

APPLICATION NO: F/YR10/0804/O

SITE LOCATION: Land south east of Chatteris, London Road, Chatteris

UPDATES

Local Highway Authority

Makes the following observations/comments:

Road Safety Audit 1 – No designers response has been received in respect of the original RSA1 produced by CCC Road Safety. This is more than 5 years old and therefore a new audit is required to review the off-site access infrastructure can be delivered without compromising Highway safety.

London Road and A142 roundabouts – details of the roundabouts should be committed at this stage as part of the outline consent to ensure modelling, road safety and design standards consistency. Design changes at the detailed design stage could result in the roundabout not being able to be delivered within the applicants land control.

Further consideration is required about phased commencement of development and the impact this might have on the road network.

The indicative A142 roundabout does not include details of a footway provision connecting to the PRoW. This infrastructure needs capturing at outline stage.

The cost of weight restrictions and speed limits along London Road should be secured as part of the S106.

Speed limit along primary distributor road should be reviewed as part of the reserved matters application.

Conditions – an amended list of conditions is attached.

Condition 32 – relates to timing for works to the Listed Tithe Barn. In 2015 the condition referred to 'The reserved matters for phase 2C shall include full details of the proposed use of the Grade II listed Tithe Barn. No dwelling shall be occupied in Phase 2C until the Tithe Barn has been converted to an alternative use ...

An amendment has been suggested by the agent to read 'Prior to the occupation of the 750th residential unit'

RESOLUTION

Grant

Final Conditions for Hallam Land – F/YR10/0804/O

- 1** The development hereby permitted shall be carried out in accordance with following approved plans:

Location plan: 2913-L-01

The Access details to drawings 10048-HL-101-c;10048-HL-102-b;10048-HL-103 -c

Reason:

To define the planning permission

- 2** The development hereby permitted shall be in general accordance with the following Option One or Option Two drawings unless otherwise agreed in writing:

Option One

Illustrative Masterplan 2913-PL-03 Rev C

Detailed Phasing Plan 2913 Rev O

Parameters Plan 2913-L-02 rev C

Option Two

Illustrative Masterplan 2913-PL-03 Rev C

Detailed Phasing Plan 2913 Rev O

Parameters Plan 2913-L-02 Rev C

Reason:

To ensure that the development is carried out in accordance with good design principles and to ensure the timely provision of infrastructure to support the proposed development in accordance with Policies LP7 and LP15 of the Fenland Local Plan 2014.

- 3** Prior to the submission of any reserved matters, a phasing scheme for the delivery of the entire development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The phasing scheme shall broadly be in accordance with either the approved Option One or Option Two Phasing Plan and shall include:

a) Details of the intended number of market and affordable dwellings for each phase of the development together with general locations

b) Phasing of key infrastructure, including surface water drainage, green infrastructure, conversion of the Grade II listed Tithe Barn, community facilities and access for pedestrians, cyclists, buses and vehicles.

The development shall thereafter be carried out in accordance with the approved phasing scheme.

Reason:

To ensure adequate and timely provision of infrastructure and affordable housing to support the proposed development in accordance with Policy LP15 of the Fenland Local Plan 2014.

- 4** Prior to the submission of any reserved matters for any phase, or any sub phase identified within the phasing scheme approved pursuant to condition 3, a document setting out the Design Principles for the development hereby approved shall be submitted to the LPA for approval in writing. The Design Principles will set out how the principles and objectives of the Design and Access Statement will be met so as to substantially accord with the Parameters Plan and the agreed phasing scheme, pursuant to condition 2 except where other planning conditions specify otherwise. The Design Principles shall include the following matters:

The principles for determining the design, form, heights and general arrangement of external architectural features of buildings including the roofs, chimneys, porches and fenestration;

The principles of the hierarchy for roads and public spaces;

The principles to ensure a permeable development layout for pedestrians and cyclists reflecting desire lines to link into the existing Chatteris infrastructure;

The principles to ensure that streets and junctions are designed to limit the dominance of the car, to restrict vehicular speeds to 20mph, to encourage walking and cycling and create a home zone atmosphere;

The principles for determining the colour, texture and quality of external materials and facings for the walls and roofing of buildings and structures;

The principles for the design of the public realm to include the colour, texture and quality of surfacing of footpaths, cycleways, streets, parking areas, courtyards and other shared surfaces;

The principles to ensure good quality strategic links between green spaces;

The principles for laying out of the green infrastructure including the access, location and general arrangements of the equipped children's play areas, playing pitches;

The principles to ensure the preservation and enhancement of the setting and special interest of the Grade II Listed Tithe Barn;

The principles to ensure that there is appropriate access to buildings and public spaces for the disabled and physically impaired;

The principles to promote energy efficiency and reduce carbon emissions;

The principles to minimise opportunities for crime and to create a safe environment;

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

Reason:

To ensure that the development is carried out in accordance with good design principles and in order to integrate harmoniously with its surroundings in accordance with Policies LP15, LP16, LP17, LP18 of the Fenland Local Plan 2014.

- 5** The development of each phase for which permission is hereby granted shall not be begun before detailed plans showing the layout, scale and external appearance of the building and landscaping (hereinafter referred to as the reserved matters) have been submitted to and approved in writing by the LPA.

The development shall be carried out as approved.

Reason:

To enable the Local Planning to control the details of the development hereby permitted in accordance with Policy LP2 and LP16 of the Fenland Local Plan 2014.

- 6** Applications for the approval of the reserved matters relating to the first phase 1 of the proposed development, shall be made to the LPA before the expiration of 1 year from the date of approval of the phasing scheme pursuant to condition 3 of this permission. The development hereby permitted shall be begun either before the expiration of 5 years from the date of this permission, or before the expiration of one year from the date of the approval of the relevant phased reserved matters approval whichever is the later.

Reason

To ensure compliance with Section 92 of the Town and Country Planning Act 1990.

- 7** Application for the approval of reserved matters for the subsequent phases of development as identified by the phasing plan shall be made to the LPA before the expiration of 15 years from the date of this permission. The subsequent phases of development hereby permitted shall be begun either before the expiration of 20 years from the date of this permission, or before the expiration of one year from the date of approval of the last of the reserved matters to the last phase to be approved, whichever is the later.

Reason

To ensure compliance with Section 92 of the Town and Country Planning Act 1990.

- 8** For each phase, or any sub phase identified within the phasing scheme approved pursuant to condition 3, the reserved matters submitted shall be accompanied by the following details:

The existing and proposed ground levels;

The location of fire hydrants and a timetable for their provision;

The location and design of bus stops and a timetable for their provision;

The location and design of any recycling and refuse stores which will not be provided as part of individual residential, commercial or community buildings;

The design and layout of the roads, footways and cycleways including the provision of highway drainage;

Any of the parking, turning, manoeuvring, loading/unloading areas not being provided as part of individual residential, commercial or community buildings;

The design and location of cycle parking facilities which will not be provided as part of individual residential, commercial or community buildings;

Details of existing and proposed site levels and the levels of the proposed roads and buildings;

The level of external illumination, including street lighting, and measures to control light pollution, specification of any playing pitches or equipped play areas to be provided within the phase.

Each phase, or sub phase of the development shall be carried out and thereafter retained in accordance with the details approved.

Reason:

To ensure that the development is carried out in accordance with good design principles and in order to integrate harmoniously with its surroundings in accordance with Policies LP15 and LP16 of the Fenland Local Plan 2014.

- 9** No development shall take place on any agreed phase, or any sub phase identified within the phasing scheme approved pursuant to condition 4, until a Construction Method Statement for that phase or sub phase has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction phase of the development. The Statement shall provide for:

- a) an appropriate construction access;
- b) adequate turning and off loading facilities for delivery/construction vehicles;
- c) an adequate parking area clear of the highway for those employed in developing the site;
- d) wheel cleaning facilities;
- e) construction traffic routes;
- f) protection of public rights of way;
- g) a before and after road condition survey.

Reason:

To reduce the potential impact on the public highway in accordance with Policy LP15 of the Fenland Local Plan 2014.

- 10** An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The scheme, investigation and risk assessment must be undertaken by competent persons and a written report of the finding must be produced. No works or development shall take place on each phase of development, or any sub phase identified within the phasing scheme approved pursuant to condition 4, until the scheme and written report has been submitted to and approved in writing by the Local Planning Authority. The report of findings must include:

- a) A survey of the extent, scale and nature of contamination;
- b) An assessment of the potential risks to:
 - (i) Human health;

- (ii) Property (existing and proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes;
- (iii) Adjoining land;

- (iv) Groundwater and surface waters;
- (v) Ecological systems;
- (vi) Archaeological sites and ancient monuments.

c) an appraisal of remedial options and proposal of the preferred option(s)

This must be conducted in accordance with DEFRA and the Environment Agency's Model Procedures for the Management of Land Contamination, CLR11.

Reason:

To control pollution of land or water in the interests of the environment and public safety in accordance with Policy LP16 of the Fenland Local Plan 2014.

- 11** If the scheme, investigation and risk assessment indicates the presence of contamination, a scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, 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.

Reason:

To control pollution of land or water in the interests of the environment and public safety in accordance with Policy LP16 of the Fenland Local Plan 2014.

- 12** The remediation scheme approved must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of the measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

Reason:

To control pollution of land or water in the interests of the environment and public safety in accordance with Policy LP16 of the Fenland Local Plan 2014.

- 13** 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 immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 10 and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 10, which is subject to the approval in writing of the Local Planning Authority. Following completion of the measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 10.

Reason:

To control pollution of land or water in the interests of the environment and public safety in accordance with Policy LP16 of the Fenland Local Plan 2014.

- 14** A monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a 5 year period and the provisions of reports on the same must be prepared, both of which are subject to the approval in writing of the Local Planning Authority. Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced and submitted to the Local Planning Authority. This must be conducted in accordance with DEFRA and the Environment Agency's Model Procedures for the Management of Land Contamination, CLR11.

Reason:

To control pollution of land or water in the interests of the environment and public safety in accordance with Policy LP16 of the Fenland Local Plan 2014.

- 15** Prior to the commencement of development full details of the site access junctions as indicated on drawings 10048-HL-101-c;10048-HL-102-b;10048-HL-103 - c, to include a programme of implementation, shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be completed in accordance with the agreed details and programme.

Reason:

In the interests of highway safety and to ensure the appropriate infrastructure is provided in a timely manner in accordance with Policy LP15 of the Fenland Local Plan 2014.

- 16** Prior to the first occupation of any dwelling, the roads and footways linking the dwelling to the adjoining county road shall be constructed to at least binder course level in accordance with a detailed scheme to be approved in writing by the Local Planning Authority and such a scheme shall include levels, forms of construction, street lighting systems and surface water drainage.

Reason:

In the interests of highway safety and to ensure the appropriate infrastructure is provided in a timely manner in accordance with Policy LP15 of the Fenland Local Plan 2014.

- 17** Any existing accesses to the site shall be permanently and effectively closed and the footway/highway verge shall be reinstated in accordance with a scheme that has first been approved in writing by the Local Planning Authority within 28 days of the bringing into use of the new access.

Reason:

In the interests of highway safety and to ensure the appropriate infrastructure is provided in a timely manner in accordance with Policy LP15 of the Fenland Local Plan 2014.

- 18** No part of any structure shall overhang or encroach under or upon the public highway and no gate / door / ground floor window shall open outwards over the public highway.

Reason:

In the interests of highway safety in accordance with Policy LP15 of the Fenland Local Plan 2014.

- 19** The gradient of any vehicular access shall not exceed 1:12 for a minimum distance of 5.0m (or longer if in connection with a commercial development) into the site as measured from the near edge of the highway carriageway.

Reason:

In the interests of highway safety in accordance with Policy LP15 of the Fenland Local Plan 2014.

- 20** Prior to the first occupation of any dwelling the vehicular access where it crosses the public highway shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification.

Reason:

In the interests of highway safety and to ensure satisfactory access into the site in accordance with Policy LP15 of the Fenland Local Plan 2014.

- 21** No B1 or B8 employment use shall be occupied until a routing schedule for Heavy Commercial Vehicles, utilising only principal highway routes, has been approved in writing by the local planning authority. The routing schedule shall be implemented in accordance with the approved details.

Reason:

In the interests of maintaining highway efficiency and safety and to minimise the impact of heavy commercial vehicles on the local community in accordance with Policy LP15 of the Fenland Local Plan 2014.

- 22** Prior to the occupation of any dwelling a site-wide Framework Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall document the measures for the pre-occupation, occupation and post occupation phases of the development and shall substantially accord with the Travel Plan submitted with the Transport Assessment. The site-wide Framework Travel Plan shall be implemented in accordance with approved details.

Reason:

In the interests of maintaining highway efficiency and safety in accordance with Policy LP15 of the Fenland Local Plan 2014.

- 23** Prior to commencement of development of any phase a phase-specific Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall contain specific, measurable and achievable targets that aim to reduce car borne trips to and from the site. A Travel Plan Co-Ordinator shall be in place through the life of the Travel Plan with annual surveys being carried out to monitor the success of the Plan for a period to be agreed. The phase-specific Travel Plan shall be implemented in accordance with approved details.

Reason:

In the interests of maintaining highway efficiency and safety in accordance with Policy LP15 of the Fenland Local Plan 2014.

- 24** No development, other than access construction, shall take place until a biodiversity and ecology strategy has been submitted to and approved in writing by the Local Planning Authority.

The Strategy shall include:

- a) The measures proposed to maintain the biodiversity of the site during construction;
- b) The measures proposed to maintain the biodiversity of the site following the completion of the development;
- c) The measures proposed to control and eradicate potential invasive species i.e. water fern;
- d) Mitigation proposals for all protected species and for any species identified as being of principal importance in the biodiversity action plan, to include a timetable for the implementation of any works. The proposals shall include the mitigation strategy for Great Crested Newts set out in the Ecology Report;
- e) Planting proposals to ensure biodiversity is maintained. The proposals shall include the retention and enhancement of hedgerow H.1 located along the eastern boundary of the application site;
- f) A management plan for all activities relating to habitats and species within the site for the 10 years following completion of the development.

Development shall be carried out in accordance with the approved strategy and the management plan shall be implemented as approved.

Reason:

In order to ensure that biodiversity of the site is maintained in accordance with Policy LP19 of the Fenland Local Plan 2014.

- 25** No development, other than the construction of the accesses from the adopted highway, shall take place until a survey of trees, hedgerows and other vegetation within the site and a scheme identifying those trees and hedgerows to be retained and the measures to be taken to protect them during the construction of the development, in accordance with BS5837, have been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be carried out prior to the commencement of that phase of the development and retained at all times during the course of the development of the phase, as approved under condition 5, within which they are located.

Reason:

To ensure appropriate protection for trees, hedgerows and other vegetation during construction in accordance with Policy LP19 of the Fenland Local Plan 2014.

- 26** For each phase, or any sub phase identified within the phasing scheme approved pursuant to condition 3, the plans and particulars submitted in accordance with condition 6 above shall include:

- (i) a plan showing the location of, and allocating a reference number to, each existing tree on the site which has a stem with a diameter, measured over the bark at a point 1.5 metres above ground level, exceeding 75 mm, showing which trees are to be retained and the crown spread of each retained tree;
- (ii) details of the species, diameter (measured in accordance with paragraph (i) above), and the approximate height, and an assessment of the general state of health and stability, of each retained tree and of each tree which is on land adjacent to the site and to which paragraphs (iii) and (iv) below apply;
- (iii) details of any proposed topping or lopping of any retained tree, or of any tree on land adjacent to the site;
- (iv) details of any proposed alterations in existing ground levels, and of the position of any proposed excavation, within the crown spread of any retained tree;
- (v) details of the specification and position of fencing and of any other measures to be taken for the protection of any retained tree from damage before or during the course of development.

In this condition "retained tree" means an existing tree which is to be retained in accordance with the plan referred to in paragraph (i) above.

Reason:

To ensure the retention of appropriate trees to enhance the appearance of the proposed development and to support biodiversity in accordance with Policy LP16 of the Fenland Local Plan 2014.

27 For each phase, or any sub phase identified within the phasing scheme approved pursuant to condition 3, the reserved matters submitted pursuant to condition 6 shall be accompanied by full details of both hard and soft landscape proposals. These details shall include, as appropriate:

- (i) Proposed finished levels or contours;
 - (ii) Positions, design, materials and type of boundary treatment to be erected;
 - (iii) Hard surfacing materials;
 - (iv) The equipment and surfacing for the equipped children's play areas; and
 - (v) Minor artefacts and structures (e.g. street furniture, refuse or other storage units and signs); and
- Soft landscape details shall include:
- a. Planting plans including positions for all tree, hedge and shrub planting;
 - b. Written specifications (including cultivation and other operations associated with plant and grass establishment);
 - c. Schedules of plants, noting species, planting sizes and proposed numbers;
 - d. Densities where appropriate; and
 - e. Implementation timetables including time of planting.

If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the LPA, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place.

Reason:

The landscaping of this site is required in order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted in accordance with Policy LP16 of the Fenland Local Plan 2014.

28 Details of any extraction, ventilation, cooling and refrigeration equipment to be installed on or in any building shall be submitted to and approved in writing by the local planning authority. All equipment to be installed shall be installed on or in the building prior to occupation and shall thereafter be operated and maintained in accordance with the manufacturer's instructions.

Reason:

To ensure the future residents of the development are protected from undue noise nuisance and disturbance and to protect the amenity of the area in accordance with Policy LP16 of the Fenland Local Plan 2014.

- 29** Any class A3 (food and drink for consumption on the premises) and class A4 (public house, wine-bar or other drinking establishment) use shall not be open to the public outside the hours of 08.00 to 23.00 Monday to Saturday and 12.00 to 22.30 on Sundays and bank or public holidays.

Reason:

To ensure the future residents of the development are protected from undue noise nuisance and disturbance and to protect the amenity of the area in accordance with Policy LP16 of the Fenland Local Plan 2014.

- 30** No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

Reason:

To make provision for a programme of archaeological mitigation, so as to record and advance understanding of any heritage assets which would be lost in accordance with Policy LP18 of the Fenland Local Plan 2014.

- 31** No development, other than the construction of the accesses, shall take place until a Scheme for the protection of the Grade II listed Tith Barn has been submitted to and approved in writing by the Local Planning Authority.

The Scheme shall include:

- a) The works proposed, including a timetable for implementation, to ensure that the building is weatherproof;
- b) The measures proposed to protect the building during the construction of the development, this shall include measures for each phase of construction;
- c) The works proposed, including a timetable for implementation, to ensure that the building is secure against vandalism or theft;
- d) The measures proposed to ensure that all site operatives are aware of the heritage value of the building and the requirement for it to be conserved and protected.

The scheme shall be implemented in accordance with the approved details and timetable.

Reason:

To ensure the long term protection for the listed building in accordance with Policy LP18 of the Fenland Local Plan 2014.

- 32** Prior to the occupation of the 750th residential unit full details of the proposed use of the Grade II listed Tithe Barn including any proposed works to the Tithe Barn shall have been submitted to and approved in writing by the local planning authority. The works shall be undertaken and completed in full to enable the tithe barn to be re-occupied prior to the occupation of the 751st residential occupation

Reason:

To ensure an appropriate and timely beneficial use for the listed building in accordance with Policy LP18 of the Fenland Local Plan 2014.

- 33** Prior to submission of the first reserved matters application involving buildings, roads or other impermeable surfaces, a strategic surface water drainage scheme for the whole site shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority. The scheme shall be based on the parameters set out in the Flood Risk Assessment (FRA) prepared by Brookbanks Consulting (Ref: 10048/FRA/02) dated 15th February 2018 or any subsequent, revised version that has first been approved in writing by the Local Planning Authority. The scheme shall include phasing arrangements, details of primary infrastructure for each phase and plans for drainage asset operation, maintenance and contingency. The development shall subsequently be implemented in accordance with the approved scheme.

Reason:

To ensure a satisfactory method of surface water drainage and to prevent an increased risk of flooding on or off site. This condition is pre-commencement because commencing development prior to agreeing this scheme could jeopardise the delivery of a strategic site-wide solution.

- 34** Any reserved matters application shall include a detailed surface water strategy. The strategy shall demonstrate how the management of water within the reserved matters application site for which approval is sought accords with the approved details of the strategic site wide surface water strategy. The strategy shall be based upon a SuDS hierarchy, as espoused by the publication 'The SuDS Manual CIRIA C753'. The strategy shall maximise the use of measures to control water at source as far as practicable to limit the rate and quantity of run-off and improve the quality of any run-off before it leaves the site or joins any water body. The strategy shall include details of all flow control systems and the design, location and capacity of all strategic SuDS features and shall include ownership, long-term adoption, management and maintenance schemes and monitoring arrangements/responsibilities. The strategy

should also demonstrate that the exceedance of the designed system has been considered through the provision of overland flow routes. The development shall be carried out in full accordance with the approved details and no building pursuant to that particular reserved matters site for which approval is being sought shall be occupied or used until such time as the approved detailed surface water measures have been fully completed in accordance with the approved details.

Reason:

In order to safeguard against the risk of flooding, to ensure adequate flood control, maintenance and efficient use and management of water within the site, to ensure the quality of the water entering receiving water courses is appropriate and monitored and to promote the use of sustainable urban drainage systems to limit the volume and rate of water leaving the site

- 35** Development shall not commence on any individual parcel/plot until a scheme for the temporary storage and management of surface water on that parcel/plot, where relevant and in accordance with the approved Drainage Phasing Plan, has been submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority. The scheme shall subsequently be implemented in full accordance with the approved details prior to the construction of any impermeable areas e.g. roads, hardstandings, dwellings.

Reason:

To ensure a satisfactory method of surface water drainage, and to prevent the increased risk of flooding to third parties

- 36** Prior to the first occupation of any dwelling in any phase of the development hereby approved details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the Local Planning Authority (the streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an Agreement has been entered into under Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established.

Reason:

To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard in accordance with Policy LP15 of the Fenland Local Plan 2014.