and to satisfy the EU Directive 2000/60/EC: the Water Framework Directive. This is a pre-commencement condition as it is necessary to undertake a baseline survey of water quality before development commences from which all impacts arising from the development will be assessed.

- C31 In the event that water quality monitoring undertaken pursuant to condition C30 above shows that remedial measures are necessary, then the Local Planning Authority will serve notice on the relevant owner requiring a scheme of remedial measures. The remedial measures shall be fairly and reasonably related in scale and kind to the proposed development. Within two months of receiving such written notice, the relevant owner shall submit such a scheme of remedial measures (including a timeframe for implementation) and the approved remedial measures shall be implemented in accordance with the approved scheme and programme.

Reason: In order to protect the quality of water in existing watercourses in accordance with policy CS21 of the adopted Peterborough Core Strategy DPD (2011), and to satisfy the EU Directive 2000/60/EC: the Water Framework Directive.

- C32 (a) No development shall take place within ownership area O (as shown on Plan no. PST021-DFP-118) until a reserved matters application(s) setting out a detailed scheme of access management measures, based upon the principles set out in the approved Access Management Strategy (February 2011) for zones 1 and 2 has been submitted to and approved in writing by the Local Planning Authority.

The approved scheme shall thereafter be implemented in its entirety prior to the first occupation of any dwelling or other building within ownership area O. For the avoidance of doubt, this shall include the measures to the 'gap land', with the exception of the new semi natural habitat and new scrub planting immediately adjacent to the Western Peripheral Road as shown on drawings numbers 2914LO-003.1 and 2914LO-003.2 which shall be implemented in accordance with the construction programme for the road.

In the event that the access management measures for zones 1 and 2 are not completed prior to the first occupation of any dwelling or building within ownership area O, a progress review shall be carried out. This review shall include, as appropriate, other temporary access management measures along with a timetable for their implementation and subsequent removal. The conclusions of the review and details of any temporary measures

shall be submitted to and agreed in writing by the Local Planning Authority. The temporary measures shall thereafter be maintained and monitored until the permanent access management measures are fully completed. These monitoring and management measures shall be agreed in writing by the Local Planning Authority as part of the progress review. If the above measures are not to the satisfaction of the Local Planning Authority, development shall cease on site until such time as the permanent access management measures are completed.

The monitoring and management of the permanent Access Management Measures and physical features shall thereafter be carried out by the landowner in accordance with the measures set out in the approved Access Management Strategy and any other maintenance which may be required to maintain the effectiveness of the physical access management measures.

A reserved matters application(s) shall be submitted for all of the access management measures specified in the approved strategy as these relate to land parcels OS6, OS13, OS14 and OS37 as identified on the approved Development Framework Plan (Plan no. PST021-DFP- 101 Rev B).

For the avoidance of doubt, there shall be no lighting within these tranches unless it is demonstrated that there would be no adverse impact on Orton Pit SSSI/SAC.

No built development shall encroach within the land parcels referred to above as identified on the approved Development Framework Plan (Plan no. PST021-DFP-101 Rev B).

(b) No development shall take place within ownership area B (as shown on Plan no. PST021-DFP-118) until a reserved matters application(s) setting out a detailed scheme of access management measures, based upon the principles set out in the approved Access Management Strategy for zones 1 and 2, has been submitted to and approved in writing by the Local Planning Authority.

The approved scheme shall thereafter be implemented in its entirety prior to the first occupation of any dwelling or other building within ownership area B. For the avoidance of doubt, this shall include the measures to the 'gap land', with the exception of the new semi natural habitat and new scrub planting immediately adjacent to the Western Peripheral Road as shown on drawings numbers 2914LO-003.1 and 2914LO-003.2 which shall be implemented in accordance with the construction programme for the road.

In the event that the access management measures for zones 1 and 2 are not completed prior to the first occupation of any dwelling or building within ownership area B, a progress review shall be carried out. This review shall include as appropriate other temporary access management measures along with a timetable for their implementation and subsequent removal. The conclusions of the review and details of any temporary measures shall be submitted to and agreed in writing by the Local Planning Authority. The temporary measures shall thereafter be maintained and monitored until the permanent access management measures are fully completed. These monitoring and management measures shall be agreed in writing by the Local Planning Authority as part of the progress review. If the above measures are not to the satisfaction of the Local Planning Authority, development shall cease on site until such time as the permanent access management measures are completed.

The monitoring and management of the permanent Access Management Measures and physical features shall thereafter be carried out by the landowner in accordance with the measures set out in the approved Access Management Strategy and any other maintenance which may be required to maintain the effectiveness of the physical access management measures.

Reason: In order to prevent unauthorised public access into Orton Pit SSSI/SAC in order to protect the integrity of the site, and to provide new ecological habitat as set out in the supporting Environmental Statement Volume 4, Chapter 6, the Conservation of Habitat and

Species Regulations 2010, National Planning Policy Framework and Policy CS21 of the adopted Peterborough Core Strategy DPD (2011). compressively incorporated into the development which can only be achieved before development commences.

- C33 (a) No development shall take place within ownership area O (as shown on Plan no. PST021-DFP-118) until a Great Crested Newt Strategy for that area has been submitted to and approved in writing by the Local Planning Authority. This shall include a time schedule for the works.

The plans and particulars submitted for each relevant reserved matters application / appropriate discharge of condition application within that ownership area shall demonstrate compliance with the approved Strategy and include, where appropriate, specific measures within individual tranches. Development shall thereafter be carried out in accordance with the approved plans and specific measures.

Monitoring of the strategy and the mitigation measures contained therein, including the specific measures within individual tranches, shall be carried out during the build out of the development and for five years thereafter. The applicant shall submit a single annual monitoring report for the ownership area, to include the individual development tranches, to the Local Planning Authority for written approval for the first five years following the commencement of development in that area. The timing of the monitoring and the submission of the monitoring report shall thereafter be reviewed and agreed in writing by the Local Planning Authority.

If, after evaluating the submitted monitoring results, the Local Planning Authority considers remedial measures are necessary, it will serve notice on the applicant requiring a scheme of remedial measures. The remedial measures shall be fairly and reasonably related in scale and kind to the proposed development. Within one month of receiving such written notice, the applicant shall submit such a scheme of remedial measures (including a timeframe for implementation) and the approved remedial measures shall be implemented in accordance with the approved scheme and programme.

- (b) No development shall take place within ownership area M (as shown on Plan no. PST021-DFP-118) until a Great Crested Newt Strategy for that area has been submitted to and approved in writing by the Local Planning Authority. This shall include a time schedule for the works.

The plans and particulars submitted for each relevant reserved matters application / appropriate discharge of condition application within that ownership area shall demonstrate compliance with the Strategy and include, where appropriate, specific measures within individual tranches. Development shall thereafter be carried out in accordance with the approved plans and specific measures.

Monitoring of the strategy and the mitigation measures therein, including the specific measures within individual tranches, shall be carried out during the build out of the development and for five years thereafter. The applicant shall submit a single annual monitoring report for the ownership area, to include the individual development tranches, to the Local Planning Authority for written approval for the first five years following the commencement of development in that area. The timing of the monitoring and the submission of the monitoring report shall thereafter be reviewed and agreed in writing by the Local Planning Authority.

If, after evaluating the submitted monitoring results, the Local Planning Authority considers remedial measures are necessary, it will serve notice on the applicant requiring a scheme of remedial measures. The remedial measures shall be fairly and reasonably related in scale and kind to the proposed development. Within one month of receiving such written notice, the applicant shall submit such a scheme of remedial measures (including a timeframe for implementation) and the approved remedial measures shall be implemented in accordance with the approved scheme and programme.

(c) No development shall take place within ownership area B (as shown on Plan no. PST021-DFP-118) until a Great Crested Newt Strategy for that area is submitted to and approved in writing by the Local Planning Authority. This shall include a time schedule for the works.

The plans and particulars submitted for each relevant reserved matters application / appropriate discharge of condition application within that ownership area shall demonstrate compliance with the Strategy and include, where appropriate, specific measures within individual tranches. Development shall thereafter be carried out in accordance with the approved plans and specific measures.

Monitoring of the strategy and the mitigation measures therein, including the specific measures within individual tranches shall be carried out during the build out of the development and for five years thereafter. The applicant shall submit a single annual monitoring report for the ownership area, to include the individual development tranches, to the Local Planning Authority for written approval for the first five years following the commencement of development in that area. The timing of the monitoring and the submission of the monitoring report shall thereafter be reviewed and agreed in writing by the Local Planning Authority.

If, after evaluating the submitted monitoring results, the Local Planning Authority considers remedial measures are necessary, it will serve notice on the applicant requiring a scheme of remedial measures. The remedial measures shall be fairly and reasonably related in scale and kind to the proposed development. Within one month of receiving such written notice, the applicant shall submit such a scheme of remedial measures (including a timeframe for implementation) and the approved remedial measures shall be implemented in accordance with the approved scheme and programme.

Reason: In order to safeguard, enhance and manage the ecological interests of the site and to inform the translocation, protection of species and habitat creation/enhancement, in accordance with the Conservation of Habitat and Species Regulations 2010, National Planning Policy Framework and Policy CS21 of the adopted Peterborough Core Strategy DPD (2011). This is a pre-commencement condition to ensure that no works are undertaken which may result in unacceptable harm to Great Crested Newt population(s).

- C34 a) No development shall take place within ownership area O (as shown on Plan no. PST021-DFP-118) until an overarching Biodiversity Strategy for that area has been submitted to and approved in writing by the Local Planning Authority. This shall include a time schedule for the works.

The overarching Strategy shall include but not be limited to details of the following:

- (i) Appointment of a suitably qualified Ecological Clerk of Works and details of ecological supervision;
- (ii) Details of phasing of habitat creation and clearance;
- (iii) Details of habitat and species protection measures during the construction and operational phases of the development. This shall include details of measures to mitigate the impact of noise on woodland birds and off site works including works to Beeby's Lakes and culvert under the A15, details of measures for buffering of all ponds that support Stoneworts by at least 50m from construction activity and the incorporation of these areas into green space in order to maintain their integrity to support Stoneworts and other aquatic plant species;
- (iv) Details of habitat creation and enhancement, including: measures to ensure connectivity of habitat where appropriate that avoids conflict with new roads and fences; the phasing of delivery, the management/maintenance regime for these areas particularly areas of new habitat creation and measures to individual development plots to enhance biodiversity. This shall include measures to mitigate the impact of noise on woodland birds, measures to eradicate swamp stonecrop from Long Lake, details of the design and management of the new Great Crested Newt ponds to be created to maintain favourable off site provision where appropriate including to Beeby's Lakes and culvert under the A15;

- (v) Areas of habitat creation and enhancement shall provide opportunities for great crested newts, reptiles, badgers, bats, water voles, brown hares, otters, butterflies including black hairstreak and moths, breeding birds including owls, Stoneworts, aquatic and terrestrial invertebrates and (aquatic) plants;
- (vi) Proposals for the translocation of protected species in particular reptiles, great crested newts and any other protected species that may be subsequently identified;
- (vii) A methodology and strategy for the submission and approval of updated survey work during the build out of the development including specific measures in relation to bats;
- (viii) A scheme of monitoring for the retained/ enhanced areas of habitat creation and wider biodiversity measures within the scheme, including any specific measures set out within individual development tranches. The monitoring period shall be not less than the build out period of the development and five years thereafter. The applicant shall submit a single monitoring report, to include individual development tranches, annually for the first five years following commencement of development in that ownership area and thereafter reviewed with appropriate report monitoring periods agreed in writing by the Local Planning Authority; and
- (ix) A provision shall be made to enable the Local Planning Authority to consider if any remedial measures are necessary as a result of evaluating the submitted monitoring results, including a provision for the Local Planning Authority to serve notice on the applicant requiring a scheme of remedial measures. The remedial measures shall be fairly and reasonably related in scale and kind to the proposed development. Within one month of receiving such written notice, the applicant shall submit such a scheme of remedial measures (including a timeframe for implementation) and the approved remedial measures shall be implemented in accordance with the approved scheme and programme.

The above is not expected to duplicate the Access Management Strategy or the Great Crested Newt Strategy but should make cross-reference to these documents where appropriate.

The plans and particulars submitted for each reserved matters application / appropriate discharge of condition applications within that ownership area shall demonstrate compliance with the Strategy and include specific measures set out within individual tranches.

(b) No development shall take place within ownership area M (as shown on Plan no. PST021-DFP-118) until an overarching Biodiversity Strategy for that area has been submitted to and approved in writing by the Local Planning Authority. This shall include a time schedule for the works.

The overarching Strategy shall include but not be limited to details of the following:

- (i) Appointment of a suitably qualified Ecological Clerk of Works and details of ecological supervision;
- (ii) Details of phasing of habitat creation and clearance;
- (iii) Details of habitat and species protection measures during the construction and operational phases of the development. This shall include details of measures to mitigate the impact of noise on woodland birds and off site works, details of measures for buffering of all ponds that support Stoneworts by at least 50m from construction activity and the incorporation of these areas into green space in order to maintain their integrity to support Stoneworts and other aquatic plant species;
- (iv) Details of habitat creation and enhancement, including: measures to ensure connectivity of habitat where appropriate that avoids conflict with new roads and fences; the phasing of delivery, the management/maintenance regime for these areas particularly areas of new habitat creation and measures to individual development plots to enhance biodiversity. This shall include measures to mitigate the impact of noise on woodland birds, measures to eradicate swamp stonecrop from Long Lake, details of the design and management of the new Great Crested Newt ponds to be created to maintain favourable off site provision where appropriate;
- (v) Areas of habitat creation and enhancement shall provide opportunities for great crested newts, reptiles, badgers, bats, water voles, brown hares, otters, butterflies including black

hairstreak and moths, breeding birds including owls, Stoneworts, aquatic and terrestrial invertebrates and (aquatic) plants;

(vi) Proposals for the translocation of protected species in particular reptiles, great crested newts and any other protected species that may be subsequently identified;

(vii) A methodology and strategy for the submission and approval of updated survey work during the build out of the development including specific measures in relation to bats;

(viii) A scheme of monitoring for the retained/ enhanced areas of habitat creation and wider biodiversity measures within the scheme, including any specific measures set out within individual development tranches. The monitoring period shall be not less than the build out period of the development and five years thereafter. The applicant shall submit a single monitoring report, to include individual development tranches, annually for the first five years following commencement of development in that ownership area and thereafter reviewed with appropriate report monitoring periods agreed in writing by the Local Planning Authority; and

(ix) A provision shall be made to enable the Local Planning Authority to consider if any remedial measures are necessary as a result of evaluating the submitted monitoring results, including a provision for the Local Planning Authority to serve notice on the applicant requiring a scheme of remedial measures. The remedial measures shall be fairly and reasonably related in scale and kind to the proposed development. Within one month of receiving such written notice, the applicant shall submit such a scheme of remedial measures (including a timeframe for implementation) and the approved remedial measures shall be implemented in accordance with the approved scheme and programme.

The above is not expected to duplicate the Access Management Strategy or the Great Crested Newt Strategy but should make cross-reference to these documents where appropriate.

The plans and particulars submitted for each reserved matters application / appropriate discharge of condition applications within that ownership area shall demonstrate compliance with the Strategy and include specific measures set out within individual tranches.

(c) No development shall take place within ownership area B (as shown on Plan no. PST021-DFP-118) until an overarching Biodiversity Strategy for that area is submitted to and approved in writing by the Local Planning Authority. This shall include a time schedule for the works.

The overarching Strategy shall include but not be limited to details of the following:

(i) Appointment of a suitably qualified Ecological Clerk of Works and details of ecological supervision;

(ii) Details of phasing of habitat creation and clearance;

(iii) Details of habitat and species protection measures during the construction and operational phases of the development. This shall include details of measures to mitigate the impact of noise on woodland birds and off site works including works, details of measures for buffering of all ponds that support Stoneworts by at least 50m from construction activity and the incorporation of these areas into green space in order to maintain their integrity to support Stoneworts and other aquatic plant species;

(iv) Details of habitat creation and enhancement, including: measures to ensure connectivity of habitat where appropriate that avoids conflict with new roads and fences; the phasing of delivery, the management/maintenance regime for these areas particularly areas of new habitat creation and measures to individual development plots to enhance biodiversity. This shall include measures to mitigate the impact of noise on woodland birds, measures to eradicate swamp stonecrop from Long Lake, details of the design and management of the new Great Crested Newt ponds to be created to maintain favourable off site provision where appropriate;

(v) Areas of habitat creation and enhancement shall provide opportunities for great crested newts, reptiles, badgers, bats, water voles, brown hares, otters, butterflies including black hairstreak and moths, breeding birds including owls, Stoneworts, aquatic and terrestrial invertebrates and (aquatic) plants;

- (vi) Proposals for the translocation of protected species in particular reptiles, great crested newts and any other protected species that may be subsequently identified;
- (vii) A methodology and strategy for the submission and approval of updated survey work during the build out of the development including specific measures in relation to bats;
- (viii) A scheme of monitoring for the retained/ enhanced areas of habitat creation and wider biodiversity measures within the scheme, including any specific measures set out within individual development tranches. The monitoring period shall be not less than the build out period of the development and five years thereafter. The applicant shall submit a single monitoring report, to include individual development tranches, annually for the first five years following commencement of development in that ownership area and thereafter reviewed with appropriate report monitoring periods agreed in writing by the Local Planning Authority; and
- (ix) A provision shall be made to enable the Local Planning Authority to consider if any remedial measures are necessary as a result of evaluating the submitted monitoring results, including a provision for the Local Planning Authority to serve notice on the applicant requiring a scheme of remedial measures. The remedial measures shall be fairly and reasonably related in scale and kind to the proposed development. Within one month of receiving such written notice, the applicant shall submit such a scheme of remedial measures (including a timeframe for implementation) and the approved remedial measures shall be implemented in accordance with the approved scheme and programme.

The above is not expected to duplicate the Access Management Strategy or the Great Crested Newt Strategy but should make cross-reference to these documents where appropriate.

The plans and particulars submitted for each reserved matters application / appropriate discharge of condition applications within that ownership area shall demonstrate compliance with the Strategy and include specific measures set out within individual tranches.

Reason: To safeguard, enhance and manage the ecological interests of the site and to inform the translocation, protection of species, habitat creation, remedial measures and to promote the biodiversity of the site, in accordance with supporting Environmental Statement Volume 4, Chapter 6, Policy CS21 of the adopted Peterborough Core Strategy DPD (2011) and the Conservation of Habitat and Species Regulations 2010. This is a pre-commencement condition to ensure that no development work takes place which may pose an unacceptable danger to protected species/ecology/biodiversity within the site.

- C35 No development, clearance works or remediation works shall take place within any parcel of land as identified on the approved Development Framework Plan (Plan no. PST021-DFP-101 Rev B) until up to date survey work for that parcel has been submitted to and approved in writing by the Local Planning Authority. The updated survey work shall be carried out in accordance with the methodology set out in the Biodiversity Strategy and the Great Crested Newt Strategy (as secured under the terms of conditions C34 and C33 respectively). Unless otherwise agreed with the Local Planning Authority, surveys shall be carried out for Great Crested Newts, Reptiles, Breeding Birds, Water Voles, Bats, Badgers, Brown Hairs, Butterflies/Moths. Aquatic and Terrestrial Invertebrates, and aquatic plants. If development does not thereafter commence within 2 years of the survey date, new surveys will need to be undertaken in accordance with the above process.

Reason: In order to protect species within the development area from harm in accordance with National Planning Policy Framework, Policy CS21 of the adopted Peterborough Core Strategy DPD (2011) and the Conservation of Habitat and Species Regulations 2010. This is a pre-commencement condition to ensure that no development work takes place which may pose an unacceptable danger to protected species/ecology/biodiversity within the site.

- C36 Prior to the first occupation of any development within ownership area O (as shown on Plan no. PST021-DFP-118) to the north of OS27, as identified on the approved Development Framework Plan (Plan no. PST021-DFP-101 Rev B), or the first public use of Stage 3 of the Western Peripheral Road / Central Boulevard, whichever is the earlier, a scheme to monitor

Nitrogen Oxide (NO_x) concentrations and nitrogen deposition within Orton Pit SSSI/SAC shall be submitted to and approved in writing by the Local Planning Authority. The monitoring shall commence no later than 3 months after the approval of the scheme and continue for a period of 5 years after the complete build out of the development. All monitoring shall be carried out in accordance with the approved scheme and submitted in the form of a single report at intervals to be agreed with the Local Planning Authority.

Should the Local Planning Authority consider that any remedial measures are necessary as a result of evaluating the submitted monitoring results, the Local Planning Authority shall serve notice on the applicant requiring a scheme of remediation. Within one month of receiving such written notice, a scheme of remediation, including a programme for implementation, shall be submitted to and approved in writing by the Local Planning Authority. The remedial measures shall be implemented in accordance with the approved scheme.

Reason: To validate predictions regarding nitrogen deposition made in the Environmental Statement and to ensure the integrity of Orton Pit SSSI/SAC is protected, in accordance with the National Planning Policy Framework, Policy CS21 of the adopted Peterborough Core Strategy DPD (2011) and the Conservation of Habitat and Species Regulations 2010.

- C37 Notwithstanding the submitted information, any services routed along that section of the Western Peripheral Road shown on drawing number 15188-80 shall be located within the proposed carriageway as defined on that plan (Western Peripheral Road Utilities Corridor).

Reason: In order to ensure that there is no risk to the delivery of the ecological mitigation measures associated with the Western Peripheral Road in order to protect the integrity of Orton Pit SSSI/SAC, in accordance with the National Planning Policy Framework, Policy CS21 of the adopted Peterborough Core Strategy DPD (2011) and the Conservation of Habitat and Species Regulations 2010.

- C38 Prior to commencement of each reserved matters for each parcel of land as identified on the approved Development Framework Plan (Plan no. PST021-DFP-101 Rev B), details of existing and proposed site levels including the finished floor levels of all new dwellings / buildings and any associated parking shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: In the interests of visual and residential amenity, in accordance with Policy CS16 of the adopted Peterborough Core Strategy DPD (2011) and Policies PP2, PP3 and PP4 of the adopted Peterborough Planning Policies DPD (2012). This is a pre-commencement condition to ensure that no groundworks take place which may result in an unacceptable impact to the visual or residential amenity of the development.

- C39 (a) No development shall take place within ownership area O (as shown on Plan no. PST021-DFP-118) until a Landscape Management Strategy for that ownership area, including details of phasing for the strategic landscape areas within that ownership area, has been submitted to and approved in writing by the Local Planning Authority.

The plans and particulars submitted under condition C1 for each reserved matters application for that ownership area, which includes public landscaping, shall demonstrate compliance with the Strategy and include specific measures set out within individual tranches.

The Strategy shall include the following details:

- Long term design objectives for the course of the development and 5 years thereafter;
- Management responsibilities for the course of the development and 5 years thereafter;
- Maintenance schedules including replacement planting for any trees/shrubs which fail for the course of the development and 5 years thereafter; and
- Woodland Management Plan for area of retained woodland and new woodland planting including clear objectives and details of interim works.

The Landscape Management Strategy shall be implemented in accordance with a timetable contained therein.

(b) No development shall take place within ownership area M (as shown on Plan no. PST021-DFP-118) until a Landscape Management Strategy for that ownership area, including details of phasing for the strategic landscape areas within that ownership area, has been submitted to and approved in writing by the Local Planning Authority.

The plans and particulars submitted for each reserved matters application for that ownership area, which includes public landscaping, shall demonstrate compliance with the Strategy and include specific measures set out within individual tranches.

The Strategy shall include the following details:

- Long term design objectives for the course of the development and 5 years thereafter;
- Management responsibilities for the course of the development and 5 years thereafter;
- Maintenance schedules including replacement planting for any trees/shrubs which fail for the course of the development and 5 years thereafter; and
- Woodland Management Plan for area of retained woodland and new woodland planting including clear objectives and details of interim works.

The Landscape Management Strategy shall be implemented in accordance with a timetable contained therein.

(c) No development shall take place within ownership area B (as shown on Plan no. PST021-DFP-118) until a Landscape Management Strategy for that ownership area, including details of phasing for the strategic landscape areas within that ownership area, has been submitted to and approved in writing by the Local Planning Authority.

The plans and particulars submitted for each reserved matters application for that ownership area, which includes public landscaping, shall demonstrate compliance with the Strategy and include specific measures set out within individual tranches.

The Strategy shall include the following details:

- Long term design objectives for the course of the development and 5 years thereafter;
- Management responsibilities for the course of the development and 5 years thereafter;
- Maintenance schedules including replacement planting for any trees/shrubs which fail for the course of the development and 5 years thereafter; and
- Woodland Management Plan for area of retained woodland and new woodland planting including clear objectives and details of interim works.

The Landscape Management Strategy shall be implemented in accordance with a timetable contained therein.

Reason: In the interests of the visual appearance of the development and the enhancement of biodiversity, in accordance with Policies CS16 and CS21 of the adopted Peterborough Core Strategy DPD (2011) and Policies PP2 and PP16 of the adopted Peterborough Planning Policies DPD (2012). This is a pre-commencement condition to ensure that the management of the landscape areas within the development is comprehensively incorporated into the development which can only be achieved prior to commencement of any works.

C40 The hard and soft landscaping schemes to be submitted as reserved matters under condition C1 shall include the following details:

- 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; and
- Cycle parking provision for any flatted schemes.

The development shall thereafter be carried out in accordance with the approved reserved matters application prior to first occupation/ use. In the case of soft landscaping works, these shall be carried out no later than the first planting/seeding season following the occupation/use of the development.

If within a period of five years from the date of the planting of any tree or shrub that tree or shrub or any tree or shrub planted in replacement for it, except where planted in private gardens, is removed uprooted or destroyed or dies or becomes in the opinion of the Local Planning Authority seriously damaged or defective another tree or shrub of the same species and size as that originally planted shall be planned at the same place unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of the visual appearance of the development and the enhancement of biodiversity, in accordance with Policies CS16 and CS21 of the adopted Peterborough Core Strategy DPD (2011) and Policies PP2 and PP16 of the adopted Peterborough Planning Policies DPD (2012).

- C41 (a) Within ownership area O (as shown on Plan no. PST021-DFP-118), no tree, hedgerow or woodland shown as being retained on drawing numbers 2489LO/11A Rev D (Tree Retention and Removal Plan Fig 8.11), 2489LO/12 Rev C (Hedgerow Strategy Fig 8.12) and 3223-101A (Junction Arrangement, Vegetation Impact on A15) shall be felled, topped, lopped or grubbed in any way during construction unless any changes to these plans are agreed as part of the reserved matters to be approved under condition C1 and the changes are supported by an updated planning layout and Tree Survey/Arboricultural Impact Assessment which justifies their removal.

If any retained tree as shown on the approved drawings is damaged or removed during a development phase, a revised scheme and implementation timetable shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter take place in accordance with the approved details.

- (b) Within ownership area M (as shown on Plan no. PST021-DFP-118), no tree, hedgerow or woodland shown as being retained on drawing numbers 2489LO/11A Rev D (Tree Retention and Removal Plan Fig 8.11), 2489LO/12 Rev C (Hedgerow Strategy Fig 8.12) and 3223-101A (Junction Arrangement, Vegetation Impact on A15) shall be felled, topped, lopped or grubbed in any way during construction unless any changes to these plans are agreed as part of the reserved matters to be approved under condition C1 and the changes are supported by an updated planning layout and Tree Survey/Arboricultural Impact Assessment which justifies their removal.

If any retained tree as shown on the approved drawings is damaged or removed during a development phase, a revised scheme and implementation timetable shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter take place in accordance with the approved details.

- (c) Within ownership area B (as shown on Plan no. PST021-DFP-118), no tree, hedgerow or woodland shown as being retained on drawing numbers 2489LO/11A Rev D (Tree Retention and Removal Plan Fig 8.11), 2489LO/12 Rev C (Hedgerow Strategy Fig 8.12) and 3223-101A (Junction Arrangement, Vegetation Impact on A15) shall be felled, topped, lopped or grubbed in any way during construction unless any changes to these plans are agreed as part of the reserved matters to be approved under condition C1 and the changes are supported by an updated planning layout and Tree Survey/Arboricultural Impact Assessment which justifies their removal.

If any retained tree as shown on the approved drawings is damaged or removed during a development phase, a revised scheme and implementation timetable shall be submitted to

and approved in writing by the Local Planning Authority. The development shall thereafter take place in accordance with the approved details.

Reason: To secure the retention of trees, hedges and woodland as identified in the Environmental Statement, in accordance with Policy CS21 of the adopted Peterborough Core Strategy DPD (2011) and Policy PP16 of the adopted Peterborough Planning Policies DPD (2012).

C42 The plans and particulars to be submitted for each reserved matters application under condition C1 or any discharge of condition application for those tranches containing and/or located adjacent to any retained trees / hedgerows (including outside of the application site), shall include:

- An arboricultural method statement (to be carried out in accordance with section 7.2 of British Standard (BS) 5837:2012 or any subsequent revision to this);
- An arboricultural impact assessment (to be carried out in accordance with section 6 of BS 5837:2012 or any subsequent revision to this); and
- A tree/hedgerow protection plan (to be carried out in accordance with section 7.1 of BS 5837:2012).

The above shall include an assessment of the impact of buildings, hard standings, drainage infrastructure and any other utilities.

The tree / hedgerow protection measures shall be erected prior to the commencement of any works including site clearance and thereafter retained until construction work are completed unless the written consent of the Local Planning Authority is given to their removal.

The development shall be carried out in accordance with the approved details.

Reason: In the interests of the visual appearance of the development and the enhancement of biodiversity, in accordance with Policies CS16 and CS21 of the adopted Peterborough Core Strategy DPD (2011) and Policies PP2 and PP16 of the adopted Peterborough Planning Policies DPD (2012).

C43 (a) Prior to the commencement of any junction/access/widening work on the A15 within ownership area O (as shown on Plan no. PST021-DFP-118) which will result in the loss of existing planting outside of the application site, a scheme of replacement planting, including details of tree species, densities, sizes, proposed timing of planting as well as means of protection along with a management/ maintenance regime, shall be submitted to and approved in writing by the Local Planning Authority.

The development/works shall thereafter be carried out in accordance with the approved details, with the new planting taking place in the first available planting season following the development/works.

If within a period of five years from the date of the planting of any tree or shrub that tree or shrub or any tree or shrub planted in replacement for it is removed uprooted or destroyed or dies or becomes in the opinion of the Local Planning Authority seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place unless the Local Planning Authority gives written consent to any variation.

(b) Prior to the commencement of any junction/access/widening work on the A15 within ownership area M (as shown on Plan no. PST021-DFP-118) which will result in the loss of existing planting outside of the application site, a scheme of replacement planting including details of tree species, densities, sizes, proposed timing of planting as well as means of protection along with a management/ maintenance regime, shall be submitted to and approved in writing by the Local Planning Authority.

The development/works shall thereafter be carried out in accordance with the approved details with the new planting taking place in the first available planting season following the development/works.

If within a period of five years from the date of the planting of any tree or shrub that tree or shrub or any tree or shrub planted in replacement for it is removed uprooted or destroyed or dies or becomes in the opinion of the Local Planning Authority seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of the visual appearance of the development and the enhancement of biodiversity, in accordance with Policies CS16 and CS21 of the adopted Peterborough Core Strategy DPD (2011) and Policies PP2 and PP16 of the adopted Peterborough Planning Policies DPD (2012).

- C44 (a) Notwithstanding the submitted information, no development shall take place on ownership area O (as shown on Plan no. PST021-DFP-118) on land parcels North of OS27 (as identified on the approved Development Framework Plan (Plan no. PST021-DFP-101 Rev B)), until a scheme for the protection of the east, western and southern edges of the retained woodland of Two Pond Coppice and Chamber's Dole has been submitted to and approved in writing by the Local Planning Authority. This scheme shall include measures such as new ditches, shrub planting and fencing.

These measures shall thereafter be implemented prior to the first occupation of any dwelling on land parcels north of OS27 within ownership area O.

If in the opinion of the Local Planning Authority these measures subsequently appear inadequate or to be failing, within in a period of 5 years from the occupation of any dwelling the Local Planning Authority shall request from the developer a scheme of additional mitigation measures including a timetable for their implementation. The scheme shall be submitted within 3 months of any such request being made by the Local Planning Authority.

- (b) Notwithstanding the submitted information, no development shall take place on ownership area B (as shown on Plan no. PST021-DFP-118) on land parcels North of OS27 (as identified on the approved Development Framework Plan (Plan no. PST021-DFP-101 Rev B)) until a scheme for the protection of the east, western and southern edges of the retained woodland of Two Pond Coppice and Chamber's Dole has been submitted to and approved in writing by the Local Planning Authority. This scheme shall include measures such as new ditches, shrub planting and fencing.

These measures shall thereafter be implemented prior to the first occupation of any dwelling on land parcels north of OS27 within ownership area B.

If in the opinion of the Local Planning Authority these measures subsequently appear inadequate or to be failing, within in a period of 5 years from the occupation of any dwelling the Local Planning Authority shall request from the Developer a scheme of additional mitigation measures including a timetable for their implementation. The scheme shall be submitted within 3 months of any such request being made by the Local Planning Authority.

Reason: In the interests of the visual appearance of the development and the enhancement of biodiversity, in accordance with Policies CS16 and CS21 of the adopted Peterborough Core Strategy DPD (2011) and Policies PP2 and PP16 of the adopted Peterborough Planning Policies DPD (2012).

- C45 (a) Within ownership area O (as shown on Plan no. PST021-DFP-118), prior to the commencement of any development within 50 metres (m) of the Disused Oil Pipeline; within 50m of the former Hostel Site; within 50m of the former Sewage Works Site; within 50m of the Yaxley Lodge Farm (all as shown on drawing number 15188/115); or within 50m of the Backfilled Pond on the boundary of parcel OS6/OC37 (as shown on drawing number

15188/07 Figure 3), an assessment of the nature and extent of contamination shall be submitted to and approved in writing by the Local Planning Authority.

This assessment must be undertaken by a competent person, and shall assess any contamination on the site. Moreover, it must include:

- (i) A survey of the extent, scale and nature of contamination; and
- (ii) An assessment of the potential risks to human health and property (existing or proposed).

No development shall take place within these areas until a detailed remediation scheme to bring them to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property has been submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, a proposal of the preferred option(s), and a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

The remediation scheme shall thereafter be implemented in accordance with the approved timetable of works. Within 3 months of the completion of measures identified in the approved remediation scheme, a validation report (that demonstrates the effectiveness of the remediation carried out) must be submitted to the Local Planning Authority.

(b) Within ownership area M (as shown on Plan no. PST021-DFP-118), prior to the commencement of any development within 50 metres (m) of the Disused Oil Pipeline; within 50m of the Yaxley Lodge Farm; or within 50m of Spendelows Farm (all as shown on drawing number 15188/115), an assessment of the nature and extent of contamination shall be submitted to and approved in writing by the Local Planning Authority.

This assessment must be undertaken by a competent person, and shall assess any contamination on the site. Moreover, it must include:

- (i) a survey of the extent, scale and nature of contamination; and
- (ii) an assessment of the potential risks to human health and property (existing or proposed).

No development shall take place within these areas until a detailed remediation scheme to bring them to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property has been submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, a proposal of the preferred option(s), and a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

The remediation scheme shall thereafter be implemented in accordance with the approved timetable of works. Within 3 months of the completion of measures identified in the approved remediation scheme, a validation report (that demonstrates the effectiveness of the remediation carried out) must be submitted to the Local Planning Authority.

Reason: In order to protect human health and property from contamination to make the land suitable for its intended use, in accordance with the National Planning Policy Framework and Policy PP20 of the adopted Peterborough Planning Policies DPD (2012).

C46 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing within 7 days to the Local Planning Authority and once the Local Planning Authority has identified the part of the site affected by the unexpected contamination development must be halted on that part of the site, unless otherwise agreed in writing by the Local Planning Authority.

A competent assessment must be undertaken, and where remediation is necessary a remediation scheme, together with a timetable for its implementation, must be submitted to and approved in writing by the Local Planning Authority.

The measures in the approved remediation scheme must then be implemented in accordance with the approved timetable. Following completion of measures identified in the approved remediation scheme a validation report must be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to protect human health and property from contamination to make the land suitable for its intended use, in accordance with the National Planning Policy Framework and Policy PP20 of the adopted Peterborough Planning Policies DPD (2012).

C47 (a) Reserved matters application(s) submitted under condition C1 for any residential development within the following areas as identified on the approved Development Framework Plan (Plan no. PST021-DFP-101 Rev B) within ownership area O (as shown on Plan no. PST021-DFP-118), shall be accompanied by a noise assessment and set out any appropriate mitigation measures to protect amenity:

- (i) Development tranches R13 and R24 adjacent to the A1(M) Great North Road;
- (ii) Development tranches R12, R14, R21 and R22, and any residential accommodation within district centre tranches DC1, DC4 adjacent to the Central Boulevard;
- (iii) Development tranches R17, R18, R19, R20, R36 and any residential accommodation within district centre tranches DC3 and DC7 adjacent to the Yaxley Loop Road; and
- (iv) Any residential accommodation with the district centre as identified on the approved Development Framework Plan (Plan no. PST021- DFP-101 Rev B).

The development shall thereafter be carried out in accordance with the approved details prior to the occupation of the building/dwelling to which they relate.

(b) Reserved matters application(s) submitted under condition C1 for any residential development within the following areas as identified on the approved Development Framework Plan (Plan no. PST021-DFP-101 Rev B) within ownership area M (as shown on Plan no. PST021-DFP-118), shall be accompanied by a noise assessment and set out any appropriate mitigation measures to protect amenity:

- (i) Development tranches R27 and R28 adjacent to the A1(M)/Great North Road;
- (ii) Development tranches R26, R30, R31, R33 and R34 and any residential accommodation within local centre tranches NC3 and NC4; and
- (iii) Development tranches R32, R33, R34 and R35 adjacent to the A15.

The development shall thereafter be carried out in accordance with the approved details prior to the occupation of the building/dwelling to which they relate.

(c) Reserved matters application(s) submitted under condition C1 for any residential development within the following areas as identified on the approved Development Framework Plan (Plan no. PST021-DFP-101 Rev B) within ownership area B (as shown on Plan no. PST021-DFP-118), shall be accompanied by a noise assessment and set out any appropriate mitigation measures to protect amenity:

- (i) Development tranches R1, R2, R6, R7, R9, adjacent to the A1(M) Great North Road; and
- (ii) Any residential accommodation with local centre tranches NC1 and NC2, as identified on the approved Development Framework Plan (Plan no. PST021- DFP-101 Rev B).

The development shall thereafter be carried out in accordance with the approved details prior to the occupation of the building/dwelling to which they relate.

Reason: In order to protect the amenity of future residents, in accordance with National Planning Policy Framework and Policy PP4 of the adopted Peterborough Planning Policies DPD (2012).

- C48 Within ownership area O (as shown on Plan no. PST021-DFP-118), the rating level of noise emitted from the proposed District Centre, as identified on the approved Development Framework Plan (Plan no. PST021- DFP-101 Rev B), for individual applications shall not exceed 35dB LAeq, 1 hour between 07:00 and 23:00 Monday to Friday and 30dB LAeq, 5 minutes at any other time. The noise levels shall be determined at the nearest residential dwelling. The measurements and assessment shall be made according to British Standard 4142:1997 or any standard replacing this.

The reserved matters application(s) submitted under condition C1 for these areas shall include a statement which shall be agreed in writing by the Local Planning Authority which specifies the provisions to be made for the control of noise emanating from the site in accordance with the above noise limits. These provisions should include physical and/or administrative measures.

If there are justifiable reasons for an alternative noise level, that justification shall be submitted with the reserved matters application(s) submitted under condition C1 and considered by the Local Planning Authority.

The development shall thereafter be operated in accordance with the approved details.

Reason: In order to protect the amenity of future residents, in accordance with National Planning Policy Framework and Policy PP4 of the adopted Peterborough Planning Policies DPD (2012).

- C49 Within ownership area M (as shown on Plan no. PST021-DFP-118), the rating level of noise emitted from the proposed Local Centre (tranches NC3 and NC4 as identified on the approved Development Framework Plan (Plan no. PST021- DFP-101 Rev B)) for individual applications shall not exceed 35dB LAeq, 1 hour between 07:00 and 23:00 Monday to Friday and 30dB LAeq, 5 minutes at any other time. The noise levels shall be determined at the nearest residential dwelling. The measurements and assessment shall be made according to British Standard 4142:1997 or any standard replacing this.

The reserved matters application(s) submitted under condition C1 for these areas shall include a statement which shall be agreed in writing by the Local Planning Authority which specifies the provisions to be made for the control of noise emanating from the site in accordance with the above noise limits. These provisions should include physical and/or administrative measures.

If there are justifiable reasons for an alternative noise level, that justification shall be submitted with the reserved matters application(s) submitted under condition C1 and considered by the Local Planning Authority.

The development shall thereafter be operated in accordance with the approved details.

Reason: In order to protect the amenity of future residents, in accordance with National Planning Policy Framework and Policy PP4 of the adopted Peterborough Planning Policies DPD (2012).

- C50 Within ownership area B (as shown on Plan no. PST021-DFP-118), the rating level of noise emitted from the proposed local centre (tranches NC1 and NC2 as identified on the approved Development Framework Plan (Plan no. PST021- DFP-101 Rev B)) for individual applications shall not exceed 35dB LAeq, 1 hour between 07:00 and 23:00 Monday to Friday and 30dB LAeq, 5 minutes at any other time. The noise levels shall be determined at the nearest residential dwelling. The measurements and assessment shall be made according to British Standard 4142:1997 or any standard replacing this.

The reserved matters application(s) submitted under condition C1 for these areas shall include a statement which shall be agreed in writing by the Local Planning Authority which specifies the provisions to be made for the control of noise emanating from the site in accordance with the above noise limits. These provisions should include physical and/or administrative measures.

If there are justifiable reasons for an alternative noise level, that justification shall be submitted with the reserved matters application(s) submitted under condition C1 and considered by the Local Planning Authority.

The development shall thereafter be operated in accordance with the approved details.

Reason: In order to protect the amenity of future residents, in accordance with National Planning Policy Framework and Policy PP4 of the adopted Peterborough Planning Policies DPD (2012).

- C51 Any development proposing commercial/public kitchen(s) or cooking facilities such as development falling within uses classes A3-A5 of the Town and Country Planning (Use Classes Order) 1987 (or any Order revoking and re-enacting that Order with or without modification), schools or community facilities, shall submit a scheme for the ventilation and extraction of cooking fumes to, and shall have received written approval from, the Local Planning Authority for agreement prior to the first occupation of the unit/building. The equipment shall thereafter be installed in accordance with the approved details prior to the first occupation of the unit/building.

Reason: In order to protect the amenity of future residents, in accordance with National Planning Policy Framework and Policy PP4 of the adopted Peterborough Planning Policies DPD (2012).

- C52 (a) Within ownership area O (as shown on Plan no. PST021-DFP-118), prior to the submission of the associated reserved matters application under condition C1 for any unit within the District Centre, as identified on the approved Development Framework Plan (Plan no. PST021- DFP-101 Rev B), details of the proposed opening hours and hours of delivery shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter operate in accordance with the approved details.

(b) Within ownership area M (as shown on Plan no. PST021-DFP-118), prior to the submission of the associated reserved matters application under condition C1 for any unit within the Local Centre (tranches NC3 and NC4 as identified on the approved Development Framework Plan (Plan no. PST021- DFP-101 Rev B)), details of the proposed opening hours and hours of delivery shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter operate in accordance with the approved details.

(c) Within ownership area B (as shown on Plan no. PST021-DFP-118), prior to the submission of the associated reserved matters application under condition C1 for any unit within the Local Centre (tranches NC1 and NC2 as identified on the approved Development Framework Plan (Plan no. PST021- DFP-101 Rev B)), details of the proposed opening hours and hours of delivery shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter operate in accordance with the approved details.

Reason: In order to protect the amenity of future residents, in accordance with National Planning Policy Framework and Policy PP4 of the adopted Peterborough Planning Policies DPD (2012).

- C53 Within ownership area O (as shown on Plan no. PST021-DFP-118), the retail floor space provision within the District Centre, as identified on the approved Development Framework Plan (Plan no. PST021-DFP-101 Rev B) shall not exceed the following:

- 4200 square metres Gross Internal Area (GIA) for a single supermarket. Of this no more than 500 square metres gross shall be used for comparison retailing (non-food). The net retail sales for convenience goods shall not exceed 2590 square metres and that for comparison 350 square metres.
- 500 square metres GIA convenience floor space outside of the supermarket;
- 1000 square metres GIA comparison floor space outside of the supermarket to be split between a minimum of two units; and
- 3500 square metres GIA for A2 to A5 uses (as identified in the Town and Country Planning (Use Classes Order) 1987 (or any Order revoking and re-enacting that Order with or without modification)) outside of the supermarket with no single unit exceeding 500 square metres.

Thereafter no co-joining of floorspace shall take place unless approved on application submitted to the Local Planning Authority.

Reason: In order to provide facilities for the future residents of the Great Haddon development and to protect the vitality and viability of existing neighbouring retail centres including Peterborough City Centre, in accordance with the submitted Retail Assessment dated February 2011 as updated in December 2012, the National Planning Policy Framework, Policy CS15 of the adopted Peterborough Core Strategy DPD (2011) and Policy PP9 of the adopted Peterborough Planning Policies DPD (2012).

- C54 Within ownership area O (as shown on Plan no. PST021-DFP-118), the balance of non-residential floorspace within the District Centre, as identified on the approved Development Framework Plan (Plan no. PST021-DFP-101 Rev B), excluding retail uses which are addressed under condition C55 above, shall not exceed 13,813 square metres.

Notwithstanding the provisions of the Town and Country Planning (Use Classes Order) 1987 (or any Order revoking and re-enacting that Order with or without modification) the floor space within the District Centre shall be limited to the following use or uses:

- B1a (office);
- C1 (hotels);
- C2 (excluding hospitals);
- D1 (excluding exhibition halls); and/or
- D2 (excluding cinemas, dance and concert halls, skating/carting rinks or tracks, casino, bingo hall)
- Garden Centre (where not an A1 retail use).

Reason: In order to ensure that city centre functions are not located within the District Centre unless it is demonstrated that the location and scale is appropriate to the District Centre function, in accordance with the National Planning Policy Framework, Policy CS15 of the adopted Peterborough Core Strategy DPD (2011) and Policy PP9 of the adopted Peterborough Planning Policies DPD (2012).

- C55 Within ownership area M (as shown on Plan no. PST021-DFP-118), the retail floor space provision within local centre tranches NC3 and NC4, as identified on the approved Development Framework Plan (Plan no. PST021-DFP-101 Rev B) shall not exceed the following:

- 1150 square metres Gross Internal Area (GIA) retail floor space of which no more than 450 square metres shall be used for convenience retail floorspace and no more than 200 square metres for comparison retail floorspace; and
- The remaining 500 square metres (GIA) shall be used for A2-A5 uses (as identified in the Town and Country Planning (Use Classes Order) 1987 (or any Order revoking and re-enacting that Order with or without modification)) which shall comprise a minimum of two units.

Thereafter no co-joining of floorspace shall take place unless approved on application to the Local Planning Authority.

No retail floor space provision within the Local Centre shall comprise a Garden Centre.

Thereafter no co-joining of floorspace shall take place unless approved on application to the Local Planning Authority.

Reason: In order to provide facilities for the future residents of the Great Haddon development and to protect the vitality and viability of existing neighbouring retail centres including Peterborough City Centre, in accordance with the submitted Retail Assessment dated February 2011 as updated in December 2012, the National Planning Policy Framework, Policy CS15 of the adopted Peterborough Core Strategy DPD (2011) and Policy PP9 of the adopted Peterborough Planning Policies DPD (2012).

- C56 Within ownership area M (as shown on Plan no. PST021-DFP-118), the balance of non-residential floorspace within local centre tranches NC3 and NC4, as identified on the approved Development Framework Plan (Plan no. PST021-DFP-101 Rev B), excluding retail uses which are addressed under condition C57 above, shall not exceed 2757 square metres.

Notwithstanding the provisions of the Town and Country Planning (Use Classes Order) 1987 (or any Order revoking and re-enacting that Order with or without modification) the floor space shall be limited to the following use or uses:

- B1a (office); and/or
- D1 (excluding exhibition halls).

Reason: In order to ensure that city centre functions are not located within the Local Centre unless it is demonstrated that the location and scale is appropriate to the Local Centre function, in accordance with the National Planning Policy Framework, Policy CS15 of the adopted Peterborough Core Strategy DPD (2011) and Policy PP9 of the adopted Peterborough Planning Policies DPD (2012).

- C57 Within ownership area B (as shown on Plan no. PST021-DFP-118), the retail floor space provision within local centre tranches NC1 and NC2, as identified on the approved Development Framework Plan (Plan no. PST021-DFP-101 Rev B) shall not exceed the following:

- 1150 square metres Gross Internal Area (GIA) retail floor space of which no more than 450 square metres shall be used for convenience floorspace and no more than 200 square metres for comparison retail floorspace; and
- The remaining 500 square metres (GIA) shall be used for A2-A5 uses (as identified in the Town and Country Planning (Use Classes Order) 1987 (or any Order revoking and re-enacting that Order with or without modification)) which shall comprise a minimum of two units.

No retail floor space provision within the Local Centre shall comprise a Garden Centre.

Thereafter no co-joining of floorspace shall take place unless approved on application to the Local Planning Authority.

Reason: In order to provide facilities for the future residents of the Great Haddon development and to protect the vitality and viability of existing neighbouring retail centres including Peterborough City Centre, in accordance with the submitted Retail Assessment dated February 2011 as updated in December 2012, the National Planning Policy Framework, Policy CS15 of the adopted Peterborough Core Strategy DPD (2011) and Policy PP9 of the adopted Peterborough Planning Policies DPD (2012).

- C58 Within ownership area B (as shown on Plan no. PST021-DFP-118), the balance of non-residential floorspace within local centre tranches NC1 and NC2, as identified on the approved Development Framework Plan (Plan no. PST021-DFP-101 Rev B), excluding retail uses which are addressed under condition C59 above, shall not exceed 2757 square metres.

Notwithstanding the provisions of the Town and Country Planning (Use Classes Order) 1987 (or any Order revoking and re-enacting that Order with or without modification) the floor space shall be limited to the following use or uses:

- B1a (office); and/or
- D1 (excluding exhibition halls).

Reason: In order to ensure that city centre functions are not located within the Local Centre unless it is demonstrated that the location and scale is appropriate to the Local Centre function, in accordance with the National Planning Policy Framework, Policy CS15 of the adopted Peterborough Core Strategy DPD (2011) and Policy PP9 of the adopted Peterborough Planning Policies DPD (2012).

- C59 (a) No demolition, development or site preparation works shall take place within any parcel of land, as identified on the approved Development Framework Plan (Plan no. PST021-DFP-101 Rev B), within ownership area O (as shown on Plan no. PST021-DFP-118), until an archaeological mitigation strategy, including a Written Scheme of Investigation (WSI), for that ownership area or part thereof, has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall take place in complete accordance with the approved strategy. The approved strategy shall be implemented in full.

The mitigation strategy shall include a WSI detailing a programme of archaeological work which shall include the following elements:

- (i) Details of fieldwork and/or preservation in situ of archaeological remains with timetable for undertaking such work, including any phasing of works;
- (ii) If excavation is undertaken, a post-excavation assessment and report; and
- (iii) A post-excavation analysis report, preparation of site archive ready for deposition at a store (approved by the Local Planning Authority), completion of an archive report, and submission of a publication report.

The post-excavation assessment and report for each ownership area or part thereof shall be submitted to the Local Planning Authority within 2 months of the completion of the fieldwork. The post-excavation analysis report shall be submitted to the Local Planning Authority within one year of the completion of the fieldwork. This condition shall only be fully discharged for each ownership area when each required element as set out above has been approved in writing by the Local Planning Authority.

- (b) No demolition, development or site preparation works shall take place within any parcel of land, as identified on the approved Development Framework Plan (Plan no. PST021-DFP-101 Rev B), within ownership area M (as shown on Plan no. PST021-DFP-118), until an archaeological mitigation strategy, including a Written Scheme of Investigation (WSI), has been submitted to and approved in writing by the Local Planning Authority for that ownership area or part thereof. Thereafter, the development shall take place in complete accordance with the approved strategy. The approved strategy shall be implemented in full.

The mitigation strategy shall include a WSI detailing a programme of archaeological work which shall include the following elements:

- (i) Details of fieldwork and/or preservation in situ of archaeological remains with timetable for undertaking such work, including any phasing of works;
- (ii) If excavation is undertaken, a post-excavation assessment and report; and
- (iii) A post-excavation analysis report, preparation of site archive ready for deposition at a store (approved by the Local Planning Authority), completion of an archive report, and submission of a publication report.

The post-excavation assessment and report for each ownership area or part thereof shall be submitted to the Local Planning Authority within 2 months of the completion of the fieldwork. The post-excavation analysis report shall be submitted to the Local Planning Authority within one year of the completion of the fieldwork. This condition shall only be

fully discharged for each ownership area when each required element as set out above has been approved in writing by the Local Planning Authority.

(c) No demolition, development or site preparation works shall take place within any parcel of land, as identified on the approved Development Framework Plan (Plan no. PST021-DFP-101 Rev B), within ownership area B (as shown on Plan no. PST021-DFP-118), until an archaeological mitigation strategy, including a Written Scheme of Investigation (WSI), has been submitted to and approved in writing by the Local Planning Authority for that ownership area or part thereof. Thereafter, the development shall take place in complete accordance with the approved strategy. The approved strategy shall be implemented in full.

The mitigation strategy shall include a WSI detailing a programme of archaeological work which shall include the following elements:

- (i) Details of fieldwork and/or preservation in situ of archaeological remains with timetable for undertaking such work, including any phasing of works;
- (ii) If excavation is undertaken, a post-excavation assessment and report; and
- (iii) A post-excavation analysis report, preparation of site archive ready for deposition at a store (approved by the Local Planning Authority), completion of an archive report, and submission of a publication report.

The post-excavation assessment and report for each ownership area or part thereof shall be submitted to the Local Planning Authority within 2 months of the completion of the fieldwork. The post-excavation analysis report shall be submitted to the Local Planning Authority within one year of the completion of the fieldwork. This condition shall only be fully discharged for each ownership area when each required element as set out above has been approved in writing by the Local Planning Authority.

Reason: To secure the requirement to mitigate the impact of the development upon the historic environment, and to ensure the proper and timely preservation and/or investigation, recording, reporting and presentation of archaeological heritage assets affected by the development, in accordance with paragraphs 128 and 141 of the National Planning Policy Framework (2012), Policy CS17 of the adopted Peterborough Core Strategy DPD (2011) and Policy PP17 of the adopted Peterborough Planning Policies DPD (2012). This is a pre-commencement condition to ensure that no groundworks take place which may pose an unacceptable risk to undiscovered buried heritage assets.

C60 Within ownership area M (as shown on Plan no. PST021-DFP-118), a buffer zone shall be provided between the Napoleonic Prisoner of War Camp Scheduled Ancient Monument (SAM) and the adjacent development tranches (R27, R28 R29 and R32 as identified on the approved Development Framework Plan (Plan no. PST021-DFP-101 Rev B)) in accordance with the provisions of the approved Development Framework Plan (Plan no. PST021-DFP-101 Rev B) prior to the occupation of the adjacent development tranches.

This buffer shall thereafter be retained in perpetuity and kept free of, inter alia, lighting, flood lighting, fencing, parking, access roads, buildings including changing rooms, sheds and containers. Any playing pitches within OS28 which may subsequently be laid out shall consist only of white lining and associated goal posts. Any seating shall be limited to a small number of park benches located in positions which afford views across the playing fields and SAM.

Details of any seating, any levelling or other ground works including any proposed drainage to the pitches shall be submitted to and approved in writing by the Local Planning Authority before any such works are undertaken as part of a reserved matters application submitted under condition C1.

In the event that archaeological remains are subsequently uncovered development shall cease within the affected areas until a programme of archaeological work has been submitted to and approved in writing by the Local Planning Authority in accordance with

condition C53. Thereafter the development shall proceed only in accordance with the approved archaeological scheme.

Reason: In order to protect the Napoleonic Prisoner of War Camp Schedule Ancient Monument (Ref CB 268) and its setting from damage/ disturbance and to allow any remains to be protected in situ where appropriate, in accordance with paragraphs 128 and 141 of the National Planning Policy Framework (2012), Policy CS17 of the adopted Peterborough Core Strategy DPD (2011) and Policy PP17 of the adopted Peterborough Planning Policies DPD (2012).

Statement of compliance

In recognising the scale and importance of this Sustainable Urban Extension (SUE) to Peterborough's growth agenda, the Local Planning Authority has worked in a positive, proactive and collaborative manner with the Applicant(s) to seek solutions to the problems arising during the consideration of the planning application. Amendments were discussed and agreed with the Applicant(s) to ensure that the development is acceptable when considered in the planning balance and can therefore be approved in accordance with Paragraphs 186 and 187 of the National Planning Policy Framework (2012).

Authorisation