

Proposed Conditions

GENERAL

Timing

1. The first application for approval of Reserved Matters shall be made to the Local Planning Authority no later than three years from the date of this permission. Development must be begun not later than the expiration of two years from the final approval of the Reserved Matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.
2. Application(s) for approval of all the Reserved Matters shall be made to the Local Planning Authority no later than 20 years from the date of this permission.
3. The development to which this permission relates shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason: Statutory requirement under section 51 of the Planning and Compulsory Purchase Act 2004.

4. Development shall not Commence, except for Enabling Works and the approved Causeway/A43 accesses shown on the approved access plans set out in condition 6), unless:
 - it falls within an approved Key Phase and an approved Reserved Matters Area; or
 - the proposed development is identified as development outside a Key Phase in accordance with Condition 8.

For the avoidance of doubt “Enabling Works” means preparation works to make the Site ready for construction. Such works include (but are not exclusively limited to); site or ground clearance and preparation, surveying, environmental and hazardous substance testing and sampling, soil tests, remediation works, pegging out, tree protection, ecological survey and mitigation works, archaeological investigation, site clearance, ground improvement works, construction of boundary fencing or hoardings including for site security, demolition and removal of buildings and other structures, creation of temporary haul roads and enabling works accesses or other works or operations to enable any of these works to take place including site and ground works.

Reserved Matters

5. No development on any individual Reserved Matters Area shall commence, apart from Enabling Works, until approval of the details of the appearance, landscaping, layout, access and scale (hereinafter called the reserved matters) within that Reserved Matters Area have been obtained from the Local Planning Authority in writing. The development shall not be carried out other than as approved.

Conformity

6. The submission of information to discharge conditions for Key Phase Definition and Framework Requirements and Reserved Matters Applications (conditions 7 and 8) shall generally accord with the following approved plans and documents (or such other plans and documents as may be subsequently approved):
 - Parameter Plan (ref UAC047-002 Rev N)
 - Causeway Access Drawings
 - General Arrangement – 60572455-SHT-Z2-CSW-001 Rev P06;
 - Legal Agreement Plan - 60572455-SHT-Z2-CSW-002 Rev P05;
 - Site Survey - 60572455-SHT-Z2-CSW-004 Rev P01;
 - Land Dedication Plan - 60572455-SHT-Z2-CSW-005 Rev P02;

- Proposed Contours - 60572455-SHT-Z2-CSW-010 Rev P02;
- Signs and Marking - 60572455-SHT-Z2-CSW-020 Rev P02;
- Long section - 60572455-SHT-Z2-CSW-030 Rev P02;
- Cross Sections 1 of 2 - 60572455-SHT-Z2-CSW-031 Rev P02;
- Cross Sections 2 of 2 - 60572455-SHT-Z2-CSW-032 Rev P02;
- Proposed Drainage - 60572455-SHT-Z2-CSW-050 Rev P02;
- Gully Catchments - 60572455-SHT-Z2-CSW-051 Rev P02;
- Vehicle Tracking - 60572455-SHT-Z2-CSW-080 Rev P03;
- Pavement Construction Details - 60572455-SHT-Z2-CSW-100 Rev P01;
- Drainage Construction Details - 60572455-SHT-Z2-CSW-101 Rev P01;
- Street Lighting – 8400-1550;
- Causeway Landscaping GA – edp5910_d030 Rev A.
- A43 Southern Access Drawings
 - 60572455-SHT-Z2-A43-001 Rev P05 – A43 Roundabout General Arrangement;
 - 60572455-SHT-Z2-A43-100 Rev P02 – Construction Details.
- Development Specification (April 2020) Mitigation requirements contained in the Environmental Statement (July 2019) and Environmental Statement Addendum (April 2020)
- The broad design principles, and the typologies and locations of open space, specified within the open space strategy section of the Design and Access Statement Addendum (April 2020)
- Site Wide Strategies
 - Zone 3 Heritage Management Strategy and Plan (July 2019)
 - Foul and Surface Water Management Strategy (July 2019)
 - Code of Construction Practice Part A (July 2019)
 - Transport Assessment (April 2020), Junction 13 Technical Note (August 2020) and Junction 17 Technical Note (September 2020)
 - Flood Risk Assessment Addendum (July 2020)
 - Framework Travel Plan (July 2019)
 - Site Wide Ecological and Woodland Management Strategy (April 2020)
 - Sustainability Statement (July 2019)
 - Energy Statement (July 2019)
 - Air Quality Briefing Note (June 2020).

Key Phase Definition and Framework Requirements

7. Key Phase Definition and Framework submissions for each Key Phase shall be made to the Local Planning Authority for approval in writing, in advance of the approval of any Reserved Matters Applications in that Key Phase, unless exception is permitted under Condition 8 - Reserved Matters Areas Advanced Outside a Key Phase. The Key Phase Definition and Framework Submission for approval will comprise:
 - a) Key Phase Definition Plan showing the extent of the Key Phase area;
 - b) Key Phase Definition Supporting Statement setting out justification for the definition and content of the Key Phase, including its relationship to other Key Phases and Reserved Matters Applications already approved, and their

contribution to the vision for Priors Hall set out in the Development Specification and Spatial Principles;

- c) Schedule of Uses and Quantum of Development specifying those linked to trigger events set out in the S106 agreement;
- d) Progress statement (where relevant) setting out practical completion of development across the Key Phase or previously approved Key Phases;
- e) Design Code and Regulatory Plan;
- f) Code of Construction Practice Part B (including Water Management Plan, Emergency Response Plan and Soil Resource Plan where relevant);
- g) Archaeological Statement (where relevant);
- h) Ecological Mitigation and Implementation Strategy;
- i) Stage 2 Foul and Surface Water Drainage Strategy; and
- j) A Delivery Plan for the following (where relevant), taking account of the S106 Obligations;
 - i. Primary school;
 - ii. Strategic open space and other open space, including sports and play areas, in general accordance with the open space strategy set out in the Design and Access Statement Addendum, April 2020);
 - iii. Community facilities;
 - iv. Affordable housing; and
 - v. Estate Management regime.

Items i to iv shall be delivered generally in accordance with the approved Delivery Plan.

- k) Noise Technical Note (to assess potential noise impacts on development within the Key Phase, identify those parts of the Key Phase where future reserved matters applications will be required to include a Detailed Acoustic Design Report (in accordance with condition 8t) and set out potential noise mitigation measures).

Reserved Matters Applications Advanced Outside a Key Phase

8. In circumstances where it is necessary and/or beneficial to bring forward development outside or in advance of the approval of a Key Phase Definition and Framework Submission, a Reserved Matters Application can be submitted and should address all the relevant matters identified as Reserved Matters within Condition 8, and in addition should include;
 - a) A statement justifying why a submission outside of a Key Phase is necessary and/or beneficial to the delivery of the development;
 - b) A statement showing how the proposed application conforms with the relevant documents referred to in Condition 6; and
 - c) A Code of Construction Practice Part B

Exceptional circumstances may be deemed to apply in the case of infrastructure, demolition and advance works, access, enabling & protection works, community/commercial/education uses and small scale residential.

Reserved Matters Applications – Information Requirements

9. Plans and particulars submitted for all Reserved Matters Applications shall, where relevant, address and include details below for the relevant Reserved Matters Area and all matters identified in Conditions 9 to 29 for site locations with specific requirements or sensitivities:
 - a) Compliance Statements demonstrating accordance with the relevant documents referred to in Condition 6, or their respective Key Phase level documents referred to by and approved under Condition 7;
 - b) Tree survey, Arboricultural Impact Assessment and tree protection measures;

- c) Ecological mitigation measures;
- d) Existing and proposed ground levels and finished floor levels of all new buildings;
- e) Detailed utilities layout including foul and surface water drainage scheme to include:

Details (i.e. designs, diameters, invert and cover levels, gradients, dimensions and so on) of all elements of the proposed drainage system, to include pipes, inspection chambers, outfalls/inlets and attenuation structures (if required).

- i. Details of the drainage system are to be accompanied by full and appropriately cross referenced supporting calculations.
 - ii. Cross sections of the control chambers (including site specific levels mAOD) and manufacturers' hydraulic curves should be submitted for all hydrobrakes and other flow control devices.
 - iii. Full details of permeable paving if applicable.
 - iv. Detailed scheme for the ownership and maintenance for every element of the surface water drainage system.
- f) Landscape details including boundary treatments and surface materials;
 - g) Play provision including detailed design and specification of all adventure play equipment areas and surface materials;
 - h) Distribution and specification of market and affordable housing including the proposed tenure mix;
 - i) provision of adequate water supplies and fire hydrants;
 - j) Details of the location, layout, specification and delivery of strategic open and open space and public realm including hard and soft landscaping, public art, and the approach to adoption, maintenance and management;
 - k) Details of broadband infrastructure including provision of open access ducting for fibre optic cable and next generation mobile technology;
 - l) Details of any electrical sub stations;
 - m) Details of design and location of electric vehicle charging points;
 - n) Details of strategic footpaths;
 - o) Details of access and parking;
 - p) Code of Construction Part C;
 - q) Flood Risk Assessment;
 - r) Details and locations of bus stops and associated infrastructure;
 - s) lighting details of public and private areas;
 - t) Detailed Acoustic Design Report - to include but not be limited to the provision of predicted sound levels and details of noise mitigation measures shall be submitted to and agreed in writing with the Local Planning Authority unless otherwise dispensed with. Noise mitigation measures shall demonstrate good acoustic design and rely, where possible, upon the layout, orientation of the dwellings, internal layouts and window design to achieve good noise conditions both internally and externally. Noise mitigation measures specified in the approved scheme shall then be carried out in accordance with the approved details and be retained thereafter. This requirement applies only to reserved matters applications for buildings on areas of the site that have been identified by the Key Phase Noise Technical Note as needing a detailed acoustic design report (in accordance with condition 6k).

CONTAMINATION

10. If, during development, contamination not previously considered is identified, then the LPA shall be notified immediately and no further related work shall be carried out on the relevant part of the Reserved Matters Area until a method statement detailing a scheme for dealing with that contamination has been submitted to and agreed in writing with the LPA. There shall be no occupation or use of the Reserved Matters Area in question until the approved scheme for dealing with the identified contamination has been carried out as approved and a verification report demonstrating the effectiveness of the scheme has been submitted to and approved by the LPA.

Reason: *To ensure all contamination within the site is dealt with.*

NOISE AND AIR QUALITY

11. Details of mechanical and electrical plant to be installed in connection with a building forming part of the development shall be submitted in writing and approved by the Local Planning Authority prior to the relevant building being occupied. The rating level of noise emitted from mechanical and electrical plant to be installed on the development (determined using the guidance of BS 4142:2014, rating for industrial noise affecting mixed residential and industrial areas or any subsequent standard) shall not exceed 3dB above the measured background level LA90,T at the nearest noise sensitive receptor during the day (07:00-23:00) and night (23:00-07:00) time period. The mechanical and electrical plant shall be maintained to achieve these levels in perpetuity and any replacement mechanical and electrical plant shall adhere to these noise limits.

CONSTRUCTION PRACTICE

12. No construction work (including deliveries to or from the site) that causes noise to be audible outside the site boundary shall take place on the site outside the hours of 0730 and 2000 Mondays to Fridays and 0730 and 1700 on Saturdays, and at no times on Sundays or Bank Holidays unless otherwise agreed with the local planning authority.

Reason: *To limit the detrimental effect of construction works on adjoining residential occupiers by reason of nuisance.*

13. Prior to the construction of any foundations involving piling or other penetrative methods, full details of the design and specifications of such foundations, together with information to demonstrate that there would be no resultant unacceptable risk to soil or ground water, shall be submitted to and approved in writing by the Local Planning Authority. Such foundations shall thereafter only be carried out in full accordance with the approved details.
14. Development shall be carried out in accordance with the requirements of the site wide Code of Construction Practice Part A, relevant Key Phase Code of Construction Practice Part B and relevant reserved matters level Code of Construction Practice Part C.

DRAINAGE AND FLOOD RISK

15. All relevant reserved matters shall make reference to the approved site wide Surface and Foul Water Drainage Strategy dated July 2019 (or other such document as may be subsequently approved) and shall be accompanied by a statement of general compliance with the approved scheme

Reason: *In order to ensure that the drainage details are implemented in accordance with the approved Flood Risk Assessment, and to prevent the increased risk of flooding, both on and off site, by ensuring the satisfactory means of surface water attenuation and discharge from the site.*

16. The development shall be carried out in accordance with the submitted flood risk assessment (ref AECOM Ltd, Project number: 60572455, Version 4.1, July 2020) and the following mitigation measures it details:

- No built development including attenuation ponds, with the exception of the 2 link road culverts to be constructed within the modelled flood extents shown on Figure B2.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

17. Prior to the commencement of any built development within any Reserved Matters Areas within Zone 3 adjacent to the Kirby Lane Heritage Buffer Development Exclusion Zone, a Woodland Maintenance and Management Plan to secure the long term maintenance of the woodland buffer, shall be submitted to and approved by the Local Planning Authority. Thereafter, the woodland shall be maintained and managed in accordance with the provisions of the Plan.
18. Any reserved matters application for landscape works within the Roman Villa Development Exclusion Zone (excluding details of the western stretch of the mown path) shall accord with the requirements of section 4 of the Heritage Management Plan and Strategy (July 2019) and include details of planting, public access, enhanced interpretation and signage.

ECOLOGY, NATURE CONSERVATION AND WOODLAND

19. If within a period of five years from the date of the planting of any tree or shrub or any tree or shrub planted in replacement for it is remove or up-rooted or destroyed or dies, another tree or shrub of the same species and size as that originally planted shall be planted as a replacement.
20. Retained trees, woodland and hedgerows will receive appropriate protection during the construction phase through the use of tree root protection zones and barriers in accordance with BS5837: 2012 Trees in relation to design, demolition and construction.

HIGHWAYS / ACCESS

21. There shall be no means of access into the site from Kirby Lane other than for temporary construction use and / or emergency access, subject to the details of this being agreed in writing with the Local Highways Authority prior to the access being used for such purpose.
22. Detailed Travel Plans shall be submitted to and approved in writing by the Local Planning Authority in accordance with the requirements set out in the site wide Framework Travel Plan and shall include a programme for their implementation. Approved detailed Travel Plans shall then be implemented as approved and in accordance with the approved programme.
23. If the junction improvement works required by condition 18 of the West Corby SUE Outline (ref 17/00181/OUT) have not been implemented by the occupation of 500 residential units forming part of this development, the highway works to Junction 11 - the junction of the A6003 (Uppingham Road)/A427 (Cottingham Road)/A427 (Corby Road) - shall be carried out in general accordance with the principles set out on plan 60572455-SHT-XX-S11-111 Rev P01 (at Appendix F of the Transport Assessment April 2020).
24. No more than 500 units forming part of this development shall be occupied until the highway works to Junction 13 - the junction of Elizabeth Street / A427 (Oakley Road) / A427 (Westcott Way) / A6014 (Oakley Road) - have been carried out in general accordance with the principles set out on plan 60572455_3622_M_1013 (contained with AECOM Junction 13 Technical Note dated 3 August 2020).
25. No more than 3,245 units forming part of this development shall be occupied until the highway works to Junction 15 - the junction of the A6086 (Lloyds Road) / A427 (Weldon Road) / A6086 (Geddington Road) - have been carried out in general accordance with the principles set out on plan 60572455-SHT-XX-S15-151 Rev P01 (at Appendix F of the Transport Assessment April 2020).

26. No more than 750 units forming part of this development shall be occupied until the highway works to Junction 17 - the junction of the A43 (Stamford Road) / A6116 (Brigstock Road) / Long Croft Road / A4300 (Stamford Road) have been carried out in general accordance with the principles set out on plan 60572455_3622_M_1017F (contained within AECOM Junction 17 Technical Note dated 16 September 2020).

ENERGY

27. Prior to the approval of the first reserved matters application for residential, commercial or education development within each Key Phase, an Energy Strategy for that Key Phase shall be submitted to and approved in writing by the LPA. The strategy shall include details of that Key Phase's ability to provide low and zero carbon technologies and where relevant the type of renewable energy production to be provided within the phase. The development shall be carried out in accordance with the agreed strategy.
28. Prior to the commencement of works affecting any existing public right of way, full details of any enhancement, improvement, diversion or closure shall be submitted to and gain the approval of the local planning authority.
29. Prior to the approval of the first reserved matters application for residential, commercial or education development within each Key Phase, an Electric Vehicle Charging Infrastructure Strategy and Implementation Plan for that Key Phase shall be submitted to and approved in writing by the LPA. A statement of compliance with the Key Phase Strategy will be required as part of each relevant reserved matters application within that Key Phase.

INFORMATIVES

With reference to Condition 8 above, the developer will be expected to meet the full costs of supplying and installing the fire hydrant, sprinkler system and associated infrastructure.

Details will be required of which organisation or body will be the main maintaining body where the area is multifunctional (e.g. open space play areas containing SuDS) with evidence that the organisation/body has agreed to such adoption.

The maintenance scheme shall include, a maintenance schedule setting out which assets need to be maintained, at what intervals and what method is to be used.

A site plan including access points, maintenance access easements and outfalls.

Maintenance operational areas to be identified and shown on the plans, to ensure there is room to gain access to the asset, maintain it with appropriate plant and then handle any arisings generated from the site.

Details of expected design life of all assets with a schedule of when replacement assets may be required.