

20/01579/FUM

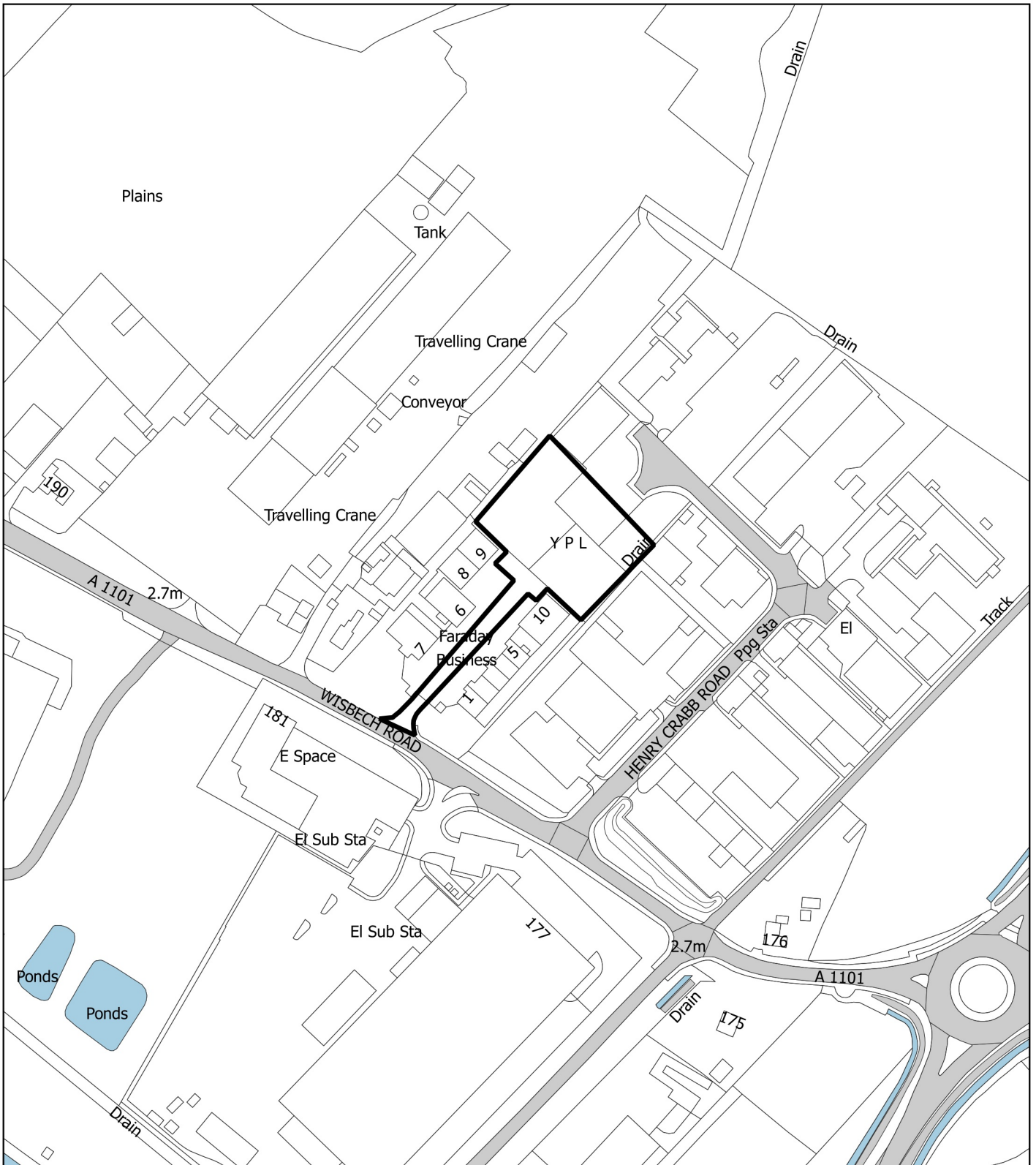
Site North Of Unit 10
Faraday Road Business Park
Littleport
Cambridgeshire

Proposed development to construct 2no. blocks of speculative business units
(B1/B2 & B8)

To view all of the public access documents relating to this application please use the
following web address or scan the QR code:

<http://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QK9BJ9GG0CT00>





20/01579/FUM

Site North Of Unit 10
 Faraday Road Business Park
 Littleport



East Cambridgeshire
 District Council

Date: 22/09/2021
 Scale: 1:2,500



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MAIN CASE

Reference No: 20/01579/FUM

Proposal: Proposed development to construct 2no. blocks of speculative business units (Class E(g), B2 & B8)

Site Address: Site North of Unit 10 Faraday Road Business Park Littleport Cambridgeshire

Applicant: Ghyll Royd Properties Ltd

Case Officer: Dan Smith Senior Planning Officer

Parish: Littleport

Ward: Littleport
Ward Councillor/s: Christine Ambrose-Smith
David Ambrose-Smith
Jo Webber

Date Received: 23 November 2020 **Expiry Date:** 8 October 2021

Report Number [W79]

1.0 **RECOMMENDATION**

1.1 Members are recommended to APPROVE the application subject to the following conditions. The full conditions can be read in full on the attached appendix A.

- 1 Approved Plans
- 2 Time Limit
- 3 Drainage
- 4 BREEAM
- 5 Sample materials
- 6 Construction times - Standard hours
- 7 Piling foundations
- 8 Implementation of FRA
- 9 Access, parking and turning
- 10 Cycle Parking
- 11 Plant and machinery
- 12 Use classes
- 13 Gross floorspace

2.0 SUMMARY OF APPLICATION

- 2.1 The application seeks full planning permission for the erection of two blocks of business units in Use Class E(g) [formerly known as B1 use], B2 (General Industrial) and B8 (Storage and Distribution) use.
- 2.2 The scheme proposes development of the site in two linear blocks of business units running along either side boundary facing a central parking and turning area. The scheme provides four units in the western block each with a floor area of 160 m² (1,722 ft²) and six units in the western block each with a floor area of 103 m² (1,109 ft²). A total floorspace of 1,258 m² (13,541ft²) is provided in total. The main body of the site would be accessed from Wisbech Road via the existing access point which currently serves units 1 to 10 on the business park. Cycle parking and a new palisade fence are proposed to the northern boundary of the site. The formalisation of a row of existing parking for the existing units to the south is also proposed. The application proposes 28 new car parking spaces and the loss of 3 spaces for a net additional provision of 25 spaces.
- 2.3 The full planning application, plans and documents submitted by the Applicant can be viewed online via East Cambridgeshire District Council's Public Access online service, via the following link <http://pa.eastcambs.gov.uk/online-applications/>.
- 2.4 The application has been referred to planning committee based on the requirements of the Council's Constitution as the scheme is for employment use and provides floor space in excess of 1,000 m² (10,764 ft²).

3.0 PLANNING HISTORY

3.1

10/00284/FUL	Siting of shipping and storage containers for B1 & B8 (self storage) use	Approved	22.06.2010
16/01323/FUL	Proposal for 2 No. blocks of new speculative business units, use class B1, B2 & B8 , with associated bin store, cycle and car parking provision	Approved	28.02.2017

4.0 THE SITE AND ITS ENVIRONMENT

- 4.1 The application site comprises the main body of the site and the access road via the existing access point on Wisbech Road which runs between existing units on the site frontage. The main body of the site is approximately 0.32 hectares (0.79 acres) and is located between the existing units on the frontage and a large storage building to the rear accessed of Henry Crabb Road.

4.2 The site is flat and laid to hardstanding and improved grassland. Most of the boundary is enclosed by 2 metre high metal palisade fencing with a species poor hedge along the south east side boundary.

4.3 The site is located outside of the development envelope of Littleport in an area which benefits from an historic allocation for employment use. The access and southern part of the site are within flood zone 1 and the centre and rear of the site are within flood zones 2 and 3 respectively.

5.0 RESPONSES FROM CONSULTEES

5.1 Responses were received from the following consultees and these are summarised below. The full responses are available on the Council's web site.

Parish - 4 January 2021

States it has no concerns regarding the application.

Ward Councillors - 3 December 2020

Councillor Christine Ambrose-Smith stated that the consultation of an application for two business units on this small industrial estate/business park was welcomed and looked forward to further details in due course. She noted that the site is outside the development envelope, but that if it was likely to offer employment opportunities and add to the economic position of our community, she hoped that these considerations would be given due weight during the determination process.

Local Highways Authority - 18 February 2021 and 24 June 2021

Initially questioned the number of parking spaces to be provided, given the speculative nature of the proposed uses. Stated that the proposed parking provision should be justified by the applicant and the Local Planning Authority must be satisfied that the capacity is sufficient to prevent excess parking from being displaced onto the highway network. Questioned the potential loss of parking and the turning provision on site for larger vehicles. Requested that the applicant provide details of alternative parking provision and to demonstrate that the turning provision within the existing site remains workable with the amended layout.

On the basis of revised information submitted by the applicant, the Local Highways Authority stated that vehicle swept path details provided were acceptable in respect of parking and turning. It raised the question of the parking and turning provision for the existing building to the north of the site, which have since been addressed by further information submitted by the applicant.

Lead Local Flood Authority - 16 December 2020

Initially objected to the application on the basis that it was not supported by site-specific Flood Risk Assessment.

Later reviewed the Flood Risk Assessment and drainage strategy and has confirmed that it has no objection in principle with respect to the proposed development. It stated that the documents demonstrate that surface water from the proposed development can be managed through the use of below ground tanks, restricting surface water discharge to 2 litres per second. Noted that additional water quality treatment would be required in accordance with the Simple Index Approach. It requested that a

detailed drainage design, based on the submitted drainage strategy, be required by condition.

The Ely Group Of Internal Drainage Board - 14 December 2020 & 17 May 2021

States that the site is within the Littleport and Downham Internal Drainage District. Notes that the application states that surface water will be disposed of via soakaways and that provided that soakaways form an effective means of surface water disposal in this area it does not object to the application. Notes that it is essential that any proposed soakaway does not cause flooding to neighbouring land and that if soakaways are found not to be an effective means of surface water disposal, the Board must be re-consulted in this matter.

Later responded to the revised drainage details noting that the proposed discharge from this site would require the consent of the Board under its Byelaws as well as the permission of third party owners if they do not own the watercourse the outfall will discharge to. It states that as the proposed discharge is slightly above the Board's greenfield run-off rate, a commuted sum would be required to help fund maintenance of the Board's Main Drain in the area.

Environment Agency - 6 January 2021

States it has no objection to the proposed development but notes the requirement to apply the Sequential Test. States the proposal is for commercial development which is classed as 'less vulnerable' and strongly recommends that the mitigation measures proposed in the submitted FRA are adhered to.

Anglian Water Services Ltd - 9 December 2020

States that there are no assets owned by Anglian Water or those subject to an adoption agreement within the development site boundary. States that the foul drainage from this development is in the catchment of Littleport Water Recycling Centre that will have available capacity for these flows and that there is capacity within the sewerage system at present for these flows. States its preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option. Notes that based on the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets

Environmental Health - 3 December 2020

Does not object to the proposed development but requests conditions in respect of the restriction of the hours during which plant/machinery can be operated on site, a restriction of the hours of construction of the buildings and the requirement for the submission of a piling method statement where piling of the buildings is required.

Design Out Crime Officers - 11 December 2020

Does not object to the application and the proposed design and layout. Requests conditions in respect of external lighting and boundary treatments.

Cadent Gas Ltd - 8 December 2020

Does not object to the proposed development while noting that there is apparatus in the vicinity of the site which may be affected.

Technical Officer Access - 5 January 2021

Requests provision of accessible parking, accessible toilet, ramps to front doors, firm, level and slip resistant path and car park and appropriate signage and lighting.

CCC Growth & Development - No Comments Received

Cambridgeshire Fire And Rescue Service - No Comments Received

5.2 A site notice was displayed near the site on 17 December 2020 and a press advert was published in the Cambridge Evening News on 10 December 2020.

5.3 **Neighbours** – 25 neighbouring properties were notified of the application. A petition signed by four people representing 8 existing units on Faraday Road Business Park has been received, raising the following summarised concerns:

- Security of the existing site;
- Loss of parking from existing site in area adjacent to southern boundary of site;
- Impact of additional through traffic on appearance of business park, surface of access and highway safety.

The petition can be seen in full on the Council's web site.

6.0 THE PLANNING POLICY CONTEXT

6.1 *East Cambridgeshire Local Plan 2015*

GROWTH 2	Locational strategy
GROWTH 3	Infrastructure requirements
GROWTH 5	Presumption in favour of sustainable development
EMP 1	Retention of existing employment sites and allocations
EMP 3	New employment development in the countryside
ENV 1	Landscape and settlement character
ENV 2	Design
ENV 4	Energy efficiency and renewable energy in construction
ENV 7	Biodiversity and geology
ENV 8	Flood risk
ENV 9	Pollution
COM 7	Transport impact
COM 8	Parking provision

6.2 Supplementary Planning Documents

Design Guide – Adopted March 2012

Flood and Water – Adopted November 2016

Contaminated Land: Guidance on submitted Planning Application on land that may be contaminated - Adopted May 2010

Developer Contributions and Planning Obligations – Adopted May 2013

Natural Environment SPD – Adopted September 2020

Climate Change – Adopted February 2021

6.3 *National Planning Policy Framework 2021*

Section 2 Achieving sustainable development
Section 4 Decision-making
Section 6 Building a strong, competitive economy
Section 9 Promoting sustainable transport
Section 11 Making effective use of land
Section 12 Achieving well-designed places
Section 14 Meeting the challenge of climate change, flooding and coastal change
Section 15 Conserving and enhancing the natural environment

6.4 *Planning Practice Guidance*

7.0 PLANNING COMMENTS

7.1 The main planning considerations in this case are the principle of the development, the impact on visual amenity, neighbouring amenity, highway safety and parking, flood risk and drainage, ecology and sustainability.

7.2 Principle of Development

7.3 The site is within an existing business park site which is an existing allocation for employment uses (B1, B2, B8 uses). On that basis, notwithstanding its location outside the development envelope of Littleport, the principle of employment use on the site is acceptable as is the provision of additional units for such a use.

7.4 Following the coming into force of the *Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020*, use class B1 (office, research and development and light industrial) has been incorporated within a new larger use class known as Class E. Specifically, use class B1 is now known as Class E(g). Use Classes B2 (Industrial) and B8 (Storage or Distribution) remain unchanged. The description of development has therefore been amended to refer to use class E(g) rather than B1. As use class E also includes uses such as retail, financial and professional services, cafes and restaurants, clinics, health centres and gymnasiums, it is considered necessary to limit the permission by condition to the uses E(g), B2 and B8 to ensure the site remains in uses aligned with the allocation and which are acceptable in that location.

7.5 On that basis, the proposed development is considered acceptable in principle in accordance with the previous allocation and policies GROWTH 2 and EMP1 of the East Cambridgeshire Local Plan 2015.

7.6 Visual amenity

7.7 Policy ENV1 of the East Cambridgeshire Local Plan, 2015 recognises the importance of the edge of settlement locations and requires developments to demonstrate that their location, scale, form, design, materials, colour, edge treatments and structural landscaping will protect, conserve and where possible enhance the settlement edge, space between settlements, and their wider

landscape setting. Policy ENV 2 of the Local Plan requires that all development be designed to a high quality, enhancing and complementing local distinctiveness and public amenity by relating well to existing features and introducing appropriate new designs. These requirements are also reflected in Section 15 of the NPPF – Conserving and enhancing the natural environment.

- 7.8 The buildings would be Block A to the north western side of the site would have eaves at approximately 5.5m (18') and a ridge at just under 7m (23'). Block B on the south eastern side of the site would have eaves at approximately 5 m (16'4") and a ridge at approximately 6.5 m (21'4"). They would be constructed in red brick to the lower portions with grey/blue cladding above and a grey composite cladding roof.
- 7.9 This scale and appearance would be similar to other buildings on the wider site and would result in an acceptable appearance that would not cause any harm to the visual amenity of the area. Further details of materials would be required by condition to ensure an acceptable final appearance.
- 7.10 Boundary treatments would be 2 metre high palisade fencing similar to existing boundary treatments on the application site and wider site. Although such fencing has an industrial appearance which is inappropriate for many public settings, in the context of this site, it is considered acceptable in visual terms.
- 7.11 The proposed development is therefore considered to be acceptable in terms of its impact on the visual amenity of the area in accordance with policies ENV 1 and ENV 2 of the East Cambridgeshire Local Plan 2015 and the Council's Design Guide SPD.
- 7.12 Neighbouring Amenity
- 7.13 Policy ENV 2 of the Local Plan requires that development does not have any significantly detrimental effect on the residential amenity of nearby occupiers.
- 7.14 The proposed units would be located on an existing business park where similar uses are carried out and which is allocated for such business uses. The units would be separated from existing residential dwellings on Wisbech Road by existing units on the wider business park site and would sit adjacent to those units. The Council's Environmental Health Officer has no objections to the proposed use provided the hours of use of plant and machinery are suitable and construction hours and piling details are controlled. The previous permission was granted subject to a restriction on the use of machinery and plant to between 7am and 7pm on weekdays and 8am and 2pm on Saturdays with no use at all on Sundays, bank holidays and public holidays. Such a restriction is also considered appropriate in this case and would be secured by condition. On that basis, it is not considered that the proposed development would result in any noise impacts which would cause any significant noise impacts on residential neighbours nor any significant harm to commercial neighbours.
- 7.15 The siting and scale of the buildings would not cause any significant harm to neighbouring properties in terms of any significant loss of light, visual intrusion or overshadowing.

- 7.16 On that basis, the impact on the amenity of neighbouring properties is considered to be acceptable in accordance with policy ENV 2 of the East Cambridgeshire Local Plan 2015.
- 7.17 Highway safety and parking provision
- 7.18 Policy COM7 of the Local Plan requires all new developments to be designed to reduce the need to travel, particularly by car, and should promote sustainable forms of transport appropriate to its particular location. Development proposals shall also provide safe and convenient access to the highway network and be capable of accommodating the level/type of traffic generated without detriment to the local highway network and the amenity, character or appearance of the locality. Policy ENV 2 requires that development is designed to minimise conflict between motor vehicles and pedestrians and cyclists, provide safe and convenient access for people with disabilities, provide good access to public transport services and ensure that networks of pedestrian and cycle routes (linking to existing routes where opportunities exist) give easy access and permeability within developments and to adjacent areas. Policy COM8 of the Local Plan sets out the parking requirements for the District based on the use class of the proposed development.
- 7.19 The site would be accessed via an existing vehicular access point onto Wisbech Road, which currently serves the 10 units to the front of the site. Existing palisade fencing between the existing units and the application site would be removed and the access taken through. This would result in the loss of part of the informal parking area which is currently adjacent to the fence and the loss of parking for two or vehicles in that area. 28 parking spaces would be provided on site meaning there would be a net provision of 25 parking spaces for the development. Turning for vehicles would be provided within the site.
- 7.20 The Local Highways Authority has considered the proposed development and, on the basis of the further information submitted in respect of the parking and turning arrangements, is content that the existing access on Wisbech Road is adequate to serve the additional units and that there would be no harm to highway safety in the area.
- 7.21 In respect of the parking provision, 25 spaces new spaces would be provided on site to serve the development. Given the potential range of uses for the buildings, the parking requirement could range from 12 spaces (if all the units were in B8 uses) to 45 spaces (if all were in Class E(g) use). Given the need to provide adequate parking on site and ensure parking is not displaced onto the highway, it is therefore necessary to restrict the amount of the more 'parking intensive' uses on the site to a level which can be supported by the 25 spaces. As there are various ways that this can be achieved, the applicant has been asked to suggest a breakdown of uses which works with their aspirations for the site. They have proposed a limit of 250m² (2,691 ft²) E(g) use, 500m² (5,382 ft²) B2 use and the remaining floor area to be in B8 use. This would result in a maximum parking demand of 9 spaces for the E(g) element, 10 spaces for the B2 element and 5 spaces for the remaining B8 use. This results in a total parking demand of 24 spaces which is provided for by the scheme. A condition would secure those limits on usage, which would ensure adequate parking provision remained on site.

- 7.22 The applicant has also submitted additional information regarding parking and turning provision for the existing building to the north of the site, which is considered to demonstrate that an acceptable level of parking and turning would remain for that building, which is accessed off Henry Crabb Road, once the application site is developed. Adequate cycle parking provision is also made within the site along with refuse storage areas.
- 7.23 The occupants of some of those units have expressed concern regarding the impact of the development on the security of the site, the impact on existing parking provision and the impact of through traffic from construction traffic and that of future occupants. While those concerns are acknowledged, the scheme makes suitable provision for its own parking demands and also provides additional spaces to compensate for that informal parking area that would be lost to the extended access. While there would be additional wear and tear on the surface of the access from the additional use by the construction and occupation of the new units, this is a matter for the owners of the access and is not a reason to refuse the development of additional units. In respect of the concern over the security of the existing units, it is not considered that the proposed development necessarily reduces security of the site and this is a matter for detailed management of the site which would fall outside the planning process.
- 7.24 On that basis, subject to conditions regarding the use of the buildings, the laying out and retention of vehicle parking and turning areas and cycle parking provision, the proposed development is considered acceptable in terms of its impact on highway safety and parking in accordance with policies COM 7 and COM 8 of the East Cambridgeshire Local Plan 2015.
- 7.25 Flood Risk and Drainage
- 7.26 Policy ENV 8 of the Local Plan requires all developments to contribute to an overall flood risk reduction. Policy ENV 2 requires that Sustainable Urban Drainage Schemes (SuDS) be integrated into developments so they provide wider green infrastructure benefits. These requirements are also reflected in Section 14 of the NPPF - Meeting the challenge of climate change. Cambridgeshire's Flood and Water SPD which supports Policy ENV 8 is also relevant.
- 7.27 The site is partially within Flood Zones 2 and 3 which are at a higher risk of flooding. However, the site is allocated for employment development and it is therefore considered that it passes the sequential test as the development cannot reasonably be sited elsewhere in areas at lower risk of flooding. The uses proposed are categorised in the 'Flood risk vulnerability classification' of Planning Policy Guidance as being 'Less Vulnerable' which is appropriate development within Flood Zone 2 and defended Flood Zone 3, and does not require an exceptions test to be applied.
- 7.28 The Environment Agency has not objected to the proposed development on the basis that the mitigation measures proposed in the submitted Flood Risk Assessment (FRA) are adhered to. This would be secured by condition. The Lead Local Flood Authority withdrew its initial objection on the basis that the submitted Surface Water Drainage Strategy demonstrates that an acceptable surface water drainage arrangement can be achieved, but requests a condition requiring the

submission of a detailed drainage scheme prior to the commencement of development.

- 7.29 On that basis, the proposed development is considered acceptable in terms of its susceptibility to flooding and contribution to flood risk and its detailed surface water drainage impacts, in accordance with policies ENV 2 and ENV 8 of the East Cambridgeshire Local Plan 2015 and the Council's Flood and Water SPD.
- 7.30 Ecology
- 7.31 Policy ENV7 of the East Cambridgeshire Local Plan 2015 and the Natural Environment SPD recognises the importance of environments such as trees, wetlands, hedgerows, woodlands and ponds which provide habitats, corridors and links for wildlife, and are part of an essential network for the survival and diversity of species. Paragraph 174 (d) of the NPPF advises that development proposals should minimise impacts on biodiversity and secure net gain
- 7.32 The site is currently laid to hardstanding and improved grassland. It is largely enclosed by metal palisade fencing although one boundary has a species poor hedge row along it. It is not considered that the site provides any significant biodiversity benefit or significant ecological habitat and it is not considered that any ecological mitigation is required. The location of the site within the existing business park makes it largely unsuitable for any significant biodiversity enhancement and on that basis, it is not considered reasonable to require such enhancements in this case. Similarly, the previous permission for the site (16/01323/FUL) secured no such enhancements.
- 7.33 The proposed development is therefore considered acceptable in terms of its impact on biodiversity in the area and would not cause any harm to ecology in accordance with policy ENV 7 of the East Cambridgeshire Local Plan 2015 and the Council's Natural Environment SPD. While the scheme would not provide for any enhancement of biodiversity on site, contrary to the usual requirements of the policy and SPD, this is considered justified in this case due to the nature of the development and its surroundings.
- 7.34 Sustainability
- 7.35 East Cambridgeshire District Council (ECDC) declared a Climate Emergency at its Full Council meeting on 17 October 2019. ECDC has joined over 200 Councils around the UK in declaring such an emergency. In declaring a Climate Emergency, the Council committed to producing an Environment Plan, which it subsequently did so (adopted February 2021). One action within that Plan was to prepare a Climate Change Supplementary Planning Document (SPD). The SPD has become a material consideration for the purpose of determining planning applications, though the starting point for determining planning applications remains the East Cambridgeshire Local Plan (2015). Policy ENV4 of the Local Plan 2015 states that "all proposals for new development should aim for reduced or zero carbon development in accordance with the zero-carbon hierarchy: first maximising energy efficiency and then incorporating renewable or low carbon energy sources on-site as far as practicable" and that "applicants will be required to demonstrate how they have considered maximising all aspects of sustainable design and construction." In

addition, the NPPF places high importance on addressing climate change in plan making and decision taking. Policy CC1 of the Climate Change SPD sets out that applicants could demonstrate their approach to:

- Minimising demand for energy through design;
- Maximising energy efficiency through design;
- Carbon dioxide reduction achieved through items a and b above, and through incorporation of renewable and low carbon energy sources;
- Water efficiency (including whether, for residential development, the design intends to voluntarily incorporate the Part G Building Regulations option of estimated water consumption set at no more than 110 litres per person per day, rather than the standard 125l/p/d);
- Site waste management;
- Use of materials (such as low carbon-embodied materials); and,
- Adaptability of the building, as the climate continues to change.

7.36 The application documents do not contain any significant information regarding the consideration of sustainable design or construction and therefore do not comply with the requirements of the policy or the SPD. Nonetheless, given the simplicity of the design of the buildings and the potential for the incorporation of energy efficiency of the buildings as well as the potential to incorporate renewable and low-energy sources, it is considered that the scheme could be made compliant with the aims of the policy. Policy ENV 4 envisages that all non-domestic developments of 1000 m² or more are required to meet BREEAM 'Very Good' or higher. A condition would be applied to the permission requiring that the development achieves BREEAM 'Very Good' or higher and this would ensure an acceptable impact in terms of the sustainability of the development.

7.37 Planning Balance

7.38 The proposed development is therefore considered to be acceptable in terms of its principle and its detailed impacts in terms of visual amenity, neighbouring amenity, highway safety and parking, flood risk and drainage, ecology and sustainability. On that basis, the application is recommended for approval subject to conditions.

8.0 COSTS

8.1 An appeal can be lodged against a refusal of planning permission or a condition imposed upon a planning permission. If a local planning authority is found to have acted unreasonably and this has incurred costs for the applicant (referred to as appellant through the appeal process) then a cost award can be made against the Council.

8.2 Unreasonable behaviour can be either procedural i.e. relating to the way a matter has been dealt with or substantive i.e. relating to the issues at appeal and whether a local planning authority has been able to provide evidence to justify a refusal reason or a condition.

8.3 Members do not have to follow an officer recommendation indeed they can legitimately decide to give a different weight to a material consideration than

officers. However, it is often these cases where an appellant submits a claim for costs. The Committee therefore needs to consider and document its reasons for going against an officer recommendation very carefully.

8.4 In this case members' attention is particularly drawn to the following points:

- The allocation of the site for employment use;
- The acceptable detailed impacts of the development,
- The lack of objection from statutory consultees.

9.0 APPENDICES

9.1 Appendix 1 - Proposed conditions

<u>Background Documents</u>	<u>Location</u>	<u>Contact Officer(s)</u>
20/01579/FUM	Dan Smith Room No. 011 The Grange Ely	Dan Smith Senior Planning Officer 01353 665555 dan.smith@eastcambs.gov.uk

National Planning Policy Framework -

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

East Cambridgeshire Local Plan 2015 -

<http://www.eastcambs.gov.uk/sites/default/files/Local%20Plan%20April%202015%20-%20front%20cover%20and%20inside%20front%20cover.pdf>

Appendix 1 – Proposed Conditions

- 1 Development shall be carried out in accordance with the drawings and documents listed below

Plan Reference	Version No	Date Received
Drainage Report	Apr 21	23rd April 2021
PL001	G	23rd April 2021
PL005	G	23rd April 2021
FRA & Drainage	1	23rd November 2020
PL003	D	22nd September 2021
PL000		23rd November 2020
PL004	E	22nd September 2021
PL006	F	22nd September 2021

- 1 Reason: To define the scope and extent of this permission.
- 2 The development hereby permitted shall be commenced within 3 years of the date of this permission.
- 2 Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.
- 3 No development shall commence until a detailed design of the surface water drainage of the site has been submitted to and approved in writing by the Local Planning Authority. Those elements of the surface water drainage system not adopted by a statutory undertaker shall thereafter be maintained and managed in accordance with the approved management and maintenance plan. The scheme shall be based upon the principles within the agreed Surface Water Drainage Strategy prepared by Rossi Long Consulting (211023) April 2021 and shall also include:
 - a) Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;
 - b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change), inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;
 - c) Detailed drawings of the entire proposed surface water drainage system, attenuation and flow control measures, including levels, gradients, dimensions and pipe reference numbers, designed to accord with the CIRIA C753 SuDS Manual (or any equivalent guidance that may supersede or replace it);
 - d) Full detail on SuDS proposals (including location, type, size, depths, side slopes and cross sections);
 - e) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;
 - f) Demonstration that the surface water drainage of the site is in accordance with DEFRA non-statutory technical standards for sustainable drainage systems;
 - g) Full details of the maintenance/adoption of the surface water drainage system;
 - h) Permissions to connect to a receiving watercourse or sewer;
 - i) Measures taken to prevent pollution of the receiving groundwater and/or surface water.

- 3 Reason: To prevent the increased risk of flooding and to improve and protect water quality, in accordance with policies ENV2 and ENV8 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted and the details need to be agreed before construction begins.
- 4 The development hereby approved shall meet BREEAM Very Good standard or equivalent. If this standard cannot be achieved by virtue of the site's location then prior to above floor slab construction works it must be demonstrated by a BRE Licensed Assessor how all other BREEAM standards have been fully explored in order to meet the highest standard of BREEAM Good or equivalent and agreed in writing by the Local Planning Authority.
A certificate, following post construction review, shall be issued by a BRE Licensed Assessor to the Local Planning Authority, indicating that the relevant BREEAM standard has been achieved or its equivalent within six months of first occupation of the site for written agreement by the Local Planning Authority.
- 4 Reason: To ensure that the proposal meets with the requirements of sustainability as stated in policy ENV4 of the East Cambridgeshire Local Plan 2015.
- 5 No above ground construction shall take place on site until details of the external materials to be used on the development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
- 5 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 6 Construction times and deliveries, with the exception of fit-out, shall be limited to the following hours: 0730 to 1800 each day Monday - Friday, 0730 to 1300 Saturdays and none on Sundays, Bank Holidays and Public Holidays.
- 6 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 7 In the event of the foundations from the proposed development requiring piling, prior to the commencement of development the applicant shall submit a report/method statement to the Local Planning Authority, for approval in writing, detailing the type of piling and mitigation measures to be taken to protect local residents from noise and/or vibration. Noise and vibration control on the development shall be carried out in accordance with the approved details.
- 7 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
8. The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) by Lincs Design Consultancy Issue No. 1 dated November 2020 and the Surface Water Drainage Strategy by Rossi Long Ref: 211023 dated April 2021 and the following mitigation measures detailed within those documents:
 - Finished ground floor levels of buildings to be 2.4 AOD;

- Electrical circuits and sockets to be raised as high as reasonably possible i.e. 1m above floor level in accordance with the BRE Publication: Design Guidance on Flood Damage to Buildings (1996);
- Boilers to be wall mounted & any low level heating applications;
- Where possible, all service entries should be sealed (e.g. with expanding foam or similar closed cell material);
- Registration of buildings with Environment Agency's 'Warnings Direct' flood warning system;
- Implementation of flood warning and evacuation plan.

- 8 Reason: To reduce the impacts of flooding in extreme circumstances on future occupants, in accordance with policies ENV2 and ENV8 of the East Cambridgeshire Local Plan 2015.
- 9 Prior to the first occupation of buildings or commencement of use, the access, parking and turning areas shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan PL005 Rev G and thereafter retained for that specific use.
- 9 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.
- 10 Prior to the first occupation of buildings or commencement of use, a scheme for secure, covered cycle parking to serve the development shall be submitted to and approved in writing by the Local Planning Authority. That approved cycle parking shall thereafter be implemented and made available prior to the occupation of the unit it serves and retained for so long as the development remains.
- 10 Reason: To ensure an adequate provision of cycle parking on site in accordance with policy COM 8 of the adopted East Cambridgeshire Local Plan 2015.
- 11 No plant or machinery shall be operated on the premises other than between the hours of 07:00 and 19:00 on weekdays and 08:00 and 14:00 on Saturdays, nor at any time on Sundays, Bank Holidays or public holidays.
- 11 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policies ENV 2 and ENV 9 of the East Cambridgeshire Local Plan 2015.
- 12 The buildings hereby permitted shall only be used for purposes within Classes B2 and B8 of Part B of Schedule 1 and Class E(g) of Part A of Schedule 2 of The Town and Country Planning (Use Classes) Order 1987, as amended, and, notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modifications), shall not be used for any other use.
- 12 Reason: The application has been assessed as being acceptable and complying with policy EMP 1 on the basis of the current proposed uses. Alternative uses, even those within Class E of Schedule 2, would not comply with the allocation of the site as an employment site nor with policy EMP 1. They might also have impacts not considered as part of this application, including on neighbouring premises, highway safety and parking provision.

- 13 No more than 250m² of the gross floorspace of the buildings, hereby permitted, shall be used for Use Class E(g) use and no more than 500m² of the gross floorspace of the buildings, hereby permitted, shall be used for Use Class B2 use.
- 13 Reason: The approved uses have different parking requirements under policy COM 8 of the East Cambridgeshire Local Plan 2015. The net additional vehicle parking provided for the scheme would not meet the requirements of policy COM 8 were the approved E(g) and B2 uses to occupy more of the floorspace of the development. Such use could result in unmet parking demand, the displacement of parking off the site and potential impacts on highway safety.