



EAST CAMBRIDGESHIRE DISTRICT COUNCIL

THE GRANGE, NUTHOLT LANE,
ELY, CAMBRIDGESHIRE CB7 4EE
Telephone: 01353 665555

MEETING: **PLANNING COMMITTEE**

TIME: 1:00pm

DATE: **Wednesday, 2nd September 2020**

VENUE: **PLEASE NOTE: Due to the introduction of restrictions on gatherings of people by the Government due to the Covid-19 outbreak, this meeting will be conducted remotely facilitated using the Zoom video conferencing system. There will be no access to the meeting at the Council Offices, but there will be public speaking in accordance with the Council's Public Speaking at Planning Committee Scheme. Details of the public speaking and public viewing arrangements for this meeting are detailed in the Notes box at the end of the Agenda.**

ENQUIRIES REGARDING THIS AGENDA: Janis Murfet

DIRECT DIAL:(01353) 665555 EMAIL: Janis.murfet@eastcamb.gov.uk

Membership:

Conservative Members

Cllr Bill Hunt (Chairman)
Cllr Christine Ambrose Smith
Cllr David Brown
Cllr Lavinia Edwards
Cllr Josh Schumann
Cllr Lisa Stubbs (Vice Chair)

Liberal Democrat Members

Cllr Matt Downey (Lead Member)
Cllr Alec Jones
Cllr John Trapp
Cllr Gareth Wilson

Independent Member

Cllr Sue Austen
(Lead Member)

Substitutes:

Cllr David Ambrose Smith
Cllr Lis Every
Cllr Julia Huffer

Substitutes:

Cllr Charlotte Cane
Cllr Simon Harries
Cllr Christine Whelan

Substitute:

Cllr Paola Trimarco

Lead Officer:

Rebecca Saunt, Planning Manager

Quorum: 5 Members

A G E N D A

1. Apologies and Substitutions **[oral]**

2. Declarations of Interest
To receive declarations of interest from Members for any Items on the Agenda in accordance with the Members Code of Conduct **[oral]**

3. Minutes
To receive and confirm as a correct record the Minutes of the Planning Committee meeting held on 5th August 2020

4. Chairman's Announcements **[oral]**

5. **19/01439/FUL**
Construction of one and half storey detached dwelling with new access.
Land to East of Orchard Cottage, 11 Chapel Lane, Reach, CB25 0JJ
Applicant: Mr & Mrs Blocksage

Public Access Link:
<http://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PZ3L4KGGKR300>

6. **19/01530/FUL**
Demolition of existing barn and construction of new dwelling and garages with new access.

Abbey Yard, Brinkley Road, Brinkley

Applicant: Mr & Mrs Cameron

Public Access Link:
<http://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q02RR0GGLE000>

7. Sunnica Energy Farm Update

8. Planning Performance Report – July 2020

NOTES:

1. Since the introduction of restrictions on gatherings of people by the Government in March 2020, it has not been possible to hold standard face to face public meetings at the Council Offices. This led to a temporary suspension of meetings. The Coronavirus Act 2020 has now been implemented, however, and in Regulations made under Section 78 it gives local authorities the power to hold meetings without it being necessary for any of the participants or audience to be present together in the same room.

The Council has a scheme to allow public speaking at Planning Committee using the Zoom video conferencing system. If you wish to speak at the Planning Committee, please contact Janis Murfet, Democratic Services Officer for the Planning Committee janis.murfet@eastcamb.gov.uk to register your wish to speak by 10am on Tuesday, 1st September 2020. Alternatively, you may wish to send a statement to be read at the Planning Committee meeting if you are not able to access remotely, or do not wish to speak via a remote link. Please note that public speaking is limited to 5 minutes in total for each of the following groups:

Objectors
Applicant/agent or supporters
Local Parish/Town Council
National/Statutory Bodies

2. A live stream of the meeting will be available on YouTube at _____ for public viewing.
3. Reports are attached for each agenda item unless marked “oral”.
4. If required all items on the agenda can be provided in different formats (e.g. large type, Braille or audio tape, or translated into other languages), on request, by calling Main Reception on (01353) 665555 or e-mail: translate@eastcamb.gov.uk
5. If the Committee wishes to exclude the public and press from the meeting, a resolution in the following terms will need to be passed:

“That the press and public be excluded during the consideration of the remaining item no(s). X because it is likely, in view of the nature of the business to be transacted or the nature of the proceedings, that if members of the public were present during the item(s) there would be disclosure to them of exempt information of Category X of Part I Schedule 12A to the Local Government Act 1972 (as amended).”



EAST
CAMBRIDGESHIRE
DISTRICT COUNCIL

Minutes of a meeting of the Planning Committee facilitated via the Zoom Video Conferencing System at The Grange, Nutholt Lane, Ely on Wednesday, 5th August 2020 at 1:05pm.

PRESENT

Cllr Bill Hunt (Chairman)
Cllr Christine Ambrose Smith
Cllr David Brown
Cllr Matt Downey
Cllr Lavinia Edwards
Cllr Julia Huffer (Substitute for Cllr Josh Schumann)
Cllr Alec Jones
Cllr Lisa Stubbs (Vice Chair)
Cllr John Trapp
Cllr Paola Trimarco (Substitute for Cllr Sue Austen)
Cllr Gareth Wilson

OFFICERS

Rebecca Saunt – Planning Manager
Maggie Camp – Legal Services Manager
Rachael Forbes – Planning Officer
Andrew Phillips – Planning Team Leader
Janis Murfet – Democratic Services Officer (Committees)

21. APOLOGIES AND SUBSTITUTIONS

Apologies for absence were received from Councillors Sue Austen and Josh Schumann.

It was noted that Councillor Trimarco would substitute for Councillor Austen, and Councillor Huffer for Councillor Schumann for the duration of the meeting.

22. DECLARATIONS OF INTEREST

There were no declarations of interest made.

23. MINUTES

It was resolved:

That the Minutes of the meeting held on 1st July 2020 be confirmed as a correct record and signed by the Chairman.

24. CHAIRMAN'S ANNOUNCEMENTS

The Chairman said he did not have any formal announcements, but wished to place on record his thanks to Rebecca Saunt, Planning Manager, for attending a meeting at Witchford which went on quite late into the evening. It was a credit to her and to her Officers, as they often did this and it was very helpful.

25. 20/00360/RMM – LAND NORTH OF CAM DRIVE, ELY

Rebecca Saunt, Planning Manager presented a report in the absence of the Case Officer (reference V49, previously circulated), which sought reserved matters approval for details of appearance, landscaping, layout and scale for the construction of 258 dwellings on land to the north of Cam Drive.

It was noted that access was approved as part of the outline planning permission. This was the second phase of development on the site which formed part of the wider North Ely scheme for residential-led development. The application would also bring forward areas of open space, two toddler play areas, and cycle and pedestrian linkages beyond the site and along the new open space alongside the A10. The application was accompanied by a full suite of supporting documents and plans.

The site comprised one parcel of land to the north of Cam Drive and was formally known as Phase 3, in accordance with the approved phasing plan. It bounded the A10 to the west, the Phase 1 (Hopkins Homes) development to the east, and Cam Drive to the south. The site was currently vacant with existing soft landscaping features along the site boundaries; the wider area was characterised mainly by dwellings along Cam Drive and those under construction on Phase 1, together with a primary school and a care home to the east of the site.

Numerous illustrations were displayed at the meeting, including a map of the location, aerial photographs, phasing plan, site context plans, proposed layout plans, and aerial view giving the context of the proposal. There was also a layout of the proposal, main front and a side elevation, a planned view of the building and the proposed parking.

In the absence of a site visit, Members were provided with a series of photographs taken from various viewpoints around the site.

The main considerations in the determination of the application were:

- Principle of development;
- Housing mix and density;
- Character and appearance;
- Residential amenity;

- Green infrastructure and landscaping;
- Traffic and transportation; and
- Ecology.

The Planning Manager drew Members' attention to a slide which gave some background information (including that the developer had gone to both the Cambridgeshire Quality Panel and undertaken a Members Briefing prior to submission) and updates about the scheme.

With regard to the principle of development, Members noted that the proposal was part of the site allocated under Policy ELY1 in the Local Plan 2015. A Strategic Masterplan had been prepared for the whole area in order to bring together Endurance Estates, the promoters of the western half of North Ely, and the Church Commissioners, land owners of the eastern half of the allocation.

The North Ely Supplementary Planning Document (SPD) set out the planning requirements for the development of this community, indicating the design and development principles that must be met to enable a 'special extension to a special city'.

Outline planning permission was approved in 2016 with a S106 Legal Agreement for up to 1200 dwellings, employment and community uses including a care home and an extra care home, supporting infrastructure and open space/landscaping. In accordance with the permission, Endurance Estates had prepared a Design Code for each of the character areas; these had been submitted and approved and the conditions discharged.

Turning next to the housing mix and density, the Planning Manager reminded Members that the application proposed 232 market dwellings and 26 affordable (18 affordable rent, 8 shared ownership). The S106 Agreement set out an affordable housing requirement of 10% of the first two phases of development on the Endurance Estates land. However, a viability review had been submitted and presented to the Committee as part of an application to modify the S106, which increased the affordable housing quantum across the wider site, with a further viability review to be submitted before Phase 5 to ensure that the development as a whole met the local housing need, depending on market conditions at the time.

The overall density of the site was 35 dwellings per hectare (14.3 dwellings per acre). Although this was slightly higher than stated in the Design Guide parameter plan, the unit number increased from 255 to 258 to allow for a few more smaller dwellings to be incorporated into the scheme without compromising the quality of the three development types proposed. It was considered that the additional 3 dwellings would not unduly unbalance the development as a whole and as such it would not be reasonable to refuse the application on the basis that the development exceeded the density stated by 1 dph.

The application had been the subject of extensive pre-application discussions, centred on the layout of the development and relationship of the built form with the green spaces within and around the site. Key views and vistas were identified during the assessment of the site to ensure that the views to Ely Cathedral were not impeded. The Design Code for Downham Meadow set out a broad range of materials that were reflective of Ely and its variety of architectural styles. Proposed roofs were a mix of slate effect and clay effect plain tiles and pantiles. Some dwellings would also feature chimneys to reflect Ely's heritage and to help break up the roof forms and provide visual interest across the roof scape.

In terms of residential amenity, the proposal accorded with the Design Guide SPD to ensure sufficient plot sizes and amenity spaces. Consideration had been given to the positioning of neighbouring buildings on Phase 1 and to ensuring that there were sufficient distances between windows and boundaries. Consideration was also given to the existing dwellings along Cam Drive and the relationship between the buildings.

A Noise Assessment submitted with the application had identified that the A10 and Cam Drive would be the main sources of noise for future occupiers. Plots 116, 117, 128 - 132, 138 - 140 were closest to the A10 and would experience the greatest impacts. They were amended to overcome noise concerns and additional windows had been incorporated to allow a secondary window to be open for natural ventilation.

The proposal conformed to the approved Design Codes for Downham Meadow and Long Fen and Policy ENV1 of the Local Plan. The Local Highways Authority (LHA) was now allowing trees to be planted within the highway and they would be adopted as part of that highway by the County Council. The scheme incorporated a lot of green spaces and corridors, swales, 'green living', open spaces and enhancing biodiversity. The site included areas of existing trees and established hedges and the proposal sought to retain all existing hedgerows, which would be enhanced by inter-planting. Most trees were to be retained except where it was essential to facilitate the scheme, such as for access. It was considered that the scheme would create a sense of 'green living'.

In connection with traffic and transportation, the Planning Manager reminded the Committee that access had already been determined as part of the outline planning permission. There would be access off the A10 new roundabout, with pedestrian and cycle access further to the west and this would link to the existing footways.

The applicant had been encouraged to and had minimised the use of tandem parking following pre-application discussions. The percentage of non-tandem parking across the site was 59% (compared with 48% on Phase 1) and therefore the amount of tandem parking was less than the majority provided across the site. The proposed parking strategy exceeded the Council's car parking and Design Guide requirements, achieving 2.4 parking spaces per dwelling. Paragraphs 7.56 and 7.57 of the report set out details of the parking

spaces per size of dwelling and a breakdown of the total number of parking spaces. Each dwelling had secure, easy to access cycle storage for at least 2 cycles within the plots. Storage was either within a secure shed in the back garden or within a secure garage. The slide of the movement framework showed the primary, secondary and tertiary routes, and those of the foot and cycle paths; they were all part of the existing framework that was secured as part of the outline application.

A site-wide Biodiversity Strategy had been approved in relation to the Endurance Estates land and a Biodiversity Assessment had been submitted as part of the application. The proposal would take the opportunity to enhance biodiversity and ecology on the site, including the enhancement of existing green infrastructure and the creation of new features that would provide new habitats. It was noted that the Cambridgeshire Wildlife Trust had accepted the Biodiversity Assessment. An arboricultural statement and tree protection plan had also been submitted and was considered acceptable; this would protect the trees on the site and add to the site's biodiversity value. The proposal was considered acceptable and accorded with the North Ely SPD and Policy ENV7 of the Local Plan.

With regard to other matters, the proposal had adequate bin storage and collection arrangements in accordance with the RECAP SPD and Policy ENV7 of the Local Plan. The proposal included an Energy Statement which set out the sustainability approach for the site, in accordance with Policy ENV4 of the Local Plan, the approved Downham Meadow design Code and the North Ely SPD.

The Planning Manager concluded by saying that the applicant would build upon the details agreed at the outline stage, and as part of the site-wide conditions in relation to drainage and green infrastructure, had committed to securing a number of the off-site infrastructure improvements.

It was considered that the reserved matters application did not give rise to any adverse effects that would outweigh the benefits of the scheme, and the application was therefore recommended for approval.

At the invitation of the Chairman, Mr Dan Humphries, agent, addressed the Committee and read out the following prepared statement:

'My name is Dan Humphries, Planning Co-ordinator for Taylor Wimpey East Anglia and I have been responsible for the Reserved Matters Planning Application sat before you today. I am also joined by my colleagues Andrew Wright (Planning Manager) and Martyn Rodzian (Engineering Manager) who are happy to assist me with any questions you may have following this address.

Taylor Wimpey have been involved in this project since late 2018 and have had the benefit of several rounds of pre-application discussion with Officers, key stakeholders and the local community. In total, 5 pre-application meetings were held with the Council's Officers, plus additional meetings with the 'Cambridgeshire Design Quality Review Panel' and 'Members' - all of which have helped to positively shape the final proposal now being considered.

In addition, a 'Public Consultation Event' was held on a busy 'Market Day' in the centre of Ely where leaflets were handed out on the 'Market Square' on the day of the event – this following adverts being published in the local press and in excess of 400 newsletters being posted to local addresses surrounding the site – this was one week ahead of the event.

The Orchard's Green development itself is informed by a prescriptive Design Code and suite of Parameter Plans, all of which set out a very clear and well considered framework for development. Based on these established guiding principles, Taylor Wimpey's 'Design & Planning Team' have worked closely with 'Gardner Stewart Architects' of London, to produce a scheme that respects and captures the distinctiveness of Ely - is functional for all end-users - and complies with the requirements of the Outline Planning Permission & Design Code.

This proposal will deliver 258 new high-quality homes in total which includes 26 affordable homes – The housing mix offers a variety of 1 to 5-bedroom dwellings of varying sizes and tenures with an average of 2.4 parking spaces per dwelling – most of which is provided on-plot or directly to the building frontage. Phase 3 also benefits from extensive 'Green Infrastructure' throughout which shall include Wildlife corridors and Linear Parks, Sustainable Drainage features, areas of 'Formal Play' plus direct connectivity to the wider area for walking & cycling. A large proportion of homes have the benefit of fronting on to these key spaces promoting 'Green & Healthy Living' potential and a walkable neighbourhood.

Taylor Wimpey are also contractually obliged to deliver a new Roundabout connecting the overall Orchard's Green development with the A10 carriageway to the west – this to be provided within 2 years of Technical Approval being granted for the details – a further Reserved Matters Planning Application in this regard was submitted to the Council in June of this year and is due to be determined in September. Further Section 278 Works are due to be carried out to the south of Phase 3 at Cam Drive which include a new highway junction & pedestrian link connecting the development to the wider neighbourhood. These works closely follow the approved 'Movement & Access' requirements established at the Outline Stage, as does the internal 'Highway Network' serving the homes within this phase.

Buildings positively frame all streets and open spaces creating interest through varying block forms and roof scapes. Active Building Frontages are also prevalent throughout the scheme ensuring the development feels safe and welcoming to navigate which has been positively acknowledged by the 'Designing out Crime Officer'. High quality facing and hard surfacing materials shall help promote the familiar architecture proposed which draws upon the details, materials and colour palette traditionally found in Ely. Furthermore, distinctive 'Focal' and 'Corner' Buildings have been strategically placed to assist with 'way-finding' and to add further quality & interest into the Streetscape.

In conclusion Members – Taylor Wimpey East Anglia are extremely excited to

be involved in this project and are grateful for the positive collaboration with the Council throughout the process which has helped us develop a scheme we can all be proud of.

The proposal complies with the Outline Planning Permission and Design Code, has been positively received by Officers, all Statutory Consultee's, Key Stakeholders and the wider Community, therefore we would respectfully ask that you support your Officer's recommendation today.'

Mr Humphries and Mr Wright then responded to comments and questions from the Committee.

The Chairman confirmed there were two other speakers that could answer questions.

Councillor Jones said he was largely happy with the proposal, but noted that the Local Highways Authority (LHA) had raised a number of issues, including that the cycle path did not link up going towards the leisure centre. He asked if there was any reason why this was not included in the design. Mr Humphries replied that they had spoken to the LHA about a new connection but had been steered away from it, as the LHA was not happy, on health and safety grounds, with taking pedestrians to the 60 mph carriageway.

Referring to paragraph 5.16 of the report, Councillor Brown asked if anything had been taken forward in respect of the Design Out Crime Officer's comments. Mr Wright said historically they had always had an excellent relationship with the Design Out Crime Team and they were now in a position to discuss a Secured by Design application and would be looking into it in due course.

In response to questions from the Chairman, Mr Wright said that from Day 1, it had been made very clear by Officers that there should be a reduction in tandem parking as Members were keen to see this, and they had worked hard from the outset to ensure it happened. He also confirmed that there would be chimneys on some of the houses to complement the vernacular of Ely with elevational treatments.

Councillor Wilson wished to know when the two play areas would be completed and who would maintain them. Mr Humphries said they would usually be brought forward at the same time as the housing plots giving onto them. He understood that ECDC would be happy to adopt them and the Council would be provided with an appropriate commuted sum.

Councillor Trapp asked whether the parking places would have easy access for electric charging points, as he would not want to see cables trailing across pavements. Mr Humphries replied that there might be some community areas where this would be difficult to achieve, but some plots had curtilage parking and therefore a high percentage could have direct access in the future. Electric charging points would be placed in garages where possible. Mr Wright added that they were working with customers for various government grants for electric charging points. The layout of the site would not restrict customers

moving in immediately from having them, or having charging points in the future.

The Chairman supported the question raised by Councillor Trapp.

Councillor Christine Ambrose Smith asked about the storage of refuse bins and Mr Wright replied that all bin storage was accommodated in the rear gardens, the exception being on refuse collection day when bins would be taken to a central collection point. Councillor Ambrose Smith then asked about using the green areas for exercising, including dogs. Mr Wright advised that there were no restrictions on access to these areas and was there to be used by all.

The Planning Manager reiterated that the applicant had worked extremely well with the Authority; it had been a pleasure to work with them and she wished this to be recorded in the minutes. She then answered a number of questions from Members.

Going back to the comments from the LHA, Councillor Jones enquired whether any of them had been addressed. The Planning Manager said that their original comments (paragraph 5.2 refers) had all been addressed and further comments following amendments were made on 7th July 2020 confirming that they had no objections in principle to the application.

Councillor Jones then asked if people would make short cuts, and the Planning Manager stated that the SuDS features should prevent this.

Councillor Trapp asked if the dwellings were to be brick or wooden and was advised that on the whole they would be constructed of brick; the applicant had submitted a palette of materials. He then asked how easy it would be to cycle to the City centre and the Planning Manager replied that this had been dealt with as part of the outline application but there was a cycle route along the front of the site.

Councillor Jones said that the Planning Manager and her team had done a good, thorough job and he was happy to propose that the Officer's recommendation for approval be supported. The motion was seconded by Councillor Brown, who offered his congratulations to all on the amount of work that had been done on the application.

Councillors Ambrose Smith and Huffer declared their support for the motion for approval, and when put to the vote,

It was resolved unanimously:

That planning application reference 20/00360/RMM be APPROVED subject to the recommended conditions as set out in the Officer's report.

26. 20/00483/FUL – 16 PARSONAGE LANE, BURWELL, CB25 0EN

Rachael Forbes, Planning Officer, presented a report (reference V50, previously circulated) which sought planning permission for the construction of a two bedroom, two storey detached dwelling and associated works.

It was noted that the application had been called in to Planning Committee by Councillor Edwards, due to concerns from residents.

The site was situated within the development envelope of Burwell, and currently formed part of the garden of 16 Parsonage Lane. There were residential dwellings to the north of the site and the host dwelling was to the east. To the south there were residential dwellings on the opposite side of Parsonage Lane and to the east was the neighbouring dwelling at 18 Parsonage Lane.

A number of illustrations were displayed at the meeting, including a map, an aerial view of the site, a further aerial view showing the site in relation to the local area, the layout of the proposal, elevations, and photographs of the proposal in context with the adjacent dwellings.

The main considerations in the determination of this application were:

- The principle of development;
- Visual amenity;
- Residential amenity;
- Highway safety and parking;
- Ecology and trees;
- Flood risk and drainage; and
- Contaminated land.

The site was within the development envelope for Burwell and therefore the principle of development would be considered acceptable subject to all other material planning considerations.

The Planning Officer reminded Members that this application was a re-submission of 20/0001/FUL. The original application was withdrawn following Officer concerns that the scale of the dwelling resulted in a cramped development and that the proposal would have an overbearing impact on the side windows of 16 Parsonage Lane. The proposal had now been reduced from a three bed to a two bed dwelling.

In terms of visual impact, the proposal had been designed to reflect the host dwelling and the ridge height would not exceed that of the adjacent dwellings. Although the plot fell below the guidance set out in the Design Guide, the proposed site plan showed that the footprint of the dwelling was 27% of the

site area and the garden area would provide sufficient amenity space. The Design & Access Statement set out that all the existing trees and shrubs along the common boundaries would be retained where possible, and that landscaping of the site could be secured by condition.

With regard to residential amenity, the window facing the garden at 18 Parsonage Close served a bathroom and this could be conditioned to be obscure glazed and non-opening. It was likely that the proposed dwelling would cause overshadowing to the side elevation of 18 Parsonage Close but given that the windows on this elevation served a landing and a secondary kitchen window, it was not considered that overshadowing would be significant.

There was an existing boundary wall at 16 Parsonage Lane and trees which might already cause some overshadowing to the ground floor windows and the rear garden respectively. It was considered that the overshadowing to the garden area at 18 Parsonage Lane would likely occur for a short time in the early morning and late afternoon and would therefore not be considered significant enough to warrant refusal of the application.

The LHA had been consulted as part of the proposal and had raised no objections. Two parking spaces would be provided, in accordance with Policy COM7 of the Local Plan 2015. Concerns had been raised regarding construction traffic on Parsonage Close, however it was not certain that construction vehicles would access the site from the Close. It was considered that on a development of this scale, it would not be reasonable to condition a construction management plan.

Speaking of other matters, the Planning Officer said that details of ecological enhancements, tree protection measures, surface water drainage and contamination could be secured by condition.

Following concerns regarding the removal of the clunch wall, the Conservation Officer had visited the site and had confirmed that there were no concerns around its removal.

Given the size of the site, it would be reasonable to remove permitted development rights for extensions and other structures and for any further windows at first floor level or above.

The Planning Officer concluded her presentation by saying that the proposal was considered to comply with all relevant planning policies and was therefore recommended for approval.

At the invitation of the Chairman, Mr John Bateman addressed the Committee and read out the following prepared statement:

'Good afternoon ladies and gentleman. My name is John Bateman and I am the owner/occupier of 18 Parsonage Lane, which sits immediately adjacent to the proposed housing plot. Before I set out my objections to the proposed development it is critical to point out to the Members that there are material errors with the submitted drawings. Firstly my property is shown further away

from the existing shared boundary between 16 and 18 Parsonage Lane than it actually is. The correct scaled distances were emailed to me by the Case Officer on 15 July. These measurements confirm that my property is sited closer to the proposed dwelling than is shown on the submitted block plan. The actual gap between my property and the proposed house is 4.5m and not 5.5m as stated in the Committee report. The closer the physical relationship between the two properties the greater will be the loss of sunlight to the front and side windows of my property.

Secondly the submitted block plan shows 2 mature trees located immediately adjacent to my raised garden wall. This garden sits in front of the proposed house and the wall separates the garden from the house plot. These trees do not exist. If there were mature trees as shown on the submitted plan then they would provide a degree of screening and reduce the loss of privacy currently enjoyed in this garden. As there is no screening the overlooking is significant and therefore the loss of privacy is total.

The above two issues directly relate to the statutory Policy ENV2 of the Local Plan. This policy requires that there are no significantly detrimental effects on the residential amenity of nearby occupiers who enjoy high standards of amenity. I do enjoy a high standard of amenity and have lived happily in this property with my family for over 40 years. There are other objections to this application in relation to the relevant statutory policies of the Local Plan in particular the issue of landscaping. Policy ENV2 requires applications to include landscape enhancement schemes and the Committee Report states there is potential to integrate some soft landscaping around the dwelling. There is no potential as there is no space as the Members will see from the submitted block plan. The area between the front of the house and the public highway will be completely built over and there is no space alongside the flank elevations. In this respect the application cannot comply with Policy ENV2. All these matters were set out in detail in the letter of objection dated 4 June 2020, which I hope the members will have seen. The residents of the District must be able to rely on the statutory provisions of the Local Plan to protect them from inappropriate and bad development.

I would also like to draw the Committee's attention to the map accompanying the agenda. This shows part of my raised garden and part of the public highway within the development site. If this map has been prepared using measurements taken from the applicant's block plan then the block plan must also be incorrect in this respect as well. It is not clear from the block plan where the exact boundary of the public highway is.

It is incumbent on statutory and public bodies to take decisions based on the best evidence available. It would be irregular for the Committee to decide this application knowing that in certain respects the evidence before them is incorrect or erroneous. I would urge the Committee to defer this application and require the applicant to submit revised drawings to correct the inaccuracies I have described. A proper and informed decision can then be made at a subsequent planning committee meeting. If the Committee wish to

make a decision today then planning permission should be refused for the reasons set out in the letter of objection dated 4 June 2020.'

Mr Bateman then responded to comments and questions from the Committee.

Councillor Ambrose Smith asked him to remind her of the measurements he had mentioned. Mr Bateman replied that the actual gap between his house and the proposed property was 4.5 metres and not 5.5 metres, as detailed in the report. This was based on measurements emailed to him by the Case Officer on 15th July 2020. That 1 metre equated to 25% and so was fairly significant.

Councillor Huffer asked Mr Bateman to repeat what was in his garden and the highway, and what would appear to have been erroneously included in the application; he replied that the boundary of the block plan encompassed 1 metre of his back garden and some highways land.

In connection with this, Councillor Trapp wished to know whether the taking of the verge was to the north or the south of Parsonage Close. He was informed that it was to the north into the Close, taking the public highway verge and part of Mr Bateman's raised garden.

At the invitation of the Chairman, the Planning Officer commented on the measurements, saying that the distance between the neighbouring dwelling and the boundary was 4.1 metres. The distance between the neighbour's dwelling and the proposed house was 5.5 metres. She had raised this with the agent as she thought there were some discrepancies. As a result, the block plan was re-submitted and she was told that it was accurate.

Councillor Jones thought there seemed to be some disparity. He noted that the Parish Council had raised concerns that Parsonage Close had not been canvassed and he asked if this was normal protocol. The Planning Officer replied that those sharing a direct boundary with the site would be notified. In this case two site notices had been put up, one in Parsonage Lane and the other in Parsonage Close. This time round the Parsonage Close Management Company had raised concerns about not being notified, but the Authority was not aware that Parsonage Close was being managed by a management company because it did not hold those kind of records.

Councillor Edwards interjected to say that she was rather concerned that Members were being asked to vote on something that was inaccurate.

Councillor Trimarco, having noted Mr Bateman's comments about Policy ENV2 not being met, asked the Planning Officer for her comments. The Planning Officer responded, saying that her report addressed the issue; her assessment concluded that the proposal would not cause significant harm.

Councillor Huffer disagreed, making the point that in the winter there would be much less light. She asked the Planning Officer how she had quantified 'significant', as she believed this to be extremely subjective.

The Planning Manager reiterated that the Planning Officer had been out and assessed the site and had put her comments and assessment of the proposal in her report. This was why there was a Committee process – if Members did not agree with this assessment, they could go against the recommendation.

Councillor Stubbs said that on paper the proposal looked fine, but when one listened to the objector, looked at the report in a bit more detail and listened to the debate, she was not so sure. This was where a site visit would have been invaluable. Her mind was now moving towards going against the Officer's recommendation because she was convinced that the development would be cramped and would result in an overbearing impact on the neighbours. As such, she proposed that the Officer's recommendation for approval be rejected and the application refused.

Councillor Edwards seconded the motion for refusal saying that she totally agreed with Councillor Stubbs.

Councillor Brown concurred, saying that the 250 square metres was considerably below what the Authority required and the Committee should stick to policy. Also he believed the dwelling would not be in keeping with the character and appearance of the local area.

Councillor Huffer felt that the proposal would materially affect Mr Bateman's residential amenity, and in her opinion, clunch walls were significant.

Councillor Downey disagreed, believing the Officer to have done a very good job of explaining her assessment of 'significant'. He recalled that on different occasions the Committee had approved previous applications causing loss of sunlight. This proposal did not look particularly cramped; it seemed perfectly reasonable and sensible, and it had space around the dwelling. He considered it to be well within policy and he would therefore support the recommendation for approval.

Councillor Ambrose Smith said that she had always invariably championed smaller dwellings because the District needed more homes and some people were happy to have a smaller property. This proposal could provide adequate living space, it was in keeping with the area, and she too would support the Officer's recommendation.

Councillor Trapp thought it was a pity that the dimensions were incorrect, but the proposal slotted in fairly well and was sympathetic. He felt there should be more housing of this type as it filled in the gaps. The proposal was in a good location, and on the whole he was minded to support approval.

Councillor Stubbs then gave her reasons for going against the Officer's recommendations, and when put to the vote, the motion for refusal was declared carried, there being 7 votes for and 4 votes against. Whereupon,

It was resolved:

That planning application reference 20/00483/FUL be REFUSED for the following reasons:

- 1) It will have a detrimental visual impact on the character and appearance of the area;
- 2) It lacks amenity space; and
- 3) It will cause significant harm to the residential amenity of the neighbouring dwellings.

The Chairman commented that this case highlighted the need for Members to make site visits.

27. 20/00557/ESF – SITE NORTH OF HIGHTOWN DROVE, BURWELL

Andrew Phillips, Planning Team Leader, presented a report (reference V51, previously circulated) which sought permission for a solar farm with a maximum output of 49.995MWe, which would come from 150,000 photovoltaic solar panels, for a period of 40 years. It would be capable of providing power for approximately 32,497 homes, based on standards.

In addition to this, there would be 24 inverter/transformer stations, 4 storage containers, 1 switchgear building, 1 control room building, and 45 four metre high CCTV cameras, as well as other associated infrastructure and landscaping.

Members were asked to note that following discussions and a request from the developer, Condition 3 (Lifetime of the Development) was to be reworded to the following:

“The Local Planning Authority shall be notified in writing, within 5 working days, of the date of the first export of power from the site. This permission expires 40 years from the date of the first export of power or 6 months after the solar panels on site are no longer being used for the production of energy. After this date, the site shall be reinstated in accordance with a scheme to be submitted and agreed in writing by the Local Planning Authority prior to the expiration of this permission.”

The site was in an area of relatively flat open agricultural countryside on the western edge of Burwell and to the north of Reach. To the southwest, west and north was predominantly open fen countryside, with a sparse scattering of trees and agricultural buildings as well as pylons running in a north – south direction. All were visible within the landscape due to the openness of the area. The Burwell Substation was a significant piece of infrastructure immediately to the east of the site.

It was noted that the application had been brought to Planning Committee in accordance with the Council’s Constitution.

Numerous illustrations were displayed at the meeting including a map of the location, an aerial view, streetscene images of Hightown and Newham Drovers, aerial views of the proposal and its indicative layout, a cross section of the solar farm and an image of the reed beds. There was also an image of the proposed solar panels, the other buildings on the site and the inverter/transformer stations/CCTV cameras.

The main considerations in the determination of this application were:

- Environmental Statement;
- Principle;
- Landscape/visual impact;
- Ecology;
- Residential amenity; and
- Flood risk and drainage.

Speaking of the Environmental Statement, the Planning Team Leader said that the site was 79.9 hectares; of this, 44.7 hectares was Grade 2 agricultural land and 35.2 hectares was Grade 3a. The proposal and other planned solar farms would remove approximately 0.6% of the agricultural land in the District, but the proposed site would be used for sheep grazing for the 40 year period and this would allow time for the land to recover.

In terms of the cumulative impact on the landscape, this proposal and the Goosehall Solar Farm combined would have a significant impact in the short term. However, once the landscape was established the impact would not be significant. It was considered that the medium to long term cumulative impacts on the landscape and farmland would not lead to significant harm.

With regard to the principle of development, the Planning Team Leader said that he had set out energy requirements to meet targets in his report. However, since he had written the report the National Grid had released its future energy scenario project document and was now seeking roughly double the amount of solar energy creation within the same timeframe. The IPCC had stated that there needed to be a 45% reduction in carbon dioxide levels by 2030 in order to meet the 2050 target ensuring that the global temperature did not rise more than 1.5C.

National legislation and local policies were all in favour of promoting renewable energy via solar farms in principle and on 21st October 2019, this Council had declared a climate emergency. The benefits of renewable energy were considered to be granted very substantial positive weight and this proposal was considered to be acceptable in principle.

The Committee was next shown a series of slides in connection with visual impact to illustrate how the proposal would appear in the landscape in Years 1 and 5. It was concluded that in the short term, the proposal would have a large negative impact on those travelling through or next to the site. However, the long term impact would help to restore the fen landscape and this could be argued as a positive. It was considered that the long distance views of the landscape were unlikely to be noticeably affected.

Members noted that the National Trust, Cambridgeshire Wildlife Trust and Natural England had not raised any objections. The proposal would change the landscape from agricultural but it would be enriched with ditches, reed beds, hedges and species rich grassland.

It was considered that due to the nature of the proposal, it would have very limited impact upon residential amenity whilst operational. However, the main concern was the noise from piling during the construction process. A condition was therefore recommended setting out when general construction and deliveries, and piling construction work could take place. A Construction Environmental Management Plan (CEMP) was also recommended.

The Environment Agency had not raised any objections and the proposal was considered to have met both the sequential and exception test.

With regard to other matters, it was noted that the MoD, National Air Traffic Services Ltd and Cambridge Airport Ltd had not raised any concerns. Glint/glare had been professionally assessed and it was considered that any impact on residents would be minimal. The proposal was not considered to have any impact on the built heritage, but an archaeology condition would be required. The Local Highways Authority had raised no objections, subject to a CEMP.

It was considered that by placing site notices, a press notice, consulting Burwell and Reach Parish Councils as well as 431 residents that sufficient consultation had been undertaken. The concern from a neighbour stating that the Council had not consulted widely enough was considered to hold no weight.

The Planning Team Leader concluded his presentation by saying that with the need to create energy from sustainable methods, allowing continued economic growth, the transition to electric cars and the reduction in using natural gas to heat properties placed a significant requirement on the planning system to allow renewable energy schemes. This scheme would highly likely improve biodiversity and drainage on the site as well as bringing long term benefits to the quality of the agricultural land. As such, the merits of the scheme far outweighed any short term harm that had been identified.

The proposal was considered to comply with the Local Plan 2015, the Renewable Energy Development SPD and the National Planning Policy Framework, and was therefore recommended for approval.

At the invitation of the Chairman, Mr Phillip Roden, agent, accompanied by Mr Kier Petherick, one of the applicants, addressed the Committee and read out the following prepared statement:

'Thank you for the opportunity to speak at this Planning Committee. My name is Phillip Roden and I am the planning agent for the application under consideration. I am accompanied by one of the applicants, Mr Kier Petherick who is a local farmer that also manages three existing solar farms on his Stowbridge Estate, near Chittering. This includes grazing some 200 ewes and 300 lambs under the solar panels.

Firstly, I would like to thank the Planning Officer for their committee briefing which clearly sets out the proposal and the issues that have been considered and addressed, during the determination period. The planning committee report presents a balanced assessment of the key planning matters and we endorse its recommendation to approve the application.

Mr Petherick and I are here to answer any questions you might have, if these cannot be addressed by the Planning Officer. However, I would just like to take a few minutes to amplify some of the key considerations.

The main driver for the Burwell Solar Farm is the UK Government's commitment to achieving net zero carbon emissions by 2050. This is a legally binding commitment that will require significant changes to the way we work, live and produce energy.

The 2020 Committee on Climate Change Progress Report indicates that the Government is failing to achieve its key climate change milestones, but that it intends to accelerate the transition to net zero by steering the post Covid-19 recovery in this direction. Large scale solar farm development is now economically viable without subsidy, and is set to play a very important role in the short, medium and long term energy generation systems of the UK.

National Grid has recently updated their Future Energy Scenarios report. This report is reviewed annually and sets out energy use and generation scenarios required to achieve net zero by 2050. The report forecasts an even greater need for solar power than set out in the application. Action is required now to start delivering the annual CO2 reductions necessary to achieve net zero. The proposed developed would make a significant contribution.

It is important to note that the application has been widely consulted upon and that there are no statutory objections to the proposed development.

Concerns have been raised with regards to landscape and visual impacts, loss of agricultural land, construction noise and glint and glare.

These have all been addressed in the application and we believe that we have developed a landscape mitigation strategy that is sensitive to the existing and emerging landscape character of the area. This is based on a series of representative viewpoints from the surrounding landscape, including elevated locations on Devil's Dyke and Reach Lode, as well as computer generated Zones of Theoretical Visibility.

The applicant has confirmed that they will accept reduced working hours for piling activities to minimise the short term impacts on local residents. Glint and glare has been assessed by a recognised expert in this field and no significant effects are predicted.

Finally, the application is for a time limited period after which the development would need to be decommissioned. During this period the Agricultural Land Quality is likely to improve due to intensive agricultural production not taking place.

The site is within an area covered by the National Trust's Wicken Fen Vision. The National Trust have not objected to the proposed development and recognise the wider importance of renewable energy and the significant biodiversity gains that would occur as a result of the proposed development. In addition, they also acknowledge that the perimeter landscape treatment would be consistent with and support the long term aims of the Wicken Fen Vision.

The proposed development would generate significantly more employment (4.5 FTE) than the existing arable activities (0.25FTE). In addition, there would also be employment opportunities during the construction phase.

Finally, the proposed development would contribute to the local economy through Business rates, 80% of which would be retained by East Cambridgeshire. We believe that this will be in the order of £130k a year, for the 40-year life of the project.

I urge the Planning Committee to adopt your Planning Officer's recommendation to approve this planning application and we would be happy to answer any questions that your might have.'

Councillor Brown sought clarification regarding the increase in employment, saying that it had been said that employment generation by these sites was very little in the ongoing phase. Mr Roden replied that the existing arable activity on the site was approximately 0.25 full time equivalent (FTE) managing the land. The proposal for the solar farm would bring approximately 4 - 4½ FTEs, covering shepherding of the sheep, maintenance of the site and maintenance of the electrical equipment. Mr Petherick added that the annual hand washing of the panels took 5 people 2½ months and there were also the string connections, tension boxes, monitoring of the Grid to be taken into account. A lot of work went on and the high voltage works were only carried out by those with the high voltage qualifications.

Councillor Wilson suggested that wind energy or biomass would be an alternative to solar power. Mr Petherick agreed, if one had the waste for biomass, and wind turbines had their place but he believed they were better located offshore. The silicone in solar panels did not work so well when the temperature went above 21 degrees so solar power worked well in this country and were very efficient between 10-21C.

Councillor Ambrose Smith noted that the Case Officer had spoken of restricting the working hours during the construction phase. She wondered,

given the sometimes extremes of weather patterns, whether it would help if the applicant could have more of a free hand to be able to work on into the evenings. Mr Roden replied that it was a real balancing act, as longer hours would mean shorter periods of construction. The CEMP could look at other methods and approaches and they could request an extension, but were cognisant of the need to listen to local concerns.

Councillor Edwards wished to know whether the panels could be safely recycled at the end of their lifespan, and also if members of the public could still have access up the Drove during construction, as it was popular with dog walkers and cyclists. Mr Roden said the panels would go through a licensed waste process, using established techniques, to be recycled. The Drowes would also be kept free of obstruction.

Councillor Trapp asked how long the construction phase was expected to last and Mr Petherick said much was done off-site; it was their target to have it completed, start to finish, within approximately 6 months.

Members noted that members of the public would still have access to the drove, as the compound was within the red line and the contractors' vehicles would be within that compound; it would not be obstructed in any way. Mr Roden added that measures would be included in the CEMP to manage that aspect.

Councillor Jones commented that he was a dog walker and knew that with one of the solar farms in Burwell, there had been some routes that could be accessed by crossing farmland but now seemed to be closed off, even though they were outside the compound. He was not familiar with this locale, and asked if it would be possible to give access to routes outside the compound and not to shut off any natural walkways. Mr Petherick responded, saying that there was no public right of way. However, once the development was constructed, the 2 metres next to the Drove would always be mown and managed. Once the deer fence had been erected, the site would be protected and the walks would be there. Mr Roden interjected to say that there were more public footpaths further to the west.

At the invitation of the Chairman, Councillor Nick Acklam, Reach Parish Council, addressed the Committee and made the following points:

- He was not here to support or recommend refusal of the application, but urged the Committee to defer making a decision;
- He believed the package and information submitted was not sufficient for Members to make an informed decision at this stage;
- This was a landscape scale development which would have an impact across a large area of land;
- No glint or glare assessment had taken place for Reach and the assessment only covered Burwell

- The LVIA was very partial and the viewpoints were selective, with none having been taken from Reach Lode bank to the south west of point 6 and from the Devil's Dyke south west of point 3;
- The Devil's Dyke sits 3 – 4 metres above the site and has recreational footpaths along it. He did not believe the LVIA took any consideration of that elevated positioning and mitigation would not be effectual, even in the long term;
- There was a viewpoint right on the far end of the Devil's Dyke but he believed that the visual impact went a long way along the Dyke;
- As this was a SSSI and the Council had created a special SPD, the Committee owed it to the site and the citizens to commission a more comprehensive LVIA, and only then could it make a more informed decision.

Councillor Acklam then responded to comments and questions from the Committee.

Councillor Jones asked him if he was prepared to accept that there would be some impact, and how much he was prepared to accept. Councillor Acklam replied that he was not convinced the presentation had captured the scale of the impact, especially from the Lode bank and the Devil's Dyke. He was open to being reassured by an expanded LVIA and might be proven wrong. He had a gut feeling that the impact would be quite significant and it was important that Members took an informed decision; the process had to be right.

Councillor Trapp enquired about the ground level between Reach and the site and whether the proposed site was lower than Reach. Councillor Acklam replied it was a vast area and there was little variation in the landscape but the Lode banks were elevated by 3 – 4 metres. He did not believe this had been taken into account in the LVIA, as one would be looking down onto the site and the mitigations would not occur on the Lode bank or Devils' Dyke. The reed banks would not grow to a height of 6 metres, so they would not obscure the site. Some of this might have to be accepted, but the overall impact was an underestimation of reality. It would become more important if there were going to be other sites in the future.

Councillor Ambrose Smith asked Councillor Acklam why, when there was an overwhelming need for more green energy and less fossil fuels, he would argue against this proposal. He replied that this was not the question; it was that the Committee should have an accurate, balanced assessment on which to make its judgement.

At this point the Planning Team Leader interjected to say that although the developer had made reference to business rates, they were not a planning matter. With regard to the LVIA, it was covered in pages 23 – 26 of his report and provided a range of views which he considered to be sufficient, but it would be for Members to decide.

Councillor Huffer asked the Planning Team Leader how this application related to Sunnica and whether it would benefit from that solar farm or vice versa. He replied that both applications were completely different, but were both seeking connection to the same substation and each would be determined on its own merits through the assessment of material considerations. The impact of both would have to be considered if further solar farms were to be constructed in the area.

Councillor Huffer next asked about the reed beds and their maintenance. Mr Petherick said that they needed water to flourish; in an agricultural context they would be trimmed back once a year to allow the water to flow in the ditches, but in this position they would be left to self-populate.

Councillor Trapp asked if the reeds could be higher than 2 metres, as the solar panels were 3 metres tall, so from afar they might peek above the reeds. The Planning Team Leader replied that the reeds usually grew to between 2 – 3 metres. However, Members were being asked to make a judgement based on 2 metres as a worst case scenario. Also seeing something did not make it harmful, and in the wider landscape people would be seeing trees, other buildings and agricultural dwellings as well as the large pylons that criss-crossed the landscape.

Councillor Brown wished to know if, when looking at the visual and cumulative impact of the scheme, the impact of the associated infrastructure was also taken into account, and at what point did it tip into being too much of a visual impact. He was thinking of not just the substation, but also the two battery storage farms. The Planning Team Leader answered that the battery farms had been considered because they were very close to the electricity substation, however, they were much smaller. There were two assessments that needed to be made. The Environmental Assessment looked at the cumulative impact of a major proposal and then the more immediate views were dealt with under Street Scene Assessments.

In proposing that the Officer's recommendation for approval be supported, Councillor Wilson said that we needed to get as much environmentally friendly energy as possible and one of the most efficient ways to get electricity was via solar farms. Pylons had been accepted in the past and solar panels should be accepted now.

Councillor Trapp seconded the motion for approval, saying that the idea of using the land for grazing and then regenerating the soil was a good idea and besides, it was not that close to Reach.

Other Members expressed their support for the proposal.

Councillor Downey echoed all that had been said and praised the Case Officer, the other Officers and the applicants for all their work on the application. He also stated he did not want to place too high of a demand on

the applicant. The mitigation work was very impressive and he would vote in favour of the recommendation.

Councillor Huffer said she would rather see this development than have wind turbines. The hedges and ditches would obscure it in time and the reed beds were a very good idea, as they used the natural landscape.

Councillor Edwards supported the recommendation and thanked the Case Officer for the extra condition regarding piling times.

Councillors Ambrose Smith, Stubbs and Jones each declared their support for the scheme. The Chairman reiterated that it could provide power for over 35,000 houses and was going in the right direction to meet zero carbon development.

The Committee then returned to the motion for approval, and when put to the vote,

It was resolved unanimously:

That planning application reference 20/00557/ESF be APPROVED subject to the recommended conditions as set out in the Officer's report, and the amendment to Condition 3, as detailed in the Planning Committee update.

28. PLANNING PERFORMANCE REPORT – MAY 2020

Rebecca Saunt, Planning Manager, presented a report (reference V29, previously circulated) which outlined the performance of the Planning Department for June 2020.

The Planning Department had met and exceeded its targets.

It had received a total of 216 applications during June, which represented a 26% increase on June 2019 (171) and a 61% increase from May 2020 (134). Four valid appeals had been received.

The Planning Manager said she wished to highlight a number of changes in terms of policy and in the General Permitted Development Order. Some were temporary and some were long term and included:

- Under the Business & Planning Act 2020, people could now apply for a Pavement Licence permitting them to put tables and chairs out on the pavement (highway). It was a matter for the Licensing Department, and if granted, the Planning Department would be informed and the applicant would automatically be given planning permission for the temporary placing of tables and chairs;
- Through the same Act, as from 28th July, people could apply to have longer construction hours than had been conditioned. The Government wanted this to be supported and local authorities were only being given 2 weeks in which to determine the application. If it was not

determined within 2 weeks, it would be deemed permission. Environmental Health and the local Member would be consulted as part of the process and if Members received a notification, any feedback or comments should be shared with the Officer. The Council's website had been updated and Members would be sent the link;

- As from 19th August, and under the Business & Planning Act legislation, there would be an extension to the time period for the commencement of development. Any permissions expiring between 19th August and 31st December 2020 would have until 1st May 2021 to implement that permission. Any permissions that expired between 23rd March and 19th August 2020 would be required to apply for additional environmental approval. They were to be submitted to Officers, who could only look at Environmental Impact Assessments and Habitat Regulations Assessment.

The Planning Manager said there were other changes to legislation, but she would circulate the Planning Update Newsletter received from the Ministry of Housing, Communities and Local Government and provide Members with a commentary. In the meantime, any queries should be directed to the Duty Officer.

Councillor Downey said he had heard about the pavement permission via the Covid-19 Working Party and he had been told that one could apply to either the County or District Council. The Planning Manager replied that she did not know the full details because this would be a matter for the Licensing Department. However, she would speak to the Senior Licensing Officer and get back to him.

Councillor Trapp asked how long the licences were valid for and again was advised to speak to the Licensing Department.

Councillor Brown offered his congratulations to the Planning Manager and her team for the 'cracking' figures for June. He asked if there was any theme to the enforcement complaints coming in and whether she had any notes of the figures compared to previous years. She replied that she could check this through Enforcement and let him know and this could be included in a future report.

The Chairman concluded the meeting by saying that the Committee was very grateful to the team, as they dealt with whatever was thrown at them.

It was resolved:

That the Planning Performance Report for June 2020 be noted.

The meeting closed at 3:45pm.

MAIN CASE

Reference No: 19/01439/FUL

Proposal: Construction of one and half storey detached dwelling with new access

Site Address: Land To East Of Orchard Cottage 11 Chapel Lane Reach
Cambridge CB25 0JJ

Applicant: Mr & Mrs Blocksage

Case Officer: Toni Hylton, Senior Planning Officer

Parish: Reach

Ward: Bottisham
Ward Councillor/s: Charlotte Cane
John Trapp

Date Received: 9 October 2019 **Expiry Date:** 10th September 2020
[V53]

1.0 **RECOMMENDATION**

1.1 Members are recommended to APPROVE subject to the recommended conditions below. The conditions can be read in full on the attached appendix 1.

- 1 Approved Plans
- 2 Time Limit -FUL/FUM/LBC
- 3 Site Characterisation
- 4 Reporting of unexpected contamination
- 5 Archaeological Investigation
- 6 Foul and surface water details
- 7 Construction Environmental Management PI
- 8 Piling foundations
- 9 Construction times - Standard hours
- 10 Parking & turning
- 11 Sample panel
- 12 Sample materials
- 13 Details of windows and doors
- 14 Boundary Treatments
- 15 Soft landscaping scheme
- 16 Permitted development - ext and outbldg
- 17 Restrict windows
- 18 Rooflights to be obscured
- 19 Biodiversity Improvements

2.0 SUMMARY OF APPLICATION

- 2.1 The application proposes the erection of a dwelling to the rear of 11 Chapel Lane, fronting onto Hythe Lane. The application proposes a dwelling approximately 7.6 metres in height (24 foot) reducing to 3.10 metres (10 foot). The width of the dwelling is proposed at 10 metres (33 foot) and depth of 8.9 metres (29 foot). The dwelling comprises of 2 bedrooms with ensuite at first floor, open living at ground floor with utility, WC and study. 2 car parking spaces are proposed. The overall size of the plot is 336 square metres (1102 feet)
- 2.2 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/>. **Alternatively a paper copy is available to view at the East Cambridgeshire District Council offices, in the application file**
- 2.3 The application was called into Planning Committee at the request of Councillor Charlotte Cane, for the reasons shown below:
1. Impact on archaeology
 2. The access road is too narrow to accommodate more development
 3. The proposal would affect the setting of White Roses
 4. There are significant drainage issues in Reach.

3.0 PLANNING HISTORY

3.1

99/00245/OUT	Erection of single dwelling house, access arrangements and other associated site works	Withdrawn	07.04.2003
04/00230/FUL	Proposed single storey extension to rear of house forming study, lounge, kitchen and utility	Approved	21.04.2004
05/01358/FUL	Construction of a PVCU conservatory to the rear	Approved	06.02.2006
72/8105	Erection of a dwelling	Approved	24.05.1972

4.0 THE SITE AND ITS ENVIRONMENT

- 4.1 The site is situated to the rear of 11 Chapel Lane and is within the Conservation Area and development envelope for Reach. Opposite the site is a Grade II Listed Building, White Roses formerly known as the Old Vicarage.
- 4.2 The site is accessed from The Hythe which leads to a public right of way and the sewage works beyond. The site sits approximately at 4.29 metres (ODN) with the road sitting at 4.05 metres (ODN).
- 4.3 The scheme has been amended 4 times, mainly changing elements of the external appearance of the proposed dwelling, as well as the removal of a car port and reducing the overall size of the dwelling. The site is within the rear garden of number 11 Chapel Lane and is currently lawn with trees to the boundary.

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.

Advertisement

A site notice was displayed on a telegraph pole opposite the site on the 18th October 2019. A notice was also published in the Cambridge Evening News on 24th October 2019.

Ward Member – 11th November 2019

Cllr Charlotte Cane requested that should the application be recommended for approval by the case officer that the application is presented to the Planning Committee as there are concerns with the application:

1. Impact on archaeology
2. The access road is too narrow to accommodate more development
3. The proposal would affect the setting of White Roses
4. There are significant drainage issues in Reach.

Reach Parish Council - 7 November 2019

States

"Reach Parish Council objects to the above planning application and would like to make the following comments.

The Parish Council reserves the right to comment again should the application be updated or changed.

o Loss of Privacy - The plan shows that the build will be dug down by 1m, to reduce loss of privacy to surrounding properties. However, digging down will cause additional sewerage problems as there will not be enough fall in this area, as the pipes run very close to ground level. There is concern for rain water running down The Hythe into the new property. Digging down will also add to the concerns for the Archaeology.

o Highways issues - Parking is always a problem in the area. There is no provision for visitor parking, so the problem is likely to be increased. Curbs are high

to stop heavy vehicle going too close to houses, therefore parked cars make it impossible to pass. There have been incidents of emergency vehicle not being able to access The Hythe until parked vehicle have been moved. It is understood by residents that the road in this section of The Hythe is unadopted. It is badly maintained. Is it understood where the public highway ends and who owns the unadopted road? Has access been granted across the unadopted road?

Capacity of physical infrastructure - There have been problems with sewerage in Reach for many years, additional homes will add to this.

- o Effect on listed buildings & Conservation Area - the plot is opposite a Grade 2 listed building, the setting of which will be affected by a change in its surroundings.

- o Archaeology - The plot is at the centre of a very significant archaeological area, which will be reflected in the Neighbourhood plan is being prepared in Reach. The archaeological site could be of national importance and should be considered as such within this application.

Should you be minded to accept this application a plan of how the construction works will be managed, in particular vehicles and hours of work, will be required.”

Reach Parish Council - 7 February 2020

States “Reach Parish Council continues to objects to the above planning application and feels that the amendments are cosmetic and do not address the previous concerns.

The Parish Council would like to make the following comments and reserves the right to comment again should the application be updated or amended again.

The Parish Council acknowledges that during the 1970's planning permission had been granted on this site. The Parish Council believes that this is no longer relevant as there have been many changes in this area. The number of houses and the number of cars has significantly increase. Listed building protection has also changed. There is also greater knowledge now of the archaeological importance of the area.

- o Highways issues - Parking is always a problem in the area and the junction with Great Lane is dangerous. These issues have not been addressed in the amended plan.

- o Capacity of physical infrastructure - Reach Parish Council must continue to highlight the present, regular, sewage problem which will be increased with additional housing. Photographic evidence has been supplied by local residences. Reach does not have the sewage capacity.

- o Archaeology - The plot is at the centre of a very significant archaeological area, which will be reflected in the Neighbourhood plan is being prepared in Reach. The archaeological site could be of national importance and should be considered as such within this application. Again, this is a very import issue and has not been addressed in the amendment.

Should you be minded to accept this application the Parish Council would like it to be called before the Planning Committee.”

Conservation Officer - 6 November 2019

States “The application site is within the Reach conservation area and is the garden to the rear of No 11 Chapel Lane, although it is more properly considered as fronting The Hythe. The site frontage is currently bounded by a banked verge and hedge, and is in close proximity to a number of historic buildings including the C16 Grade II listed White Roses opposite (NHLE ref 1309612) and Nos 3, 4, 5 & 8 The Hythe.

There was an historic unimplemented permission on this site in the 1970s and pre-application discussions have affirmed that there is no in-principle objection to development in this location. Nevertheless The Hythe is a rural lane characterised by gardens and wooded verges and the application site is a benign feature of the conservation area as it stands. A new building in this location will profoundly alter this relationship and no information has been submitted to show how this impact has been addressed. Critically there is no depiction of how the proposed dwelling will fit into the streetscene: a contextual elevation is the minimum expected for development within a conservation area.

The pre-application contact was not on the basis of a worked-up design so only general advice around scale and design parameters could be given at that stage. The 1½ storey form accords with recommendations but there are some questions over the design approach taken here.

The Hythe benefits from a particular concentration of good quality traditional buildings so the shortcomings of a pastiche approach here will be especially exposed to direct comparisons with the genuine article. To succeed, this approach needs to be informed by a thorough understanding of the disciplines of the local vernacular and to abide by those constraints. The present scheme, like so much modern housing, reflects developers' self-perpetuating assumptions about tradition, rather than any close study of tradition itself.

This means for example that the asymmetrical outshot form should not be used to provide deep plan spaces as the lean-to should correspond to a structural division in the plan. The roof is also overloaded with dormers (the central landing one could easily be omitted), porch canopies were traditionally a separate structure rather than a projection of the roof plane and rooflights are not a substitute for the disciplines of space planning.

Modern pastiches rarely live up to past models and at worst they actively disparage tradition, so even without the environmental challenges which should be the determinant of building design in the C21, this begs the question as to whether a more flexible, contemporary approach might be a more fruitful avenue.

Recommendation: amendments recommended”

Conservation Officer - 7 January 2020

States “The cosmetic amendments have omitted some of the more egregious draughtsman's clichés but have not altered the design approach or addressed the previous point: 'A new building in this location will profoundly alter this relationship [between the site & The Hythe] and no information has been submitted to show how this impact has been addressed. Critically there is no depiction of how the proposed

dwelling will fit into the streetscene: a contextual elevation is the minimum expected for development within a conservation area.'

Recommendation: further information required”

Conservation Officer - 20 April 2020

States “The salient point of my 6/11/19 response still stands:

Modern pastiches rarely live up to past models and at worst they actively disparage tradition, so even without the environmental challenges which should be the determinant of building design in the C21, this begs the question as to whether a more flexible, contemporary approach might be a more fruitful avenue. The NPPF states 'the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.'

Recommendation: objection”

Conservation Officer - 13 August 2020

States “The revision is anodyne but uninspired. As such it is perhaps the perfect metaphor for UK housing. I would note however that no dormer in the world is in advance of the wall plane it sits over.”

Cambridgeshire Archaeology - 5 November 2019

States “The Cambridgeshire Historic Environment Record indicates that this development area lies in a highly sensitive archaeological location within the Conservation Area of the village. Pertinent solely to the location of Hythe Lane, which lies adjacent to the proposed building, we understand that this location is the partly backfilled village Medieval wharf (Historic Environment Record reference MCB8330) connected to Reach Lode (MCB9521) and documented by the abbot of Ramsey as being in use by 1125 though it is likely to predate this. The date of Reach Lode has not been established and there is some indication that its origins were of Roman date. A Post-Medieval wharf is recorded immediately to the north of the application area (MSC8331) and is one of many port basins separated by a fan of hythes at the docking end of the lode where warehouses and other buildings would also have been located. To the south east is the shrunken medieval village (MCB7807) and medieval earthworks (MCB7809). All of these sites lie at the eastern, infilled end of the 7.5 mile long Anglo-Saxon defensive earthwork, Devil's Dyke or ditch, designated as a scheduled monument (National Heritage List for England ref: 1003262). The infilling of this eastern end is documented as having occurred in the later 13th century 'by the commune of Reach', probably to extend the commercial fairground to the hythe, who were fined for their desecration of the ditch (A F Wareham and A P M Wright, 'Reach', in A History of the County of Cambridge and the Isle of Ely: Volume 10, Cheveley, Flendish, Staine and Staploe Hundreds (North-Eastern Cambridgeshire) (London, 2002), pp. 224-225. British History Online <http://www.british-history.ac.uk/vch/cambs/vol10/pp224-225> [accessed 5 November 2019].

Owing to the principle of development already having been established in this location, we do not object to the application but advise the applicant to ensure that the substrate is suitably sound for the foundations on which they propose to erect the building, as there is a history of large open water bodies (infilled) in the area.

In addition, we consider that the site should be subject to a programme of archaeological investigation secured through the inclusion of a negative condition such as the model condition 'number 55' contained in DoE Planning Circular 11/95:

"No development shall take place within the area indicated 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."

This will secure the preservation of the archaeological interest of the area either by record or in situ as appropriate.

The model condition also indicates:

Developers will wish to ensure that in drawing up their scheme, the timetable for the investigation is included within the details of the agreed scheme.

A brief for the archaeological work can be obtained from this office upon request."

Cambridgeshire Archaeology - 11 February 2020

States "Thank you for consulting us again with regard to the archaeological implications of this scheme following the provision of street scene details. I am writing to confirm that the additional submissions do not alter the advice previously issued by this department (see attached)."

ECDC Trees Team - 29 December 2019

States "To facilitate the proposed development one 'C' grade tree requires removal, this tree is in decline as shown in the photographs in the report, page 12. Also two hedges H1 and H3 both non-native 'domestic' hedges.

There are no arboricultural reasons to refuse the application, tree protection details as shown on the tree protection plan to be adhered to."

ECDC Trees Team - 27 February 2020

States "Previous comments made 19th Dec 2019 (no objections) still valid - no further comments"

Local Highways Authority - 24 October 2019

States "The highways authority has no objection in principal to this application"

CCC Growth & Development - No Comments Received

Waste Strategy (ECDC) - 8 November 2019

States “o East Cambs District Council will not enter private property to collect waste or recycling, therefore it would be the responsibility of the owners/residents to take any sacks/bins to the public highway boundary on the relevant collection day and this should be made clear to any prospective purchasers in advance, this is especially the case where bins would need to be moved over long distances and/or loose gravel/shingle driveways; the RECAP Waste Management Design Guide defines the maximum distance a resident should have to take a wheeled bin to the collection point as 30 metres (assuming a level smooth surface).

o Under Section 46 of The Environmental Protection Act 1990, East Cambridgeshire District Council as a Waste Collection Authority is permitted to make a charge for the provision of waste collection receptacles, this power being re-enforced in the Local Government Acts of 1972, 2000, and 2003, as well as the Localism Act of 2011.

o Each new property requires two bins; this contribution is currently set at £43 per property.

o Payment must be made in advance of bins being delivered; East Cambs District Council Account Number 43135897, Sort Code 52-41-19, reference should be the planning application number followed by (bins) i.e. 15/012345/FUL (bins) a separate e-mail should also be sent to waste@eastcambs.gov.uk detailing the payment amount and the planning reference number.”

Anglian Water Services Ltd - 19 November 2019

States”Section 1 - Assets Affected

There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site. Anglian Water would ask that the following text be included within your Notice should permission be granted.

Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developer's cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.

WASTEWATER SERVICES

Section 2 - Wastewater Treatment

The foul drainage from this development is in the catchment of Burwell Water Recycling Centre that will have available capacity for these flows

Section 3 - Used Water Network

The sewerage system at present has available capacity for these flows via a gravity connection to the existing foul sewer. If the developer wishes to connect to our sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection. (1)
INFORMATIVE -

Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087. (2) INFORMATIVE - Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087. (3) INFORMATIVE - Protection of existing assets - A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water. (4) INFORMATIVE - Building near to a public sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087. (5) INFORMATIVE: The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.

Section 4 - Surface Water Disposal

The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option. Building Regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer. From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. As such, we are unable to provide comments on the suitability of the surface water management. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse. Should the proposed method of surface water management change to include interaction with Anglian Water operated assets, we would wish to be reconsulted to ensure that an effective surface water drainage strategy is prepared and implemented.”

- 5.2 **Neighbours** – 4 neighbouring properties were notified and 17 responses were received these responses received are summarised below. A full copy of the responses are available on the Council’s website.

White Roses (21/10/19)

- Narrow lane cannot accept more development
- It will lead to additional traffic
- Sewage system is at capacity
- It will lead to high density housing
- Over development of the site

White Roses (20/01/20)

- Anglian Water has not addressed the sewage issue
- There are transport issues
- Overlooking from the proposal

White Roses (09/02/20)

- Amendments do not address the issues

3 The Hythe (29/10/19)

- Restricted access
- Potential for overlooking

3 The Hythe (11/01/20)

- Impact on highway safety
- Loss of privacy
- Lack of parking

3 The Hythe (17/02/20)

- Amendments do not address the concerns

15 Chapel Lane (30/10/19)

- The design is in keeping with the character of the area
- There are access issues in Hythe Lane
- There will be an increase in traffic

12a Hythe Lane (31/10/19)

- There are sewage issues in Hythe Lane
- 2 car parking spaces is not enough

12a Hythe Lane (13/01/20)

- Anglian Water fail to understand the issue
- Lack of parking

12a Hythe Lane (19/02/20)

- Amendments do not address concerns

8 The Hythe (04/11/19)

- Highway and parking safety issues
- The infrastructure cannot cope
- Noise and disturbance during construction
- Further development of the lane inappropriate
- Design is not in keeping
- Will affect the views of White Roses

8 The Hythe (05/11/19)

- Sewage system cannot cope
- The lane cannot support another dwelling

8 The Hythe 18/02/20

- Potential for overlooking
- Lack of capacity in sewerage system.

34 Swaffham Road (04/11/19)

- Threat to archaeology

34 Swaffham Road (27/02/20)

- Threat to archaeology

10 Chapel Lane (06/11/19)

- Highway safety impact
- Sewer system inadequate
- Density of development too high
- Impact on the Listed Building White Roses
- Impact on archaeology

14 The Hythe (05/11/19)

- Sewage system cannot cope
- Lane cannot sustain another dwelling.

6.0 The Planning Policy Context

6.1 East Cambridgeshire Local Plan 2015

GROWTH 2	Locational strategy
GROWTH 3	Infrastructure requirements
GROWTH 4	Delivery of growth
GROWTH 5	Presumption in favour of sustainable development
ENV 1	Landscape and settlement character
ENV 2	Design
ENV 7	Biodiversity and geology
ENV 8	Flood risk
ENV 9	Pollution
ENV 11	Conservation Areas
ENV 12	Listed Buildings
ENV 14	Sites of archaeological interest
COM 7	Transport impact
COM 8	Parking provision

6.2 Supplementary Planning Documents

Developer Contributions and Planning Obligations

Design Guide

Contaminated Land - Guidance on submitted Planning Application on land that may be contaminated

Flood and Water

6.3 National Planning Policy Framework 2019

- 2 Achieving sustainable development
- 11 Making effective use of land
- 12 Achieving well-designed places
- 14 Meeting the challenge of climate change, flooding and coastal change
- 15 Conserving and enhancing the natural environment
- 16 Conserving & enhancing the historic environment

6.4 Other Material Documents

Reach Parish Design Guide 2020

7.0 PLANNING COMMENTS

7.1 **Principle of Development**

7.1.1 The proposed dwelling is within the development for Reach, where you would expect development of a single dwelling to be considered acceptable in principle, in accordance with policy Growth 2. However, there are other material considerations to be assessed as part of the proposal.

7.2 **Residential Amenity**

7.2.1 The main neighbours to be impacted by the proposal are the host dwelling number 11 Chapel Lane; Dolphin Cottage; 12a Hythe Lane; 15 Chapel Lane and White Roses.

7.2.2 11 Chapel Lane is a 2 storey detached dwelling which sits approximately 15 metres (49 feet) from the boundary with the proposed plot and sits approximately 0.50 metres ODN higher. There are windows on the rear elevation of the host dwelling, but here are none proposed on the proposed dwelling at first floor, other than those rooflights for the en suites which could be conditioned to be obscured glazed. It is considered given the distance and lack of windows on the proposed dwelling, the potential for overlooking is going to be limited. The host dwelling sits in excess of 10 metres (33 foot) from the boundary in accordance with the criteria within the Design Guide SPD 2012. It is considered that the proposed dwelling will not lead to a potential for overlooking, be over bearing or loss of light.

7.2.3 Dolphin Cottage is storey and half traditional white painted cottage, with no windows on the end elevations. Dolphin Cottage sits at the same level at the proposed dwelling and is approximately 15 metres (49 foot) from where the proposed dwelling will be located to its western boundary. It is considered the distance between the proposed and Dolphin Cottage will not lead to a potential for overlooking, be overbearing or loss of light.

7.2.4 12a Hythe Lane is a property built in the 1980's, it is 2 storey with rooms within the attic space. Parking is provided to the side of the property. 12a Hythe Lane sits approximately 12 metres (39 foot) from the proposed dwelling western boundary and does sit lower than the proposed dwelling. However due to the distance

between the dwellings it is not considered to cause the potential for overlooking, being overbearing or loss of light.

- 7.2.5 15 Chapel Lane is a 2 storey dwelling sitting higher than the proposed dwelling and approximately 10 metres (33 feet) at an angle to the north western boundary of the proposed dwelling. It is considered that given the positioning of the dwelling and distance the proposal is unlikely to cause the potential for overlooking, be overbearing or loss of light.
- 7.2.6 White Roses is a detached Grade II Listed Building which is on the opposite site of the road to the proposed site, with Hythe Lane being a barrier between the 2 sites. The proposed dwelling does sit marginally higher than White Roses but is in excess of 25 metres (82 feet) from the proposal with Hythe Lane between. It is considered that the distance between the dwellings is unlikely to lead to a potential for overlooking, be overbearing or loss of light.
- 7.2.7 On balance the proposal is considered to maintain the neighbours amenities by ensuring their privacy is maintained, will not be overbearing or lead to a loss of light.
- 7.2.8 The proposed dwelling sits on a site of approximately 336 square metres (1102 feet) which is above the 300 square metre (984 feet) threshold of the criteria given in the Design Guide SPD 2012. It also provides a garden area of 144 square metres (472 feet) 94 square metres in excess of the criteria within the Design Guide SPD 2012, which suggests 50 square metres. (164 feet).
- 7.2.9 In order to ensure the long term protection of the neighbours amenities it is suggested that a condition limiting any additional windows, outbuildings or extensions is attached to any planning permission issued. This is not only to protect the neighbours amenities but to ensure the design of the dwelling is not diluted by poor quality additions. It is considered that the proposal can maintain the neighbours amenities in accordance with policy ENV2 of the East Cambridgeshire District Local Plan 2015 and the Design Guide SPD 2012.

7.3 Visual Amenity

- 7.3.1 The site occupies a village centre location with residential development on all boundaries. It is designed to be a simple cottage taking reference from its nearby neighbours and overall character of the village of Reach. Reach Parish Council have also recently adopted a Design Guide, which will inform the Neighbourhood Plan it is preparing. Whilst this has not gone through the rigorous public consultation as required with a neighbourhood plan, it is nonetheless a document to give little weight in the determination of an application. Dwellings are required to have front and rear gardens; direct access from the street; buildings should face onto the road; low density development; levels of privacy and light to be maintained; use of dormers to provide interest; scale of roof in proportion to the building; off street parking; and use of traditional materials.
- 7.3.2 Having reviewed Reach Design Guide, it is considered that this proposal does meet what is set out in the guidelines. The dwelling will have front and back garden and will meet the threshold set with the Design Guide SPD. The proposed dwelling will front onto the road having a visual connection with the street scene. It has already been established above that the impact on the neighbours is minimised. The

proposal incorporates dormers, in the Reach Design Guide it suggests 'shed dormer' however, there are example of pitched dormers within the village and shown within Design Guide and therefore is not a reason to exclude this form of dormer. The proportions are in keeping with each other and the site can provide 2 off street parking spaces. A condition can be attached requiring full details of the materials including a sample panel and exact details of windows and doors to ensure that the use of materials is to a high standard, which is what the Design Guide seeks to achieve.

7.3.3 On balance, whilst the design is simple and possibly uninspiring to the Conservation Officer, it does use examples of existing architecture within the village. Anything too different would be out of keeping in this location and would suggest it would cause harm to the character of the area, rather than achieving a status quo. It seeks to achieve the preservation of the character of the area. It is considered that the visual appearance of the dwelling is in keeping with the character of the area, complying with policies ENV1 and ENV2 of the East Cambridgeshire District Local Plan 2015.

7.3.4 Concerns have been raised with regard to the proposed development being a form of overdevelopment, increasing the density of the development in the area. The plot is approximately 336 square metres (1102 feet) in excess of the recommended plot size. In comparison with its adjoining neighbours, Dolphin Cottage has a site area of 275 square metres (902 feet) and number 12a has a site area of 209 square metres (685 feet). Taking these into consideration the plot size for the proposed dwelling it is in excess of the Design Guide, but also larger than its adjoining neighbours with which it shares a street scene. It is considered that the proposal does not lead to an over development of the plot. The host dwelling will still have a plot size of 750 square metres (2460 feet) and the siting of the proposed dwelling still enables gaps in development. On this basis the proposal is not considered to be overdevelopment nor lead to a higher density development and as such complies with policies ENV1, ENV2 of the East Cambridgeshire District Local Plan 2015 and The Design Guide SPD.

7.4 Historic Environment

7.4.1 The site is within the Conservation Area, in close proximity to a Grade II Listed Building and expected to have archaeological importance. With regard to archaeological importance, this does not generally preclude development. However, it will require that the developer undertakes a Written Scheme of Investigation, which can be dealt with by way of condition. On this basis the proposal complies with policy ENV14 of the East Cambridgeshire District Local Plan 2015.

7.4.2 As the site is within the Conservation Area, the impact of the development needs to be assessed. The NPPF requires that Local Planning Authority consider the impact of the development on a heritage asset. Where the setting of an asset is affected the reasons for its approval should be exceptional and the Local Planning Authority should assess the harm of the proposal on the Conservation Area.

7.4.3 This area of Hythe Lane is characterised by small traditional dwellings, with the 1 exception White Roses, which was once the Old Vicarage. The proposed dwelling uses features from the surrounding buildings, such as render as on the dwellings 12a and 12b Hythe Lane, one and half storey as with Dolphin Cottage and simple design. It is considered that using these features are in keeping with the character

of the Conservation Area and as such there is no harm on the setting of said Conservation Area. On this basis the proposal complies with policy ENV11 of the East Cambridgeshire District Local Plan 2015.

- 7.4.4 Opposite the site is Grade II Listed Building, White Roses formally known as the Old Vicarage listed in 1951. Originally a building built in the 16th century with later additions in the 17th, 18th and 19th centuries, it is timber framed with red brick external appearance. It is important to consider the impact of this proposal on the setting of the Listed Building. White Roses is approximately 25 metres from the development site and sits slightly lower. Between the dwelling and the proposed site is Hythe Lane and an established hedge. White Roses is also set at an angle to the proposed dwelling so sits at a juxtaposition. It is considered that the distance from the proposed dwelling and different orientation of the buildings, there would be not be any harm caused to the setting of the Listed Building. On this basis the proposal is considered to comply with policy ENV12 of the East Cambridgeshire District Local Plan 2015.

7.5 Highways

- 7.5.1 In consultation with the County Highway Officer, no objections to the scheme were raised. A number of residents have raised concerns with regard to the amount of parking and whether the Hythe can accommodate more growth. With regard to parking, the site can provide 2 off street parking spaces which is in accordance with policy COM8 of the East Cambridgeshire District Local Plan 2015.
- 7.5.2 Hythe Lane is accepted as an adopted narrow lane leading to a public right of way, and when visited by the case officer noted that there were cars parked along the road side. The lane at its narrowest point is 3.7metres, however there is still verge to the side of the made up part of the lane. At its widest point it is 4.9 metres again with verge either side of the made up part of the lane. Whilst in the rural area, these widths are quite common, a condition can be attached requiring a sprinkler system to be incorporated into the final built, in the event in the delay of emergency services getting to the property. It is important to determine whether this would be reasonable, as none of the other dwellings are known to have such safety measures. However, it would seem acceptable to have this should there be any delays in the fire service attending a fire at the proposed dwelling.
- 7.5.3 On balance the proposed dwelling can accommodate a minimum of 2 off road parking spaces, in line with the local plan. It is not considered that the lane cannot accommodate an additional dwelling without detriment to highway safety and additional measures in case of emergency can be applied by way of condition. On this basis the proposal complies with policy COM7 of the East Cambridgeshire District Local Plan 2015.

7.6 Ecology and trees

- 7.6.1 The site is not known to have any protected species within the garden of the host dwelling. However all development must ensure a net biodiversity gain, this can be achieved by way of condition.

7.6.2 In consultation with the Council’s Tree Officer, no objections to the proposal were raised. The application was supported by an Arboricultural Impact Assessment, and following the protection of trees during construction no other concerns were raised. Any permission granted should ensure additional planting native to its area which also aids in the net biodiversity gain. On this basis the proposal is considered to comply with policy ENV1 and ENV7 of the East Cambridgeshire District Local Plan 2015.

7.7 Flood Risk and Drainage

7.7.1 The site is within flood zone 1 according to the Environment Agency Flood Map, and this is where you would expect vulnerable developments such as dwellings to be located. On this basis the proposal complies with policy ENV8 of the East Cambridgeshire District Local Plan 2015.

7.7.2 A number of residents have raised issues relating to sewage and the area not being able to cope with the number of dwellings it serves. On being made aware of these concerns from Local residents, consultation was undertaken with Anglian Water, who consider that there is adequate capacity for an additional dwelling. Any planning permission granted can attach a condition requiring details of how foul and surface water will be dealt with. On this basis the proposal is considered to comply with policy ENV8 of the East Cambridgeshire District Local Plan 2015.

7.8 Planning Balance

7.8.1 On balance the proposal is considered acceptable and recommended for approval. The design does share features from other buildings in the local area in keeping with the character of the area. It can provide adequate off street parking in compliance with the provisions of the local plan. The proposal provides a small dwelling utilising land, which leads to a form of sustainable development without harm to the setting of the Conservation Area and Listed Building. The site can address issues relating to archaeology and drainage by way of conditions and ensure the external appearance is preserved to maintain the character of the area.

8.0 APPENDICES

8.1 Appendix 1 – Recommended Conditions

<u>Background Documents</u>	<u>Location</u>	<u>Contact Officer(s)</u>
19/01439/FUL	Toni Hylton Room No. 011 The Grange	Toni Hylton Senior Planning Officer
99/00245/OUT	Ely	01353 665555
04/00230/FUL		toni.hylton@eastca
05/01358/FUL		mbs.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.eastcamb.gov.uk/sites/default/files/Local%20Plan%20April%202015%20-%20front%20cover%20and%20inside%20front%20cover.pdf>

APPENDIX 1 - 19/01439/FUL Conditions

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

Plan Reference	Version No	Date Received
EDG/19/082 5	5	19th August 2020
EDG/19/082 4		9th October 2019
Design and Access Statement		9th October 2019
AIA Report	V1	9th October 2019

- 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 take place until an investigation and risk assessment of the nature and extent of any contamination on the site, whether or not it originates on the site, has been undertaken. The investigation and risk assessment must be undertaken by competent persons, and a written report of the findings must be submitted to and approved in writing by the Local Planning Authority. The report of the findings must include:
 - (i) A survey of the extent, scale and nature of contamination;
 - (ii) An assessment of the potential risks to: human health, property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes; adjoining land; groundwaters and surface waters; ecological systems; archaeological sites and ancient monuments;
 - (iii) 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, CLR 11'. Any remediation works proposed shall be carried out in accordance with the approved details and timeframe as agreed in writing by the Local Planning Authority.
- 3 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy ENV9 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.
- 4 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 to the Local Planning Authority within 48 hours. No further works shall take place until an investigation and risk assessment has been undertaken and submitted to and approved in writing by the Local Planning Authority. Where remediation is necessary, a remediation scheme must be

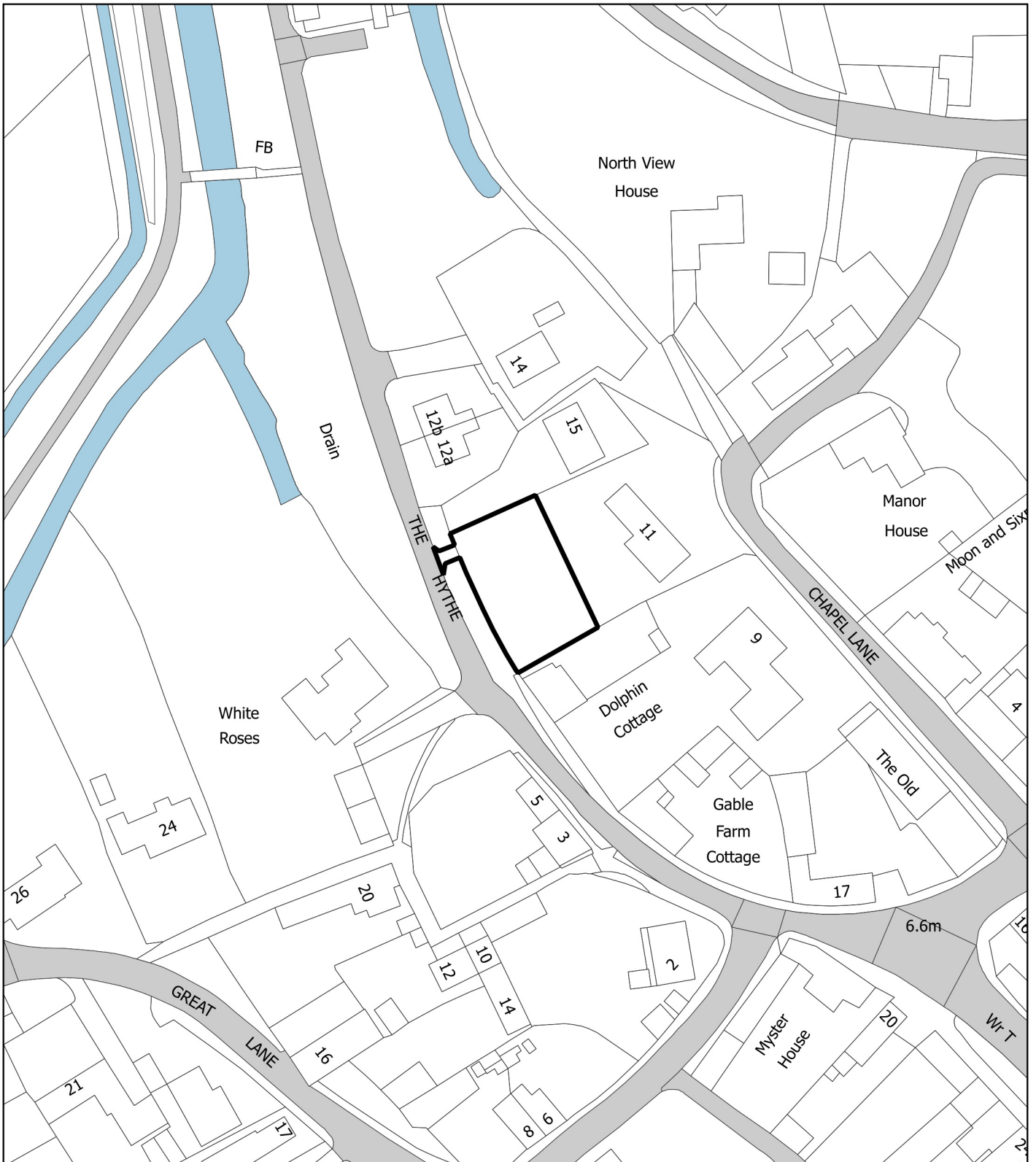
submitted to and approved in writing by the Local Planning Authority. The necessary remediation works shall be undertaken, and following completion of measures identified in the approved remediation scheme a verification report must be prepared, and approved in writing by the Local Planning Authority.

- 4 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy ENV9 of the East Cambridgeshire Local Plan 2015.
- 5 No development shall take place within the area indicated 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.
- 5 Reason: To ensure that any archaeological remains are suitably recorded in accordance with policy ENV14 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.
- 6 No development shall take place until a scheme to dispose of surface and foul has been submitted to and approved in writing by the Local Planning Authority. The scheme(s) shall be implemented prior to first occupation of the dwelling hereby approved.
- 6 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.
- 7 Prior to any work commencing on the site a Construction Environmental Management Plan (CEMP) shall be submitted to and agreed in writing with the Local Planning Authority regarding mitigation measures for noise, dust and lighting during the construction phase. These shall include, but not be limited to, other aspects such as access points for deliveries and site vehicles, and proposed phasing/timescales of development etc. The CEMP shall be adhered to at all times during all phases.
- 7 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 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.
- 8 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.

- 8 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 9 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.
- 9 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 10 Prior to first occupation or commencement of use of the development sufficient space shall be provided within the site to enable vehicles to enter, turn and leave the site in forward gear and to park clear of the public highway The area shall be levelled, surfaced and drained and thereafter retained for that specific use.
- 10 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.
- 11 No above ground construction shall take place until a sample panel measuring no less than 1 meter square has been constructed on site showing details of the proposed brickwork; including colour, texture, bond, pointing and mortar mix to enable a site inspection and agreement in writing by the relevant officer. The panel shall remain on site for the duration of the development and once the development is completed the sample panel shall be removed. All works shall be carried out in accordance with the approved details.
- 11 Reason: To safeguard the special architectural or historic interest, character and appearance and integrity of the Conservation Area and the setting of the Listed Building, in accordance with policies ENV2, ENV11 and ENV12 of the East Cambridgeshire Local Plan 2015.
- 12 No above ground construction shall take place on site until details of the external roofing 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.
- 12 Reason: To safeguard the special architectural or historic interest, character and appearance and integrity of the Conservation Area and the setting of the Listed Building, in accordance with policies ENV2, ENV11 and ENV12 of the East Cambridgeshire Local Plan 2015.
- 13 No above ground construction shall take place on site until details of the:
 - doors
 - windows,
 - rooflights
 - lintels/sills and rainwater goods;to be used in the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. All works shall be carried out in accordance with the approved detail

- 13 Reason: To safeguard the special architectural or historic interest, character and appearance and integrity of the Conservation Area and the setting of the Listed Building, in accordance with policies ENV2, ENV11 and ENV12 of the East Cambridgeshire Local Plan 2015.
- 14 No above ground construction shall commence until details of the boundary treatments have been submitted to and agreed in writing with the Local Planning Authority. The boundary treatments shall be in situ in accordance with the approved details prior to the first occupation of the dwelling hereby approved.
- 14 Reason: To safeguard the special architectural or historic interest, character and appearance and integrity of the Conservation Area and the setting of the Listed Building, in accordance with policies ENV2, ENV11 and ENV12 of the East Cambridgeshire Local Plan 2015.
- 15 Prior to first occupation or commencement of use a full schedule of all soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. The schedule shall include, planting plans, a written specification; schedules of plants noting species, plant sizes, proposed numbers/densities; and a detailed implementation programme. It shall also indicate all existing trees and hedgerows on the land and details of any to be retained. The works shall be carried out in accordance with the approved details prior to the end of the first planting season following occupation of the development. If within a period of five years from the date of the planting, or replacement planting, any tree or plant (including retained existing trees/hedgerows) is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
- 15 Reason: To safeguard the special architectural or historic interest, character and appearance and integrity of the Conservation Area and the setting of the Listed Building, in accordance with policies ENV2, ENV11 and ENV12 of the East Cambridgeshire Local Plan 2015.
- 16 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order amending, revoking or re-enacting that Order), the dwelling shall not be extended in any way, and no structures shall be erected within the curtilage of the dwelling, without the prior written consent of the Local Planning Authority.
- 16 Reason: To safeguard the special architectural or historic interest, character and appearance and integrity of the Conservation Area and the setting of the Listed Building, in accordance with policies ENV2, ENV11 and ENV12 of the East Cambridgeshire Local Plan 2015.
- 17 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order amending, revoking or re-enacting that Order), no windows, dormer windows, rooflights or openings of any other kind, other than those expressly authorised by this permission shall be constructed at first floor level or above in any of the elevation(s), without the prior written consent of the Local Planning Authority.

- 17 Reason: To safeguard the special architectural or historic interest, character and appearance and integrity of the Conservation Area and the setting of the Listed Building, in accordance with policies ENV2, ENV11 and ENV12 of the East Cambridgeshire Local Plan 2015.
- 18 The rooflights in the north east facing elevation shall be glazed using obscured glass. The windows shall be permanently retained in that condition thereafter.
- 18 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 19 Prior to occupation a scheme of biodiversity improvements shall be submitted to and agreed in writing with the Local Planning Authority. The biodiversity improvements shall be installed prior to the first occupation of the hereby approved development and thereafter maintained in perpetuity.
- 19 Reason: To protect and enhance species in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015.
- 20 The tree protection measures shown within the AIA shall be implemented prior to the commencement of development, site works, or clearance in accordance with the approved details and shall be maintained and retained until the development is completed. Within the root protection areas the existing ground level shall be neither raised, nor lowered and no materials, temporary buildings, machinery or surplus soil shall be placed or stored thereon. If any trenches for services are required within the fenced area they shall be excavated and backfilled by hand and any tree roots encountered with a diameter of 25mm or more shall be left unsevered.
- 20 Reason – To ensure that the trees on site are adequately protected, to safeguard the character and appearance of the area in accordance with policies ENV1 and ENV2 of the East Cambridgeshire District Local Plan 2015.
- 21 Prior to the first occupation of the dwelling hereby approved measures for the installation of a water sprinkler system shall be submitted and agreed in writing by the Local Planning Authority. The agreed system shall be in situ prior to first occupation and maintained in perpetuity.
- 21 Reason; To ensure the health and safety for the future occupants of the dwelling. This is supported by paragraph 95 of the NPPF



19/01439/FUL

Land To East Of Orchard
Cottage
11 Chapel Lane
Reach



East Cambridgeshire
District Council

Date: 19/08/2020
Scale: 1:1,000



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MAIN CASE

Reference No: 19/01530/FUL

Proposal: Demolition of existing barn and construction of new dwelling and garages with new access

Site Address: Abbey Yard Brinkley Road Brinkley Suffolk

Applicant: Mr & Mrs Cameron

Case Officer: Toni Hylton, Senior Planning Officer

Parish: Brinkley

Ward: Bottisham
Ward Councillor/s: Charlotte Cane
John Trapp

Date Received: 13 December 2019 **Expiry Date:** 10th June 2020

[V54]

1.0 **RECOMMENDATION**

1.1 Members are recommended to APPROVE subject to the recommended conditions below: The conditions can be read in full on the attached appendix 1.

- 1 Approved Plans
- 2 Time Limit -FUL/FUM/LBC
- 3 Site Characterisation
- 4 Reporting of unexpected contamination
- 5 Working hours
- 6 Piling foundations
- 7 Foul and Surface water drainage
- 8 Sample panel
- 9 Soft landscaping scheme
- 10 Hard landscaping scheme
- 11 Boundary Treatments
- 12 Full details of windows and doors
- 13 Permitted development - ext and outbldg
- 14 Permitted Dev - fences, gates and walls
- 15 No windows
- 16 Demolition of existing structure
- 17 No lights
- 18 Use of garage
- 19 Ecology Report to be adhered to
- 20 Net biodiversity gain

2.0 SUMMARY OF APPLICATION

- 2.1 The application proposes the erection of a dwelling following the demolition of an existing barn. The application is made in full.
- 2.2 The application proposes the erection of a new dwelling approximately 15 metres in width and 12 metres in depth with a height of 8.2 metres. A garage block is also proposed. Access is from the existing access which serves the barn. The application has been subject to amendments relating to reducing the overall height and floor area of the garage block and to remove the proposed access, utilising the existing access.
- 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/>. **Alternatively a paper copy is available to view at the East Cambridgeshire District Council offices, in the application file.**
- 2.4 The application is being determined by Planning Committee in accordance with the Councils Constitution and has been called in to the Committee by Councillor Cane for the following reasons;
1. Visual impact
 2. The faux Georgian approach does not reflect the heritage of the village
 3. Fails to enhance the setting of the village.

3.0 PLANNING HISTORY

15/01226/ARN	Change of use from agricultural store to residential dwelling	Approved	07.12.2015
15/01226/DISA	To discharge condition 1 (Contamination Assessment) of Decision dated 10/12/2015 for the change of use from agricultural store to residential dwelling	Approved	04.07.2016
17/01389/ARN	Proposed change of use of Agricultural Building to Dwellinghouse	Approved	27.09.2017
18/01333/TPO	Fell 4 ash trees	Approved	02.11.2018

4.0 THE SITE AND ITS ENVIRONMENT

- 4.1 The site is located in the countryside, outside the development envelope of Brinkley and outside, but adjacent to the conservation area in Brinkley. There is an existing vehicular access to the field and agricultural building and an unsurfaced track leading to the building. There is a Tree Preservation Order E/04/472 (area A22) relevant to Elm, Ash and Poplar trees standing in 1972 when the order was made on the boundary of the site. Brinkley House is a large residential dwelling set within substantial grounds is located to the west of the site.
- 4.2 The site is on the edge of the village and has views as you enter the village from Six Mile Bottom. Opposite is Grade II Listed Building, The Red Lion Public House, which has a modern development beyond. The Red Lion is recognised to be 16th century with 17th and 19th century additions.
- 4.3.1 The site has an extant planning permission for the conversion of the existing barn on the site to become a residential dwelling. (application 17/01389/ARN)

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.

Brinkley Parish Council - 13 January 2020

States "The Parish Council objects to the proposed development as the nature and scope of the dwelling described in the application is significantly at odds with the scheme granted consent under Prior Approval application 17/01389/ARN.

The Parish Council understands that the principle of residential development in this location has been confirmed by virtue of the consent granted under prior approval application 17/01389. However, the approach established via that consent is for the conversion of the existing barn and does not endorse the demolition of the existing structure and its replacement by a new dwelling and garage block in a different position on the site. The proposals described in the planning application are in stark contrast to the appearance of the existing structure and the character of the conversion granted consent under prior approval application 17/01389.

The permitted development right under Class Q of the General Permitted Development Order assumes that the agricultural building is capable of functioning as a dwelling. It is not the intention of the permitted development right to include the construction of new structural elements for the building. Page 3 of the planning statement supporting prior approval 17/01389 clearly states that the existing barn is readily capable of retention and localised repair, with accompanying upgrade works for the proposed conversion to habitable accommodation. The structure of the building was described as being "sufficient to support the proposed conversion works and as such, is considered to comprise permitted development". By way of contrast the present application comprises building operations which go well beyond the scope of the works established under 17/01389. That consent does not offer support for the scheme now being proposed.

Page 4 of the statement supporting 17/01389 makes the point that whilst the design shown at that time "incorporates some modern elements, it retains the agricultural character of the existing building and would complement the site and the wider area". Page 6 of the related Officer report notes that the materials to be used "are considered to be acceptable in a rural environment considering the previous use of the building". The design approach was considered not to be significantly detrimental to the rural environment. The conversion established via 17/01389 aimed to retain the agricultural character of the building in the context of the site's location at an important entrance into the village. The proposed new house does not seek to adopt this design philosophy.

Policy ENV 2 of the East Cambridgeshire Local Plan requires all development to be designed to a high quality, enhancing and complementing local distinctiveness. Design which fails to have regard to local context including architectural traditions and does not take advantage of opportunities to preserve, enhance or enrich the character, appearance and quality of an area will not be acceptable and planning applications will be refused. The Parish Council considers that the proposed development fails to respond to this policy guidance or the advice to be found at paragraph 6.3.2 of the Local Plan to the effect that development needs to be of an appropriate scale, design and materials for its location and conform to the design principles set out in Policy ENV2. The Parish Council maintains that this advice is of particular significance given that the site is located adjacent to the boundary of the Brinkley conservation area.

The Parish Council believes that it is important to protect the countryside and the setting of the village. The design of the proposed dwelling is not sensitive to its setting and the defining characteristics of the area. Paragraph 131 of the NPPF notes that great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings. Equally paragraph 127 of the NPPF maintains that planning decisions should ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping. The Parish Council does not consider that the proposed new dwelling addresses these considerations and constitutes an inappropriate form of development on this gateway site leading into the heart of the conservation area. It is proposing a design approach which is at odds with the form and nature of the housing to be found in Brinkley.

The nature and scale of the proposed development will lead to a significant increase in the footprint of the built form on the site when compared with the present situation. A conversion of the existing building is an appropriate response rather than a new dwelling and garage complex on a different part of the site.

The scheme which has the benefit of consent under 17/01389 is clearly a conversion of an existing agricultural building within the context provided by Class Q of the GPDO. The proposed development is a completely new dwelling with associated garage block. Its nature and form do not reflect the agricultural character of the existing site and cannot draw upon the consent issued under 17/01389 to support its approval. The Parish Council objects strongly to this attempt to undermine the issues and principles established under 17/01389. As such the

Parish Council recommends that planning permission be refused as the scheme, contrary to paragraph 127 of the NPPF, is not sympathetic to local character.

In view of the significance of this application to Brinkley, the Parish Council are arranging an Extra-ordinary meeting of the Council on the 29th January at 7.30pm in the Memorial Hall to which they will be inviting members of the public and the applicants to attend. We thus request that you extend the timescale for consultation so that you can receive further information following that. We will in addition be requesting that the application be called in so it can be determined by the Planning Committee.

Please keep us informed of any matters affecting this application”

Ward Councillors – Councillor Cane 13 January 2020

States “I share the Parish Council's concerns about this application and would ask for permission to be refused. If you are minded to recommend approval, I should like this application to be called in to the Planning Committee please.

I note that there is a permission in place for a barn conversion on this site, but this application is for demolition of the barn and building a new house on a different part of the plot. Furthermore, the house and garage will have a larger footprint than the current barn. It is difficult to be clear from the plans, but the proposed house appears to be considerably higher than the existing barn. The proposed house and garage will have a significant visual impact. This site is at one of the entrances to the village and opposite the village pub, which is a Grade II Listed Building. Brinkley itself has several other Listed Buildings, so the visual impact at one of the entrances to the village is important. I note this is a mock 19th Century villa, which will create a completely faux impression of the true heritage value of the vernacular in Brinkley. Furthermore, it would be replacing an agricultural style building. Our Local Plan describes Brinkley as "a pleasant village set in wooded, rolling countryside, approximately 5 miles south of Newmarket. The village has a number of attractive listed buildings including Brinkley Hall, which is also included within the County list of Historic Parklands. The older parts of the village are covered by a Conservation Area." This site abuts the Conservation Area and the application does not fit within this description, let alone enhance it.”

Environmental Health (Scientific Officer) - 28 January 2020

States “Thank you for consulting us on the above application. I recommend that standard contaminated land conditions 1 and 4 are attached to any approval for change of use due to the proposed sensitive end use (residential).”

Environmental Health - 23 December 2019

States “I can see that we have commented on this site previously. I include those comments below for reference.

Peter will respond separately if he has any comments to make concerning the Environmental Report.

I have nothing to add to my previous comments”

Local Highways Authority - 13 February 2020

States "It is my understanding from the amended drawings that the new access has been removed and the existing access as previously approved will be used.

As such I would have no objection in principal to this application."

ECDC Trees Team - 27 February 2020

States "The site is not within a conservation area and not subject to a Tree Preservations Order

The proposed plans have highlighted the poor condition of mature trees on the front boundary requiring their removal, while there are not arboricultural reasons to refuse this application the loss of these mature specimens is significant within the landscape.

The tree survey recommends to restock the front hedge, this needs to be conditioned along with a requirement to replace the trees being lost.

No Objections - Condition landscaping scheme for front boundary to ensure hedgerow treatment and replacement trees of an equal ultimate height e.g. 12-15m are replaced"

CCC Growth & Development - No Comments Received

Waste Strategy (ECDC) - 14 January 2020

No objection subject to the payment towards the provision of bins.

Conservation Officer - 31 December 2019

States "It was entirely predictable that having brought into scope a host of building types which were not remotely suitable for residential conversion, the Class Q dispensations would mainly serve in practice as a 'Trojan horse' for conventional housing applications, as here. The proposed dwelling is a reasonably faithful iteration of what was a ubiquitous early C19 classical villa type, so whilst the design is convincing on a superficial aesthetic level, and does no harm contextually, its relevance to the pressing environmental challenges of the C21 might still be questioned.

Recommendation: no objection"

- 5.2 Neighbours –2 neighbouring properties were notified and 3 responses were received are summarised below. Two letters objected to the proposal whilst the other was in support. A full copy of the responses are available on the Council's website.

Letters in objection:

- It is no longer a barn conversion
- The garage block is too big
- The dwelling will have a larger impact on the character of the area
- The design is not in the local vernacular

- The road is busy
- It fails to consider context of the Conservation Area and Listed Building.

5.3 The letter in support of the application considers the following:

- It would lead to an effective use of land
- The barn conversion was “hideous” more industrial
- Not sold on the design but it is an improvement

5.4 A site notice was displayed on a telegraph pole near the site on 9th January 2020. The application was also advertised in the Cambridge Evening News on 2nd January 2020.

6.0 The Planning Policy Context

6.1 East Cambridgeshire Local Plan 2015

GROWTH 2	Locational strategy
GROWTH 3	Infrastructure requirements
GROWTH 4	Delivery of growth
GROWTH 5	Presumption in favour of sustainable development
HOU 8	Extension and replacement of dwellings in the countryside
ENV 1	Landscape and settlement character
ENV 2	Design
ENV 7	Biodiversity and geology
ENV 8	Flood risk
ENV 9	Pollution
ENV 11	Conservation Areas
ENV 12	Listed Buildings
COM 7	Transport impact
COM 8	Parking provision

6.2 Supplementary Planning Documents

Developer Contributions and Planning Obligations
 Design Guide
 Contaminated Land - Guidance on submitted Planning Application on land that may be contaminated
 Flood and Water

6.3 National Planning Policy Framework 2019

- 2 Achieving sustainable development
- 5 Delivering a sufficient supply of homes
- 9 Promoting sustainable transport
- 11 Making effective use of land
- 12 Achieving well-designed places
- 14 Meeting the challenge of climate change, flooding and coastal change

- 15 Conserving and enhancing the natural environment
- 16 Conserving & enhancing the historic environment

7.0 PLANNING COMMENTS

Principle of Development

- 7.1.1 The site is outside of the development envelope for the village of Brinkley and as such would be considered to be an unacceptable form of development in the open countryside, in accordance with policy Growth 2 of the East Cambridgeshire Local Plan 2015. As of 21st April 2020 the Local Planning Authority are able to state there is 6.1 housing land supply, as the Local Plan reaches its 5th year and therefore all development framework boundaries are relevant and are recognised to have their full weight. However in September 2017 a Prior Notification application was approved for the conversion of the barn to form a residential unit. (application 17/01389/ARN) In determining the application the barn was considered suitable for conversion; there were no highway safety issues; there were no contamination issues or flood risk issues that would restrict the conversion of the barn.
- 7.1.2 The permission for the conversion of the barn is valid until 27th September 2020, and could become a residential dwelling in that time. As this is an extant permission it is considered that a residential use on the site has been considered acceptable, regardless of it being located outside of the development envelope and is a material consideration in the determination of this proposal. In the event that planning permission was granted a condition requiring the demolition of the barn should be applied. Therefore policy HOU8 of the East Cambridgeshire Local Plan 2015 should apply.
- 7.1.3 Policy HOU8 of the East Cambridgeshire Local Plan 2015 requires that developments respect the height, scale and character of the area, if there is an increase in height the application should demonstrate that the proposal is of exceptionally high design. In principle the proposal is considered acceptable subject to meeting the requirements of other planning considerations.

7.2 Residential Amenity

- 7.2.1 The nearest dwelling is Brinkley House and Brinkley Lodge. The proposed dwelling is set 16 metres away from the shared boundary with these dwellings. The proposed garage block would be approximately 2.5 metres away from the boundary. Brinkley House is approximately 33 metres, with Brinkley Lodge approximately 103 metres from the boundary with the site. Taking these distances into account, it is unlikely the proposal would cause demonstrable harm to the adjoining neighbours amenities by way of overlooking, being over bearing or restrict light. On this basis the proposal is considered to meet the requirements of policy ENV2 of the East Cambridgeshire Local Plan 2015 by maintaining the neighbours amenities.
- 7.2.2 During the construction of the development the working hours can be restricted and if there is a need for piling foundations this can also be dealt with by way of condition.

7.2.3 The site is approximately 5500 square metres and is able to provide in excess of the 50 square metres of garden space, as well as good amenities for the future occupiers of the dwelling. On this basis the proposal complies with policy ENV2 of the East Cambridgeshire Local Plan 2015 and the Design Guide SPD 2012.

7.3 Visual Amenity

7.3.1 The site adjoins the development envelope and Conservation Area for Brinkley. The site occupies a prominent position as you enter the village from Six Mile Bottom, on the left hand side is the site, followed by established planting, whilst on the right is The Red Lion Public House and modern residential development beyond. The barn is of corrugated sheet metal and blockwork construction and sits on the boundary with an arable field.

7.3.2 The design of the proposed dwelling is taking its influence from the Georgian period, and in consultation with the Conservation Officer was considered to be a “faithful iteration” and the context in which it is sat would not cause harm to the visual character of the area. There are other examples of Georgian style properties in the village, with many of the Listed Buildings being from the 18th and 19th century. These buildings would have been built during the time of the Georgian era, which is considered to be between the years of 1714 -1830. Therefore this approach is not uncharacteristic of the village. The adjoining property Brinkley House, appears to have some of the Georgian features but on a slightly grander scale. It is not listed and have no details of when this property was built, however some of the external features do appear Georgian in their style. Taking this into consideration, there are examples of Georgian architecture in the village and is therefore not considered to be out of keeping with the character of the village.

7.3.3 The design of the dwelling had drawn criticism from local residents, Parish Council and the Ward Member. The concerns being not only the design is out of keeping but as it is no longer a barn conversion it is no longer in scale with what exists on the site. The table below makes a direct comparison between what already exists on the site and what is being proposed.

	Barn	House	Garages
Height in metres	7	8.2	5
Width in metres	22.4	15	6.5
Depth in metres	9	12	12
Ground Floor area (square metres)	201.6	180	78
Total	201.6	258	
Area of the site(square metres)	5500		

7.3.4 The overall increase is 56.4 square metres with 1.2 metres in height from the main dwelling. It is appreciated that there is some increase of overall development of the site, however the proposal does provide an architecturally interesting dwelling that

would improve the entrance to the village. The proposed dwelling will not detract from the adjoining buildings and nor will it compete with them.

- 7.3.5 The proposal also re orientates the building, to face onto the road as opposed to end onto the road, which in assessing the character of the village, most dwellings face the street. This re orientation will be in keeping with the character of the village and will have a visual presence, but without causing harm to the character of the street scene. The site can accommodate the small increase in footprint, with 5242 square metres of open space around the dwelling.

It is considered that the proposal would comply with policy HOU8 in terms of the increase in the development. The dwelling would be smaller than the existing barn in terms of footprint, but when the garages are included it does increase the footprint by 56.4 square metres. This increase is not considered significant to be contrary to the policy and as such complies. In design terms it is interesting, and has been designed to faithful to the Georgian period. The proposal would maintain the visual amenity of the village in the spirit of policies ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015. To ensure that the building maintains its appearance of a high quality Georgian property conditions restricting, windows, extensions, outbuildings should be applied to ensure this maintained in perpetuity.

7.4 Historic Environment

- 7.4.1 The site shares a boundary with the Conservation Area and is opposite a Grade II Listed Building, The Red Lion Public House. Policies ENV11 and ENV12 of the East Cambridgeshire Local Plan 2015 requires the Local Planning Authority to consider the setting of the Listed Building and impact on conservation areas in relation to new proposals. In consultation with the Conservation Officer no objections had be raised to the setting of the Listed Building or the character of the Conservation Area. The proposed dwelling and garaging in excess of 80 metres from the Listed Building with a road in between. Visually it is considered that the setting of the Listed Building would not be harmed by the siting of a dwelling in this location. The same applies to views into and out of the Conservation Area. On this basis the proposal is considered to maintain the historic character of the area in compliance with policies ENV11 and ENV12 of the East Cambridgeshire Local Plan 2015.

- 7.4.2 The NPPF requires that any development is assessed for whether it causes any harm to the setting of heritage assets. In making this assessment it is considered that the proposal will not cause any harm and meets the tests within paragraph 16.

7.5 Highways

- 7.5.1 The proposal has been amended to remove a proposed access and will now only use the existing access. In consultation with the Highways Officer no objection was raised to using the existing access for the dwelling as it was the same as for the barn conversion and no condtions were recommended. On this basis the proposal complies with policy COM7 of the East Cambridgeshire Local Plan 2015.

- 7.5.2 The proposal provides in excess of 2 parking spaces, with space for cycle storage for the proposed dwelling and all vehicles can leave the site in a forward gear. On this basis the proposal is considered to comply with policy COM8 of the East Cambridgeshire Local Plan 2015.

7.6 Ecology and Trees

- 7.6.1 The application has been supported by a Phase I Habitat Survey. Within 500 metres of the site are 9 ponds, 3 of which were inaccessible, 3 were dry and 3 had the potential to support Great Crested Newts. In the conclusion of the report the evidence is that the Great Crested Newts are not in any great number and mitigation measures could be applied. Reference was made to a bat roost in a tree, this tree has been removed as it was dangerous, this was discussed with the Council's Tree Officer. And by application 18/01333/TPO. The report also makes reference to the potential for invertebrates, mitigation measures such as infilling of the boundary hedgerow, post construction. The report concludes that there may be a need for a Phase II habitat survey but all of the information states that mitigation measures can be applied.
- 7.6.2 In August 2020 the Local Planning Authority were provided with a further Ecology Report. Further surveys had been carried out and the conclusion of the report required mitigation measures to be undertaken. These measures included cutting of the vegetation prior to any ground works; storage of materials and checking for small animals; the barn box within the barn to be demolished to be assessed by a Licenced Barn Owl inspector prior to removal, this can be dealt with by way of condition.
- 7.6.3 It is considered that the site can provide an overall net gain of biodiversity features and in excess of those with the barn conversion. In the determination of a prior notification application, biodiversity and protected species are not a consideration. This proposal will not only ensure mitigation measures for any potential species but will also provide measure to enhance the biodiversity through the provision of bird, bat, boxes for example as well enhanced landscaping, again something not required as part of the prior notification process. As an application this will enhance the biodiversity features of the area and as such complies with policy ENV7 of the East Cambridgeshire Local Plan 2015.
- 7.6.4 The site itself is not restricted by a Tree Preservation Order (TPO), but there are trees to the boundary which are and form part of the TPO E/02/78. The application is supported by a Tree Survey and identifies 11 trees, 2 of which are recommended to be felled. These are both Ash trees, 1 of which is covered in ivy, the other is generally failing. Other works are proposed to the remaining trees, more to ensure their longevity as well as thickening of the front hedge. In consultation with the Tree Officer, no objections to the proposal were raised and subject to the submission of a landscaping scheme considered the proposal acceptable. On this basis the proposal is considered to comply with policy ENV1 of the East Cambridgeshire Local Plan 2015.

7.7 Flood Risk and Drainage

- 7.7.1 The site is located with Flood Zone 1 where you would expect residential properties to be located. The details relating to the surface and foul water can be dealt with by way of condition. It is considered the proposal will not cause harm to the existing area by way of flooding or surface water and as such complies with policy ENV8 of the East Cambridgeshire Local Plan 2015.

7.8 Other Material Matters

- 7.8.1 In consultation with the Council's Scientific Officer, a condition requiring the submission of a contamination report, to determine the risks would be required, and a condition can be attached to any planning application to reflect this.

7.8.2 The application for the barn conversion did include a Phase I and II Contamination Report, however this has not been submitted as part of the application, as well as being a different application the Local Planning Authority cannot apply this to any following applications. It is considered as a vulnerable use, the site can be considered acceptable for a residential use subject to the receipt of a Contamination Report and can be conditioned accordingly. On this basis the proposal is considered to comply with policy ENV9 of the East Cambridgeshire Local Plan 2015.

7.9 Planning Balance

7.9.1 The principle of development as the site for a residential use has been accepted through the approval of the conversion of the barn, in 2015 and 2017. Policy HOU8 allows for replacement dwellings and extensions and what proposed is not considered over and above what is acceptable in this location. The neighbours amenities can be maintained as well as the visual character of the area. There is no harm to the setting of the Listed Building or the Conservation Area. In the event of planning permission being granted conditions can be attached to ensure the Georgian look is not diluted during construction or in the future, to ensure a high quality build. On this basis the proposal is recommended for approval.

8.0 APPENDICES

Appendix 1 – Recommended Conditions

<u>Background Documents</u>	<u>Location</u>	<u>Contact Officer(s)</u>
19/01530/FUL	Toni Hylton Room No. 011 The Grange Ely	Toni Hylton Senior Planning Officer 01353 665555 toni.hylton@eastca mbs.gov.uk
15/01226/ARN		
15/01226/DISA		
17/01389/ARN		

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 - 19/01530/FUL Conditions

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

Plan Reference	Version No	Date Received
Tree Survey		28th October 2019
893/02		28th October 2019
893/03		28th October 2019
893/11		28th October 2019
Tree Survey & Constraints Plan	TPSarb8860818TSCP	28th October 2019
Ecological Site Assessment		16th December 2019
Protected Species Assessment		4 th August 2020
893/10	B	24th January 2020
893/12	A	24th January 2020
Heritage Statement		14th November 2019

- 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 take place until an investigation and risk assessment of the nature and extent of any contamination on the site, whether or not it originates on the site, has been undertaken. The investigation and risk assessment must be undertaken by competent persons, and a written report of the findings must be submitted to and approved in writing by the Local Planning Authority. The report of the findings must include:
 - (i) A survey of the extent, scale and nature of contamination;
 - (ii) An assessment of the potential risks to: human health, property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes; adjoining land; groundwaters and surface waters; ecological systems; archaeological sites and ancient monuments;
 - (iii) 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, CLR 11'. Any remediation works proposed shall be carried out in accordance with the approved details and timeframe as agreed in writing by the Local Planning Authority.
- 3 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy ENV9 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.

- 4 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 to the Local Planning Authority within 48 hours. No further works shall take place until an investigation and risk assessment has been undertaken and submitted to and approved in writing by the Local Planning Authority. Where remediation is necessary, a remediation scheme must be submitted to and approved in writing by the Local Planning Authority. The necessary remediation works shall be undertaken, and following completion of measures identified in the approved remediation scheme a verification report must be prepared, and approved in writing by the Local Planning Authority.

- 4 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy ENV9 of the East Cambridgeshire Local Plan 2015.

- 5 Construction times and deliveries, with the exception of fit-out, shall be limited to the following hours:
07:30 - 18:00; each day Monday-Friday,
08:00 - 13:00; Saturdays
and none on Sundays or Bank Holidays or Public Holidays.

- 5 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.

- 6 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.

- 6 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.

- 7 No development shall take place until a scheme to dispose of foul and surface water has been submitted to and approved in writing by the Local Planning Authority. The scheme(s) shall be implemented prior to the occupation of the dwelling hereby approved.

- 7 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.

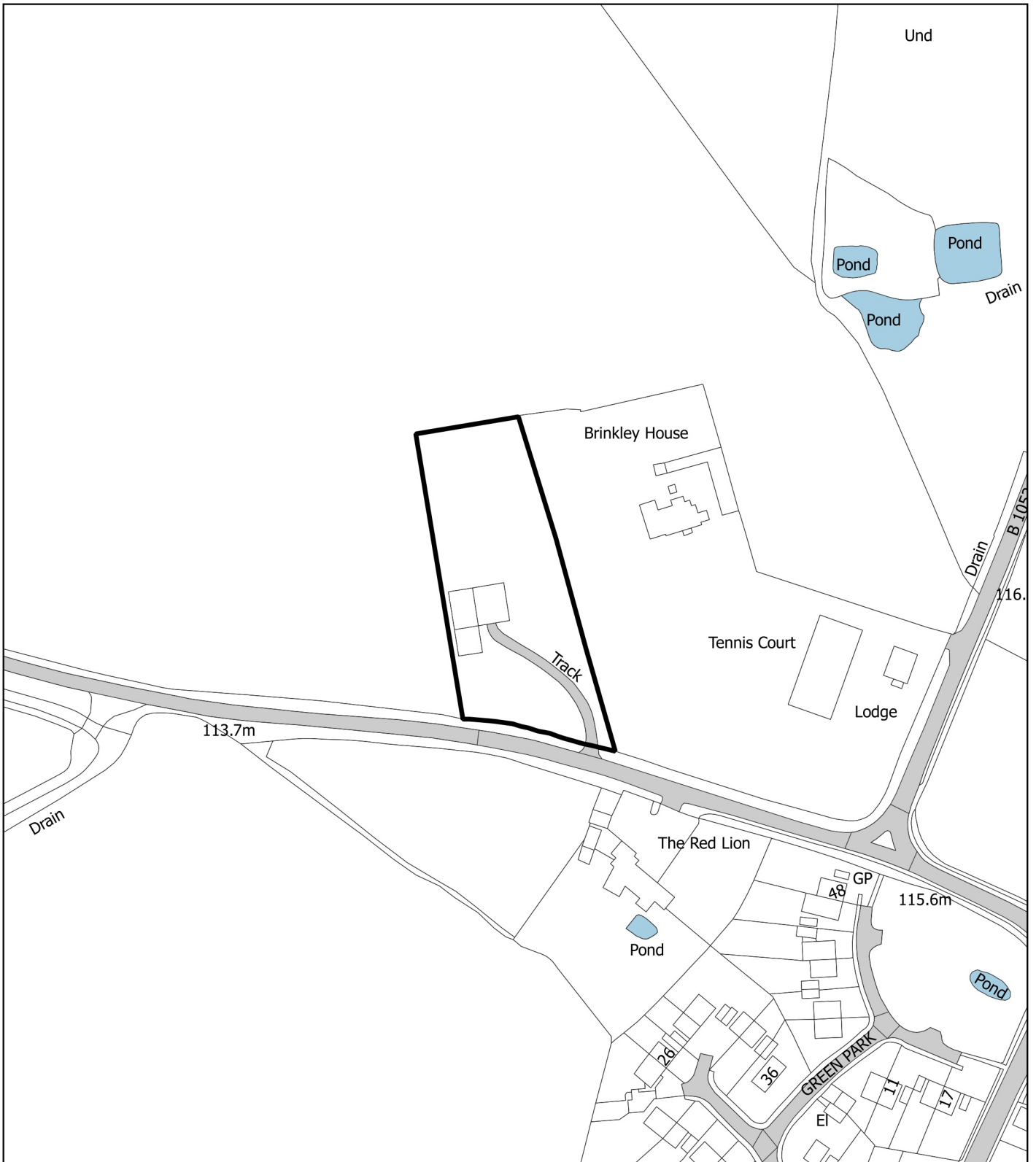
- 8 No above ground construction shall take place until a sample panel measuring no less than 1 meter square has been constructed on site showing details of the proposed roofing material and brickwork; including colour, texture, bond, pointing and mortar mix to enable a site inspection and agreement in writing by the relevant officer. The panel

shall remain on site for the duration of the development and once the development is completed the sample panel shall be removed. All works shall be carried out in accordance with the approved details.

- 8 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 9 Prior to first occupation or commencement of use a full schedule of all soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. The schedule shall include, planting plans, a written specification; schedules of plants noting species, plant sizes, proposed numbers/densities; and a detailed implementation programme. It shall also indicate all existing trees and hedgerows on the land and details of any to be retained. The works shall be carried out in accordance with the approved details prior to the end of the first planting season following occupation of the development. If within a period of five years from the date of the planting, or replacement planting, any tree or plant (including retained existing trees/hedgerows) is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
- 9 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 10 No above ground construction shall commence until full details of hard landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include hard surfacing materials. The works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with an implementation programme submitted to and approved in writing by the Local Planning Authority prior to first occupation.
- 10 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 11 No above ground construction shall commence until details of the boundary treatments have been submitted to and agreed in writing with the Local Planning Authority. The boundary treatments shall be in situ in accordance with the approved details prior to the first occupation of the dwelling hereby approved.
- 11 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 12 No above ground construction shall take place on site until details of the following to be used in the development hereby approved have been submitted to and approved in writing by the Local Planning Authority;
 - doors
 - windows
 - surrounds and fenestration
 - garage doors
 - rainwater goods
 - chimney stacksAll works shall be carried out in accordance with the approved details.

- 12 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 13 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order amending, revoking or re-enacting that Order), the dwelling shall not be extended in any way, and no structures shall be erected within the curtilage of the dwelling, without the prior written consent of the Local Planning Authority.
- 13 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 14 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order amending, revoking or re-enacting that Order), no fences, gates or walls shall be erected within the curtilage of the dwellinghouse in front of any wall of the dwellinghouse which fronts onto a road, without the prior written consent of the Local Planning Authority.
- 14 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 15 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order amending, revoking or re-enacting that Order), no windows, dormer windows, rooflights or openings of any other kind, other than those expressly authorised by this permission shall be constructed in the dwelling without the prior written consent of the Local Planning Authority.
- 15 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 16 The existing barn on the site shall be demolished in its entirety within 28 days of the bringing into use of the dwelling hereby approved
- 16 Reason: The application has been assessed as acceptable and complying with policy HOU8 on this basis.
- 17 No external lights shall be erected within the site (either freestanding or building-mounted) other than those expressly authorised within this application.
- 17 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 18 The garage block hereby approved shall be used in a manner that is ancillary to the enjoyment of the residential use of the proposed new dwelling.
- 18 Reason: The application has been assessed as acceptable and complying with policy HOU8 on this basis.

- 19 The recommendations within the Protected Species Survey by Essex Ecology Services Ltd received 3rd August 2020 shall be adhered to during the demolition of barn and construction of the dwelling and garage block hereby approved.
- 19 Reason: To protect and enhance species in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015.
- 20 Prior to occupation a scheme of biodiversity improvements shall be submitted to and agreed in writing with the Local Planning Authority. The biodiversity improvements shall be installed prior to the first occupation of the hereby approved development and thereafter maintained in perpetuity.
- 20 Reason: To protect and enhance species in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015.



19/01530

Abbey Yard
Brinkley Road
Brinkley



East Cambridgeshire
District Council

Date: 19/08/2020
Scale: 1:2,000



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TITLE: Sunnica Energy Farm Update

Committee: Planning Committee

Date: 2 September 2020

Author: Andrew Phillips – Planning Team Leader

[V55]

1.0 ISSUE

1.1 To receive an update on the Draft Statement of Community Consultation (SoCC) relating to the proposed Sunnica development and to note the process.

2.0 RECOMMENDATION(S)

2.1 Members are requested to:

- i) To note the draft Statement of Community Consultation (SoCC) as set out in Appendix 1; and
- ii) To note the process for the Council's involvement in the Development Consent Order Process as set out in paragraph 3.6 of this report.

3.0 BACKGROUND/OPTIONS

3.1 The Sunnica Energy Farm is a National Strategic Infrastructure Project (NSIP), proposed to be located in the east of the district and is in close proximity to Isleham, Chippenham and Kennett. There is a cable route connecting to Burwell Electrical Sub Station (see appendix 3 for current draft map). As the proposal is an NSIP it is determined by the Secretary of State.

3.2 The proposal is seeking to provide 500MW through solar panels and batteries, which will power approximately 100,000 homes.

3.3 The Council has been actively involved in pre-application meetings relating to this proposal. This was encouraged by Government advice. The meetings were attended by various authorities throughout Cambridgeshire and Suffolk. A brief summary of the application process is provided at Appendix 2 and should Members wish to read further information on the Development Consent Order (DCO) process and the role of local authorities, this is provided at Appendix 4.

3.4 It is important to note and be aware that East Cambridgeshire District Council is not the decision making body and is only a statutory consultee in the Development Consent Order (DCO) process.

- 3.5 On 3 August 2020, the Council was consulted on the draft SoCC (Appendix 1). The consultation period expires on 1 September 2020. There is no requirement for consultation responses to be submitted via Planning Committee and further it is not possible for committee to endorse the Officer comment due to the consultation period expiring prior to a committee being held. Nonetheless, as this is a large scale development, it is important to bring this matter to Members attention. At the time of writing this report the comments are still being written and a copy of the response to the consultation will be provided to Members.
- 3.6 It is also timely to update Members on the different stages of the DCO process and the indicative timetable that is proposed. A short summary describing each stage is also provided.
- Stage 1 – Draft Statement of Community Consultation (SoCC). A summary of this process is set out in Appendix 2 for information. This is the stage that Officers are currently responding to.
 - Stage 2 - Pre-submission work (November 2020 – February 2021). This is akin to the Council’s pre-application advice process. This is where Officers will make representation in relation to technical issues that are identified.
 - Stage 3 - Draft Statement of Common Ground (SoCG) (Current time frame proposed: 23 February – 23 March 2021). This is where Officers make representations on part of the proposals that are agreed or challenged respectively. There will be an opportunity for Members to assist Officers in making these representations.
 - Stage 4 - Adequacy of Consultation Representation (AoC) (approx. April – May 2021). The Council will have 14 days to respond to this part of the process. The Council will need to agree or disagree that the developer has undertaken their consultation in accordance with their Statement of Community Consultation. The Planning Manager will provide this response and will ensure that Members updated.
 - Stage 5 - Local Impact Reports (LIR)/ Statements of Common Ground (SoCG) (Approx May – June 2021). The LIR is a technical document and the affected authorities will have the opportunity to write a joint report addressing the technical elements of the proposal. This will cover all topics relevant to the development. The SoCG will formally agree or challenge all of the issues raised in the process.
 - Stage 6- Written Representation (approx. June 2021). This is where the Council has the opportunity to either support or oppose the proposed development. This will be a matter for Members and will be a decision of the Planning Committee.

4.0 ARGUMENTS/CONCLUSIONS

4.1 Members are requested to note the contents of this report.

5.0 APPENDICES

- 5.1 Appendix 1 – Draft Statement of Community Consultation
Appendix 2 – Development Consent Order Process (DCO) – Sunnica
Appendix 3 – Draft Application Site of Sunnica
Appendix 4 - The role of local authorities in the development consent process
(guidance from the Planning Inspectorate)

Background Documents

None

Location

Room No. 011
The Grange
Ely

Contact Officer

Andrew Phillips
Planning Team Leader
(01353) 616359
Email: andrew.phillips@eastcambs.gov.uk



Draft Statement of Community Consultation

3 August 2020

Introduction

Sunnica Ltd is inviting feedback from the local community on its proposals for Sunnica Energy Farm.

What is this document?

This document, known as a Statement of Community Consultation (SoCC), sets out how we plan to consult with the local community. It includes:

- The background to our proposals
- The planning process we must follow
- How we have developed our approach to consultation
- How we will be consulting the local community
- How we will publicise the consultation
- How people in the local community can find out about our proposals
- How people in the local community can respond to the consultation
- What we will do with feedback from the consultation

Why are we publishing this document?

We are legally required to publish this document because of the type of development we are proposing. The proposed Sunnica Energy Farm is classified as a Nationally Significant Infrastructure Project (NSIP) under the Planning Act 2008. This is because its proposed generating capacity exceeds 50 megawatts (MW). As the proposed Sunnica Energy Farm constitutes an NSIP, we must apply to the Secretary of State for Business, Energy and Industrial Strategy (BEIS) for a Development Consent Order (DCO) for our proposals.

The Planning Act 2008 sets out a duty to consult with the local community, statutory consultees, landowners and local authorities before submitting an application for a DCO to the Secretary of State. The part of the Planning Act 2008 that requires us to consult with the local community is known as section 47 – it also requires us to publish this SoCC.

The planning process

We are developing the proposed Sunnica Energy Farm under the Planning Act 2008. This requires us to submit an application to the relevant Secretary of State to obtain a DCO for our proposals. We anticipate submitting our application in spring 2021.



Figure 1: The planning process

The Planning Act 2008 and consultation

The Planning Act 2008 also sets formal requirements for how we must consult on our proposals before submitting a DCO application. We are at the stage in developing our proposals where we will consult to meet this requirement – this is known as a statutory consultation. We will use the feedback that we receive during the statutory consultation to help us develop our final proposals for Sunnica Energy Farm before submitting our DCO application.

As part of our DCO application, we will submit a Consultation Report detailing our approach to consultation, the feedback that we received during the statutory consultation, and how we have had regard to it. When considering our DCO application, the Secretary of State must consider whether the consultation that we have undertaken has been adequate.

Environmental impact assessment

The proposed Sunnica Energy Farm is considered to be 'EIA development' for the purposes of the Environmental Impact Assessment ('EIA') Regulations. As a result, an Environmental Statement ('ES') reporting the EIA will be submitted alongside the DCO application. As part of the statutory consultation, we will be seeking feedback on a preliminary environmental information report ('PEIR'), which will set out our preliminary findings from the EIA.

More information

You can find more information about the Planning Act 2008, the Planning Inspectorate (PINS) and their role and how to participate in the DCO process on the PINS National Infrastructure Planning website - <https://infrastructure.planninginspectorate.gov.uk/>, or by calling PINS on 0303 444 5000.

The proposed Sunnica Energy Farm

About us

Sunnica Energy Farm is being brought forward by Sunnica Ltd. This is a joint venture between two established solar energy specialists, Tribus Energy and PS Renewables. Both Tribus Energy and PS Renewables are highly experienced in the development of solar energy and energy storage projects both within the UK and abroad, including at Eveley and Oakfield in Hampshire. Together, the partners behind Sunnica Energy Farm already contribute nearly 1GW of clean energy to the UK national electricity transmission system.

Sunnica Energy Farm

Sunnica Energy Farm is a proposed new solar energy farm and battery storage facility connecting to the Burwell National Grid Substation in Cambridgeshire that will allow for the generation, storage, import and export of up to 500MW of electrical capacity.

It would be located across four separate sites: Sunnica East A, Sunnica East B, Sunnica West A and Sunnica West B. Each of these sites would be connected to each other, and the National Grid substation, using underground cables. These will be accompanied by landscaping, biodiversity areas and a range of associated infrastructure including access tracks, construction compounds and offices.

The proposed Sunnica Energy Farm would use ground-mounted photovoltaic (PV) panels to generate electricity from the sun. It will also include two battery energy storage systems, which will allow it to store, import and export electricity to and from the national electricity grid.

Further details of the proposed Sunnica Energy Farm will be included in materials published as part of the consultation.

Commented [PP1]: We will add a scheme plan below once it has been agreed for consultation.

Developing our approach to consultation

We have undertaken early engagement with stakeholders to develop our approach to community consultation.

This has included meeting with officers and members at the local authorities that the proposed Sunnica Energy Farm is located within, relevant statutory advisers, potentially affected land interests, parish and town councils, and relevant members of Parliament. We also conducted a period of non-statutory consultation between 17 June 2019 and 28 July 2019.

During the non-statutory consultation, we held a series of public consultation events in the vicinity of the proposed Sunnica Energy Farm. We also made consultation materials available at a number of public information points and online at the Sunnica Energy Farm website: www.sunnica.co.uk. We considered feedback from the host local authorities in developing our approach to non-statutory consultation.

Through the non-statutory consultation, we invited feedback on our early proposals for Sunnica Energy Farm, our approach to environmental impact assessment, and our approach to consultation.

The ways in which our early engagement has influenced our approach to consultation include:

- Ensuring consultation activity includes Snailwell and Kennet
- Targeted advertising through the local press including adverts in the Ely Standard and East Anglian Daily Times
- Engagement with parish and town councils in the vicinity of the proposed Sunnica Energy Farm between periods of consultation
- Consulting with groups that have a particular interest in public rights of way such as The Ramblers and bridleways groups

We are required to consult with host authorities as defined by section 43(1) of the Planning Act 2008 on the development of this SoCC. We consulted these authorities between 3 August 2020 and 1 September 2020. **Table 1 below** summarises feedback from this consultation and our responses to it.

Commented [P2]: We will be adding a table summarising the feedback received and how we have responded to it.

Consulting the community

We are inviting the community living in the vicinity of the proposed Sunnica Energy Farm to take part in the statutory consultation and provide feedback on our developed proposals.

We want to make sure that those potentially affected by our proposals have the opportunity to understand them and provide their views. To support this, we have already undertaken a period of non-statutory public consultation to engage with the community and wider stakeholders at an early stage in the development of the proposed Sunnica Energy Farm.

We are now sharing details of our advanced design proposals at a statutory public consultation to provide the community with further information about the proposed Sunnica Energy Farm and the opportunity to further influence our design proposals.

Consulting during the COVID 19 pandemic

We are consulting at a time when the ongoing COVID 19 pandemic means there are restrictions on holding public meetings and events.

We are aware of how important it is to make sure that anyone in the community who wants to find out more or share their views on the proposals can do so. We have developed a consultation programme designed to allow people from across the community to respond while complying with Government requirements in relation to COVID 19. As such, this document sets out a variety of different ways to find out more information and provide feedback.

In preparing our approach to consultation, we have considered Government guidance on COVID 19: www.gov.uk/coronavirus. We have also considered advice from the local authorities where the proposed Sunnica Energy Farm is located, the results of non-statutory consultation, and best practice guidance such as the National Infrastructure Planning Association's paper *Development Consent Orders and the Coronavirus Pandemic* (21 April 2020).

It is possible that the Government's advice regarding the COVID 19 pandemic may change during the consultation on our proposals or between the publication of this document and the beginning of the consultation. Therefore, we have set out below the different approaches that we propose to take if the Government's COVID 19 alert level changes.

What will be consult on?

During the statutory consultation, we will be asking for views on:

- The proposed Sunnica Energy Farm
- The short term and long term impacts of the proposed Sunnica Energy Farm including:
 - Construction impacts
 - Environmental impacts

- Operational impacts
- Impacts from decommissioning
- The Preliminary Environmental Information Report (PEIR): this report builds upon the findings of our Scoping Report and the feedback received during the non-statutory consultation. It will incorporate the results of the environmental surveys that we have carried out to date and will set out our preliminary conclusions on the potential significant effects of the proposed Sunnica Energy Farm on the environment.

Environmental impacts

We are in the process of carrying out an EIA for the proposed Sunnica Energy Farm. The proposed Sunnica Energy Farm is an EIA development, and therefore we will be publishing a PEIR as one of our consultation materials.

The PEIR gives information about the potential significant environmental effects of the proposed Sunnica Energy Farm and the measures proposed to reduce or avoid those effects to assist respondents in making well-informed responses to the consultation.

Who will we consult?

We will consult widely in accordance with this SoCC and encourage participation in the consultation from any person or group who is interested in the proposed Sunnica Energy Farm. Please see Table 2 below for the geographic areas within which we will consult.

We have defined a series of 'zones of consultation' for the purpose of publicising the consultation directly to the local community. This recognises the fact that levels of potential impact and interest are likely to vary with geography.

These zones are set out in Table 2 below alongside maps of the zones of consultation. For consultation zone 1, this comprises a buffer zone of at least 1 mile from the boundary of the proposed Sunnica Energy Farm, extended in places to reflect feedback from the non-statutory consultation and the EIA process.

Table 2: zones of consultation

Zone	Parameters
Zone 1	Any person or group likely to have a direct interest in the proposed Sunnica Energy Farm, as well as their political representatives (at a parish, district, county and Parliamentary level) as defined in Figure 3 below.
Zone 2	People living and working in the host local authorities of West Suffolk Council, East Cambridgeshire District Council, Suffolk County Council and Cambridgeshire County Council outside of consultation zone 1. Figure 4 below shows the location of these authorities.
Zone 3	Neighbouring districts including:

- Borough Council of King's Lynn and West Norfolk
- Breckland Council
- Mid Suffolk District Council
- Babergh District Council
- Braintree District Council
- South Cambridgeshire District Council
- Huntingdonshire District Council
- Fenland District Council

Neighbouring counties and unitary authorities including:

- Norfolk County Council
- Essex County Council
- Hertfordshire County Council
- Central Bedfordshire Council
- Bedford Borough Council
- Northamptonshire County Council
- Peterborough City Council
- Lincolnshire County Council

The location of these authorities is shown in Figure 5 below.

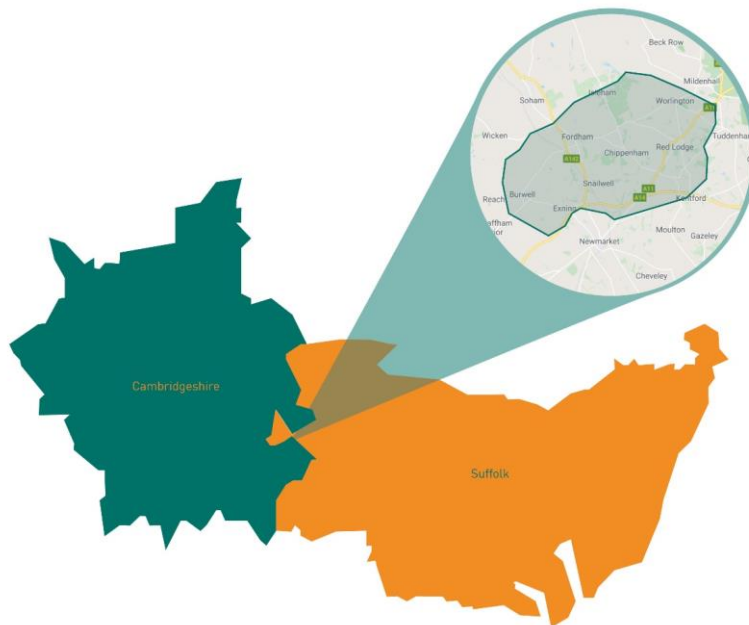


Figure 3: area of consultation zone 1 (source: Geolist)

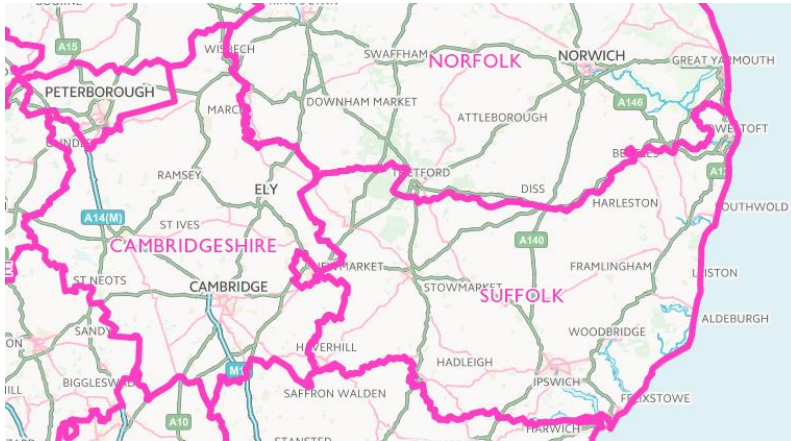


Figure 4: area of consultation zone 2 (source: Ordnance Survey)

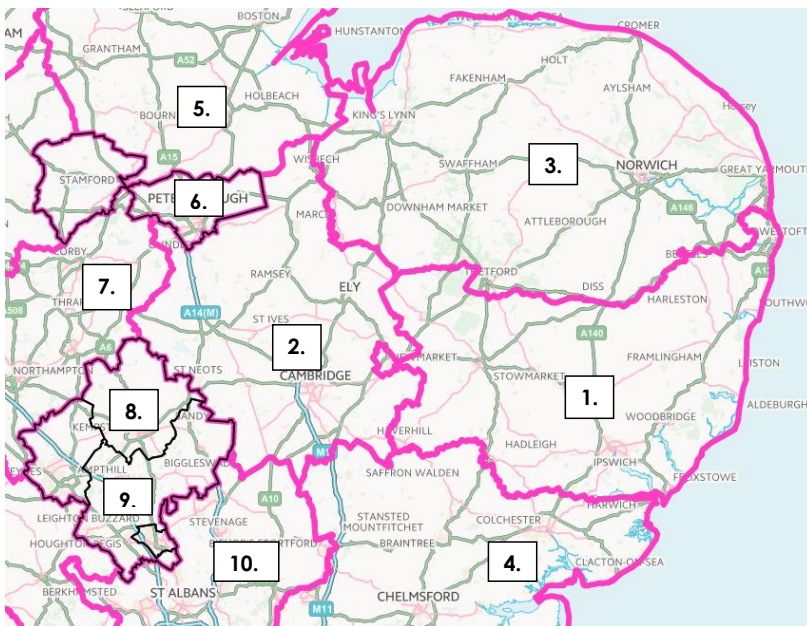


Figure 5: area of consultation zone 3 (source: Ordnance Survey)

Key:

- 1. Suffolk
- 2. Cambridgeshire
- 3. Norfolk
- 4. Essex
- 5. Lincolnshire

6. Peterborough
7. Northamptonshire
8. Bedford
9. Central Bedfordshire
10. Hertfordshire

We will also consult and continue our engagement with a range of statutory consultees as set out by Section 42 and Section 48 of the Planning Act 2008 and additional organisations that we recognise to have an interest in the proposed Sunnica Energy Farm. These groups include:

- Economic interest groups and organisations such as local enterprise partnerships (LEPs), chambers of commerce and representatives of the horse racing industry.
- Heritage consultees including Historic England and the National Trust
- Environmental consultees including Natural England and the Environment Agency
- Conservation groups such as the RSPB and Suffolk Wildlife Trust

How will we be consulting?

We will use a range of techniques to consult the community. These are designed to allow people with different needs across the community to take part in the consultation in a way that is convenient to them while complying with Government guidance on COVID 19. These are set out in Table 3 below.

Table 3: consultation publicity and techniques

Zone	How we will publicise consultation within this zone	How we will consult within this zone
1	<ul style="list-style-type: none"> • Writing to all addresses within consultation zone 1 • Writing to elected representatives, parish councils and community groups within the zone with details of the consultation • Sharing a consultation information pack designed to support stakeholders promoting consultation through their own existing communication channels such as social media feeds with local authorities, parish councils and community groups within the zone • Publicising the consultation in the following newspapers circulating in the consultation zone: the Newmarket Journal, the Cambridge News, Bury Free Press, the Ely Standard and the East Anglian Daily Times. • Publicising the consultation via the following broadcasters: BBC Radio Cambridgeshire, BBC Suffolk, BBC Look East • Advertising the consultation on social media 	<ul style="list-style-type: none"> • Sending a copy of a consultation booklet providing a non-technical overview of the proposed Sunnica Energy Farm, the EIA process, the consultation and planning process, how to take part in the consultation, and proposed next steps to all addresses in consultation zone 1. • Inviting enquiries and responses online through the consultation website, by freephone, freepost or email. This will provide a variety of means for consultees to respond in a way convenient to them. • Hosting a virtual public exhibition on the consultation website. • Hosting webinars which will include a presentation regarding the proposals and an opportunity to ask questions.

	<ul style="list-style-type: none"> • Publishing details of the consultation online at www.sunnica.co.uk 	<ul style="list-style-type: none"> • Inviting elected representatives to take part in briefings through a webinar. • Inviting residents of consultation zone 1 to book an individual appointment to discuss the proposals by telephone. • Contacting community and voluntary organisations within consultation zone 1 to offer direct engagement. • Publication of consultation information online at the consultation website. • Compliance with the most up to date legal requirements in relation to public deposits.
2	<ul style="list-style-type: none"> • Writing to all district and county councillors at West Suffolk Council, East Cambridgeshire District Council, Suffolk County Council and Cambridgeshire County Council • Writing to all parish councils within the consultation zone • Sharing a consultation information pack designed to support stakeholders promoting consultation through their own existing communication channels such as social media feeds with local authorities, parish councils and community groups within the zone • Publicising the consultation in the following newspapers circulating in the consultation zone: the Newmarket Journal, the Cambridge News, Bury Free Press, the Ely Standard and the East Anglian Daily Times • Publicising the consultation via the following broadcasters: BBC Radio Cambridgeshire, BBC Suffolk, BBC Look East • Advertising the consultation on social media • Publishing details of the consultation online at www.sunnica.co.uk 	<ul style="list-style-type: none"> • Hosting webinars which will include a presentation regarding the proposals and an opportunity to ask questions. • Hosting a virtual exhibition on the consultation website. • Inviting elected representatives to take part in briefings through a webinar. • Publication of consultation information online at the consultation website. • Inviting enquiries and responses online through the consultation website, by freephone, freepost or email.
3	<ul style="list-style-type: none"> • Writing to the Leader and Chief Executive of local authorities within the zone • Publicising the consultation in the following newspapers circulating in the consultation zone: the Cambridge News, the East Anglian Daily Times and Eastern Daily Press • Publicising the consultation via the following broadcasters: BBC Radio Cambridgeshire, BBC Suffolk, BBC Look East • Advertising the consultation on social media • Publishing details of the consultation online at www.sunnica.co.uk 	<ul style="list-style-type: none"> • Publication of consultation information online at the consultation website. • Hosting a virtual exhibition on the consultation website. • Inviting enquiries and responses online through the consultation website, by freephone, freepost or email.

These consultation techniques have been developed to comply with the current COVID 19 alert level set by the Government. At the time of publication, this is Level 3 – the pandemic is in general circulation. We recognise that the alert level may change during the consultation period, but that it is also important to provide certainty to consultees about how they will be consulted.

If the alert level is changed to Level 4 or Level 5, all contact will need to continue to be remote. If the alert level is changed to Level 1 or 2, we will consider holding public events at physical locations on a voluntary basis in consultation with local authorities. This would require time to organise and therefore we would assess on 27 October 2020 whether the alert level would permit them. If the alert level remained as 3 or higher on this date, we would not consider it possible to deliver this additional voluntary activity within the consultation period.

We will publicise any change in consultation arrangements by:

- Writing to all addresses and elected representatives within consultation zone 1
- Writing to all district and county councillors at West Suffolk Council, East Cambridgeshire District Council, Suffolk County Council and Cambridgeshire County Council
- Writing to all parish councils within consultation zone 2
- Publicising the change of arrangements in the Newmarket Journal, the Cambridge News, Bury Free Press, the Ely Standard and the East Anglian Daily Times
- Publicising the change of arrangements on social media

We will also need to consider how we will meet statutory requirements to place information on public deposit if public buildings are closed. The Government's view is that deposit requirements can be met by making documents available for inspection online. If public buildings are open to the public then deposit locations will be utilised, but if this is not possible, we will use our website to meet this statutory requirement.

Depending on the outcome of the consultation, we may conduct further, targeted, consultation on a voluntary basis.

Consultation information

We will produce a range of materials providing information as part of the consultation, including:

- A consultation booklet providing a non-technical overview of the proposed Sunnica Energy Farm, the EIA process, the consultation and planning process, and proposed next steps
- A virtual exhibition setting out information about the proposals and how to take part in the consultation
- A presentation to be given as part of webinars
- The PEIR, accompanied by a non-technical summary
- A consultation questionnaire designed to collect responses to the consultation

Copies of consultation information will be made available for review online at www.sunnica.co.uk and at public information points where possible. Hard copies of documents will also be made available on request.

Collection of responses

To capture participants' feedback, we will produce a consultation questionnaire inviting comments on the different elements of the proposed Sunnica Energy Farm. The questionnaire will be made available by direct mail to people living in consultation zone 1, online through the proposed Sunnica Energy Farm website, www.sunnica.co.uk, at public information points, and on request.

Consultees will be able to respond by completing a questionnaire online or returning a completed questionnaire using the contact details set out in this document during the consultation period.

Seldom heard audiences

It is important to ensure that consultation is inclusive and enables participation from a wide range of audiences, including those who are seldom heard in public consultation such as young people, seasonal workers and those for whom English is not a first language. We will do this by:

- Holding webinars at a variety of times, including evenings and weekends, to enable participation by people with different time commitments and making recordings of webinars available afterwards.
- Making provision for people who do not have access to the internet through the consultation programme. This will include sending a copy of the consultation booklet and consultation questionnaire to every address in consultation zone 1, offering one-to-one telephone appointments and making hard copies of consultation materials available on request.
- Choosing accessible venues for public information points if these are to be utilised.
- Producing our consultation materials in accordance with Government guidance on accessibility (available at: www.gov.uk/service-manual/helping-people-to-use-your-service/making-your-service-accessible-an-introduction#meeting-government-accessibility-requirements).
- Contacting community and voluntary organisations within consultation zone 1 to offer direct engagement and sharing a consultation information pack designed to support them in promoting consultation through their own existing communication channels such as social media feeds.
- Providing a variety of communications channels including a Freephone number, email address and Freepost address for those seeking information.

Consultation arrangements

How to take part in the consultation

The statutory public consultation for Sunnica Energy Farm will take place between 22 September 2020 and 2 December 2020.

Consultees can find out more by:

- Viewing a series of webinars we will give about the proposals online. These will offer the opportunity to ask questions about the proposals. These will include the following webinars:
 - XXXX on XX/XX/XX: Introducing the consultation
 - XXXX on XX/XX/XX: Sunnica West A and B
 - XXXX on XX/XX/XX: Sunnica East A and B
 - XXXX on XX/XX/XX: The grid connection
 - XXXX on XX/XX/XX: Environmental impact assessments
 - XXXX on XX/XX/XX: Construction and operations
 - XXXX on XX/XX/XX: Repeat of Introducing the consultation
 - XXXX on XX/XX/XX: Repeat of Sunnica West A and B
 - XXXX on XX/XX/XX: Repeat of Sunnica East A and B
 - XXXX on XX/XX/XX: Repeat of the grid connection
 - XXXX on XX/XX/XX: Repeat of Environmental impact assessments
 - XXXX on XX/XX/XX: Repeat of Construction and operations
- We will publish details of any additional webinars at www.sunnica.co.uk.
- Viewing a virtual public exhibition on our website, www.sunnica.co.uk, which will be available to view at any time from the start of consultation on 22 September 2020 to the close of the consultation at 5pm on 2 December 2020.
- Booking an appointment to speak with members of the project team about our proposals individually. You can book an appointment using the contact details provided below.
- Reading a booklet summarising our proposals. We will send a copy of the booklet to all addresses in consultation zone 1. The booklet will also be available from our website, www.sunnica.co.uk, and on request.
- Reviewing the PEIR and other consultation documents by going to our website, www.sunnica.co.uk, or one of the deposit points in Table 4 below. Hard copies of consultation documents will also be available on request. The availability of public information points may change during the consultation period due to the COVID 19 pandemic. In circumstances where the public information point becomes unavailable the consultation documents will not be available for inspection at that location and the consultation documents will need to be viewed either at an alternative public information point (if available) or via our website. You should check with the venue before visiting.
- Contacting us on 08081687925 or info@sunnica.co.uk.

Table 4: Public information points

Location	Opening hours
<p>Mildenhall Library, Chestnut Close, Mildenhall IP28 7NL</p> <p>https://www.suffolklibraries.co.uk/visit/locations-and-times/mildenhall-library/</p>	<p>By appointment only – please contact the Library via its website</p>
<p>Newmarket Library, 1a, The Guineas, Newmarket CB8 8EQ</p> <p>https://www.suffolklibraries.co.uk/visit/locations-and-times/newmarket-library/</p>	<p>By appointment only – please contact the Library via its website</p>
<p>Burwell Library, Village College, Cambridge CB25 0DU</p> <p>https://www.cambridgeshire.gov.uk/directory/listings/burwell-library</p>	<p>Monday: 2:00pm – 5:00pm</p> <p>Tuesday: 10:00am – 5:00pm</p> <p>Wednesday: closed</p> <p>Thursday: 12:00pm – 7:00pm</p> <p>Friday: 2:00pm – 5:00pm</p> <p>Saturday: 10:00am – 1:00pm</p> <p>Sunday: closed</p>
<p>The Beeches, Isleham 32 Mill St, Isleham, Ely CB7 5RY</p> <p>http://www.thebeechesisleham.co.uk/contact.html</p>	<p>Monday: 9:00am – 3:00pm, 6:00pm – 8:00pm</p> <p>Tuesday: 9:00am – 3:00pm, 6:00pm – 8:00pm</p> <p>Wednesday: 9:00am – 3:00pm, 6:00pm – 8:00pm</p>

	<p>Thursday: 9:00am – 3:00pm, 6:00pm – 8:00pm</p> <p>Friday: 9:00am – 3:00pm, 6:00pm – 8:00pm</p> <p>Saturday: 9:00am – 1:00pm</p> <p>Sunday: 9:30am – 1:00pm</p>
<p>Soham Library, 7 Clay St, Soham, Ely CB7 5HJ</p> <p>https://www.cambridgeshire.gov.uk/directory/listings/soham-library</p>	<p>Monday: 9:00am – 5:00pm</p> <p>Tuesday: 9:00am – 1:00pm</p> <p>Wednesday: Closed</p> <p>Thursday: 9:00am – 5:00pm</p> <p>Friday: 2:00pm – 5:00pm</p> <p>Saturday: 9:00am – 1:00pm,</p> <p>Sunday: Closed</p>
<p>La Hogue Farm Shop and Café, La Hogue Road, Chippenham, Ely CB7 5PZ</p> <p>https://www.lahogue.co.uk/</p>	<p>Monday: 9:00am – 5:00pm</p> <p>Tuesday: 9:00am – 5:00pm</p> <p>Wednesday: 9:00am – 5:00pm</p> <p>Thursday: 9:00am – 5:00pm</p> <p>Friday: 9:00am – 5:00pm</p> <p>Saturday: 9:00am – 5:00pm</p> <p>Sunday: 10:00am – 4:00pm</p>

In addition, all of the consultation materials and the consultation questionnaire will be made available on the consultation website: www.sunnica.co.uk. Hard copies of consultation materials will be made available on request.

Responding to the consultation

We welcome feedback on our proposals for Sunnica Energy Farm. Anyone can share their views by:

- Completing a consultation questionnaire online at www.sunnica.co.uk
- Returning a questionnaire to FREEPOST reference RTRB-LUJ-AGBY, c/o Newgate Communications, 50 Basinghall Street, London EC2V 5DE or info@sunnica.co.uk
- Submitting their comments by email to info@sunnica.co.uk or in writing to the above Freepost address.

Responses must be received by the consultation deadline of 2 December 2020.

How we will consider the responses

Following the statutory consultation, we will consider all the views that we receive and continue to develop our design for the proposed Sunnica Energy Farm ahead of submitting our DCO application to the Secretary of State. Our DCO application will include a Consultation Report setting out how we have had regard to all responses received.

Any comments received will be analysed by Sunnica Ltd and any of its appointed agents. Copies may be made available in due course to the Secretary of State, the Planning Inspectorate and other relevant statutory authorities so that feedback can be considered as part of the DCO process. We will request that any personal details are not placed on public record and will be held securely by Sunnica Ltd and its agents in accordance with the data protection law and will be used solely in connection with the consultation process and subsequent DCO application and, except as noted above, will not be passed to third parties.

The Planning Inspectorate has also published details of how it manages comments received in a Privacy Notice available on its website:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/879604/Privacy_Note_Final_15042020.pdf

Further information

For further information, please contact us by:

- Visiting the proposed Sunnica Energy Farm website: www.sunnica.co.uk
- Calling 08081 687925 (9:00am to 5:00pm, Monday to Friday)
- Emailing info@sunnica.co.uk
- Writing to the project team at: FREEPOST reference RTRB-LUJ-AGBY, c/o Newgate Communications, 50 Basinghall Street, London EC2V 5DE

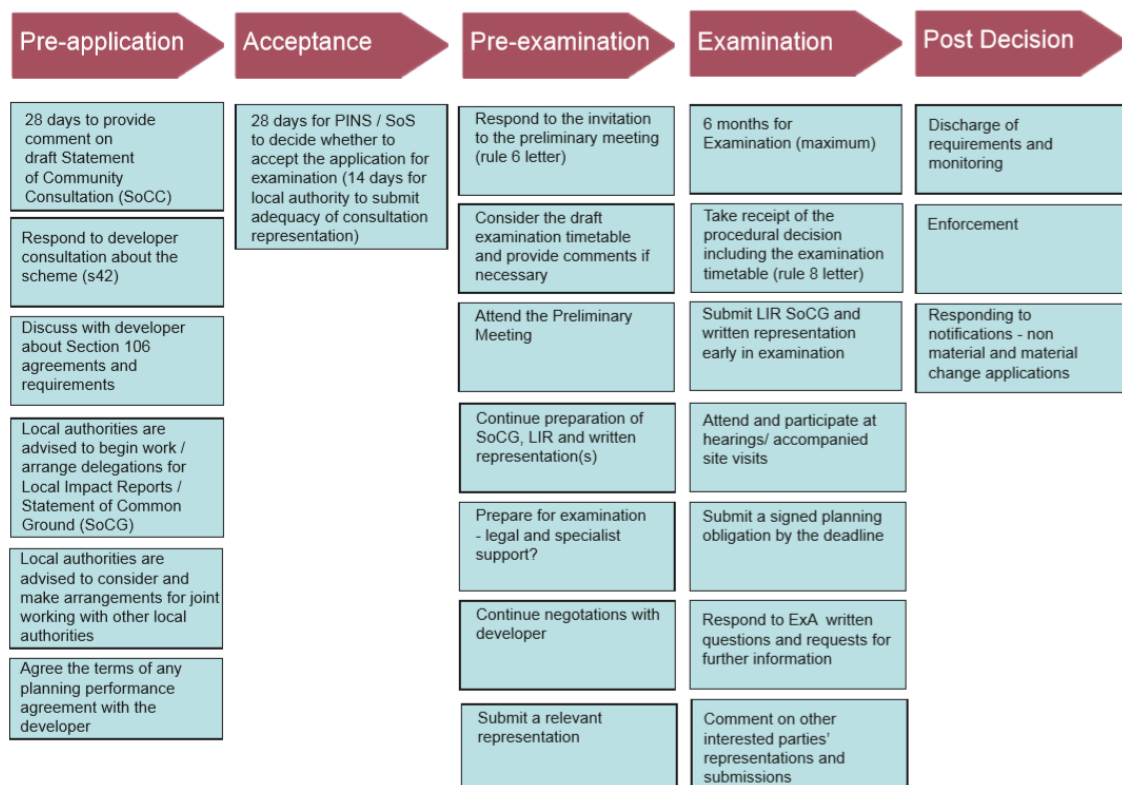
Development Consent Order Process (DCO) – Sunnica

The proposal:

Energy Farm will deliver up to 500MW of renewable energy – sufficient to power approx. 100,000 homes

Ground mounted photovoltaic panel arrays combined with electrical battery storage technology

The role of local authorities



East Cambridgeshire District Council is a consultee in this process and has no powers to determine the application and should not consult the wider public.

The determining body (Examining Authority) is the relevant Secretary of State with the Planning Inspectorate acting on their behalf.

We are currently charging the developer for our time through a Planning Performance Agreement.

Pre-application Stage (Pre-June 2020)

In accordance with Government advice officers from the Cambridgeshire and Suffolk Authorities have been using this time to learn about the application, as well as providing local and specialist input to the developer.

Statement of Community Consultation (SoCC) (Summer 2020)

This document sets out how the applicant proposes to consult the community. It is for the Local Authority to help ensure that this consultation is the best possible for the local communities.

Informal (1 June -23 July 2020)

This was an officer led process and seeks to minimise future concerns.

During this period Officers from the County and District Authorities have been involved in meetings, as well as other forms of communication with the developer to discuss the best ways for consultation to commence while Covid 19 is reducing in person public participation.

This was a key opportunity to ensure as much input was made to ensure the SoCC best informs the local community about the development.

Formal (3 August to 1 September 2020) 28 day process where the developer submits the Draft SoCC to the Local Authorities

East Cambridgeshire District Councillors will be given sight of the Draft SoCC at September Planning Committee for noting. With only 28 days to comment, there will be no amendments and officers will need to make a judgement in the first week following the submission of the Draft SoCC. This stage is primarily to agree the technical process. There is no requirement for consultation responses to be submitted via Planning Committee and further it is not possible for committee to endorse the Officer comments due to the consultation period expiring prior to a committee being held.

The SoCC needs to balance allowing flexibility while ensuring clarity for the local communities.

While a developer must have regard to the comments the Local Authorities make, it is not required to act on them. Disagreement between the developer and Local Authority over the effectiveness of the methodology of the consultation is covered in a later stage (Adequacy of Consultation).

The statutory consultation period will then last late September to late November 2020, though this timeframe is still flexible.

Pre-submission work (November 2020 – February 2021)

This is of fundamental importance as once the application is submitted it cannot be changed/amended significantly.

Officers across the authorities will continue to work together to minimise the amount of concerns/disagreement about technical issues between themselves and the developer.

In short this is not much different to the pre-application process that East Cambridgeshire District Council already provides. It will provide professional advice, without prejudice to any future determination.

This work should also include considering what conditions might be required should a Development Consent Order be granted.

Draft Statement of Common Ground (Current time frame proposed: 23 February – 23 March 2021)

This is likely to start to act with prejudice for the local authorities, as it begins to conclude what elements are agreed, where more negotiation is required and areas of fundamental difference.

It should be noted that this is only the draft version and not a formal response.

Just before submission of the DCO (March – April 2021)

The Planning Inspectorate will write to the Local Authorities outlining the date of submission and to ensure that the Authorities can prepare for the work required.

Adequacy of Consultation Representation (AoC) (approx. April – May 2021)

Local Authorities will have 14 days to respond to the Inspectorate. With this short period of time to respond officers will provide this response and update Councillors accordingly.

Primarily it is for the Local Authorities to agree or disagree that the developer has undertaken the consultation in line with the Statement of Community Consultation (SoCC).

Local Impact Reports (LIR)/ Statements of Common Ground (SoCG) (Approx May – June 2021)

The LIR will cover all topics relevant to the development and is fundamentally a technical document.

The SoCG will formally agree all the issues that are agreed by both parties.

It is currently the aim that all the officers of the Cambridgeshire and Suffolk District and County Authorities involved with the process will write fundamentally the same report for the LIR and SoCG.

A report will be presented to Councillors at Planning Committee to enable comments. At the same committee, Councillors will need to determine if they are in support or opposition to the scheme, this is known as the written representation for the DCO.

However, as previously mentioned East Cambridgeshire Local Planning Authority is not the determining authority; members voting to support or oppose the scheme will help inform the Inspector's recommendation to the Secretary of State.

Public Enquiry/ Hearings

The Local Authorities will need to defend their recommendation to the Examining Authority.

The Examining Authority will then make a recommendation to the Secretary of State.

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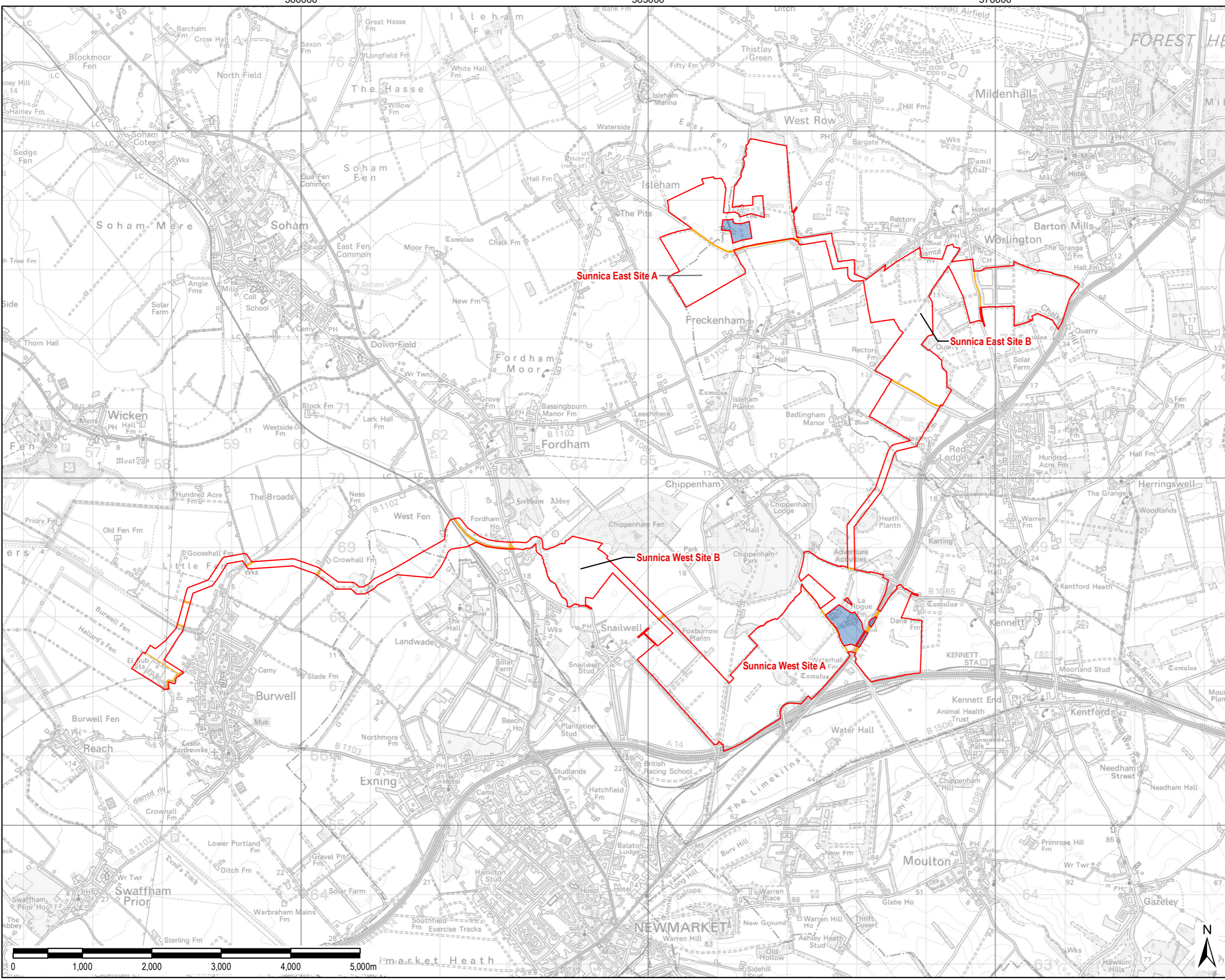
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THIS DRAWING IS TO BE USED ONLY FOR THE PURPOSE OF ISSUE THAT IT WAS ISSUED FOR AND IS SUBJECT TO AMENDMENT

- LEGEND**
- Scheme Boundary
 - Not Included in the DCO Site
 - Public Highway within Scheme

NOTE:
Public highways run through the Sunnica East Site, which are not part of the site boundary. These have been digitised based on the 1:1250 scale OS Mastermap.

Copyright:
Contains OS data © Crown copyright and database right 2019

Purpose of Issue
PEIR

Client
SUNNICA LTD



Drawing Title
**FIGURE 2-1
SCHEME BOUNDARY**

Drawn AD	Checked DW	Approved NC	Date 18/08/2020
AECOM Internal Project No. 60589004		Scale @ A3 1:50,000	

THIS DOCUMENT HAS BEEN PREPARED PURSUANT TO AND SUBJECT TO THE TERMS OF AECOM'S APPOINTMENT BY ITS CLIENT. AECOM ACCEPTS NO LIABILITY FOR ANY USE OF THIS DOCUMENT OTHER THAN BY ITS ORIGINAL CLIENT OR FOLLOWING AECOM'S EXPRESS AGREEMENT TO SUCH USE, AND ONLY FOR THE PURPOSES FOR WHICH IT WAS PREPARED AND PROVIDED.

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File Name: C:\Users\Anna.Dillio\AECOM Directory\Sunnica Energy Farm - GIS - General\Layout\PEIR\Chapter_2_Site_Description_Surrounds\202004_SunnicaEnergyFarm_Figure2-1_SchemeBoundary.mxd



The role of local authorities in the development consent process

Advice Note two: The role of local authorities in the development consent process

The Planning Act 2008 (as amended) (PA 2008) contains many processes where a local authority has a special role and their participation is expected. This advice note seeks to explain when and why a relevant local authority should take part in the process.

This advice note provides an overview of that special role to enable authorities to target their resources more appropriately and effectively. To aid understanding of the various terms used in the advice note please refer to the Glossary of Terms on the National Infrastructure website.¹

The Planning Act and the Planning Inspectorate

The PA 2008 explains how applications for nationally significant infrastructure projects (NSIPs) relating to energy, transport, water, waste, waste water and certain business and commercial developments will be examined. It includes opportunities for people to have their say before a decision is made by the relevant Secretary of State (SoS).

The Planning Inspectorate carries out certain functions related to these major proposals on behalf of the SoS. More information about the application process can be found on the National Infrastructure website.

Status of this Advice Note

This Advice Note has no statutory status and forms part of a suite of advice provided by the Planning Inspectorate.

This version of this Advice Note supersedes all previous versions. It will be kept under review and updated when necessary.

This advice note makes reference to other advice notes, these can all be found at: <http://infrastructure.planninginspectorate.gov.uk/legislation-and-advice/advice-notes/>

1. <http://infrastructure.planninginspectorate.gov.uk/help/glossary-of-terms/>

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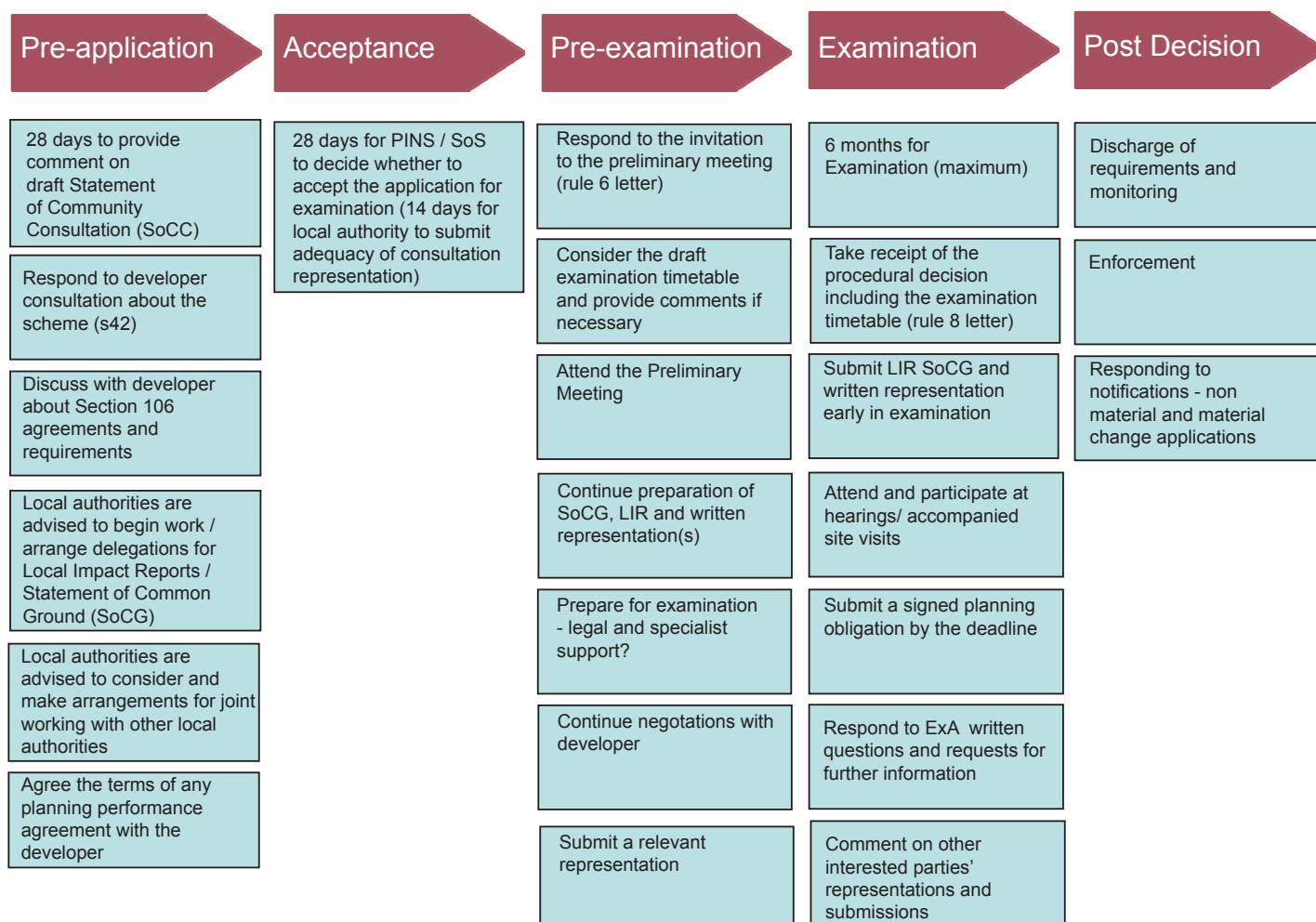
Introduction

1. A Local Authority's Role

1.1 Host and neighbouring local authorities have an important role in the PA 2008 process. Participation is not obligatory but is strongly advised. Whilst it is appreciated that local authority resources are limited, relevant authorities are strongly encouraged to discuss and work through the issues raised by NSIP proposals. A local authority will provide an important local perspective at the pre-application stage, in addition to the views expressed directly to the developer by local residents, groups and businesses. Local authorities are likely to become responsible for discharging many of the requirements (akin to planning conditions) associated with an NSIP in their area if development consent is granted. Local authorities are also likely to have a role in monitoring and enforcing many of the Development Consent Order (DCO) provisions and requirements.

Figure 1

The role of local authorities

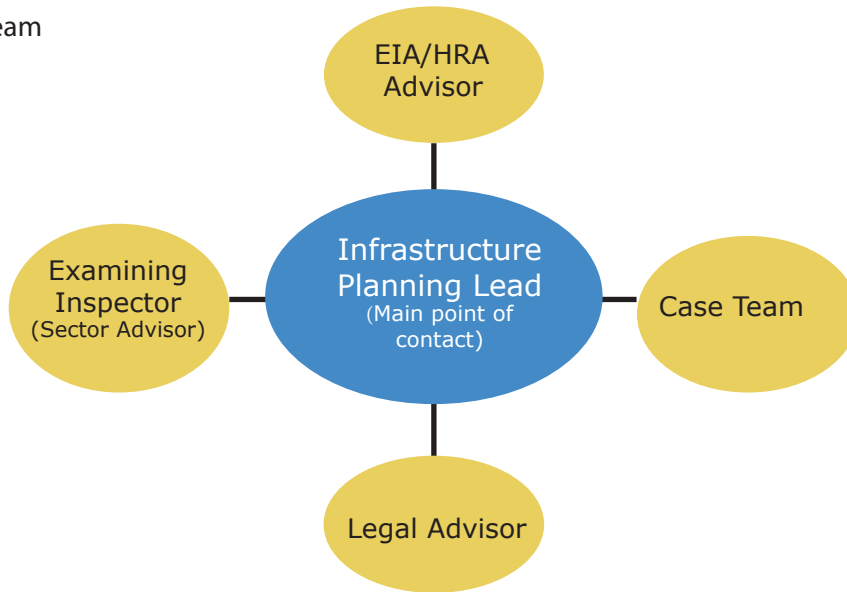




2. Planning Inspectorate roles and responsibilities

2.1 Each sector team is led by an Infrastructure Planning Lead (IPL) that will be the main point of contact for pre-application matters. The IPL will be supported by technical advisors and an examining inspector identified as the sector advisor.

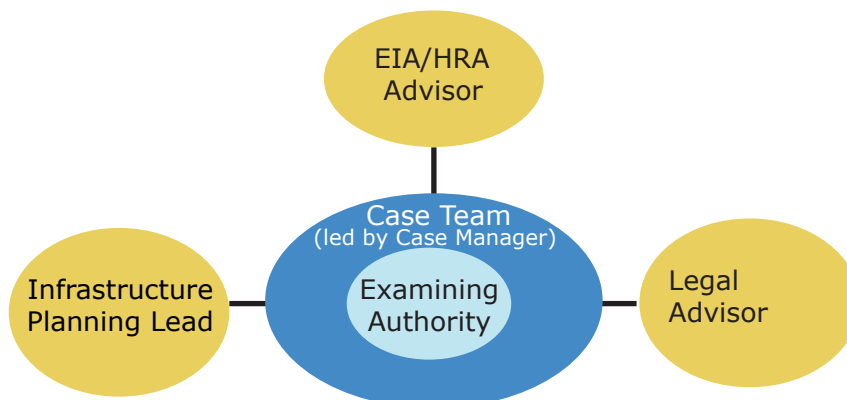
Figure 2 Pre-Application Team



2.2 Once the application reaches a point where draft documents can be reviewed it is likely that a Case Manager will become involved, being the main point of contact from acceptance of the application onwards. Depending on the scale and complexity of the application, during examination each case team may comprise a Case Manager, Case Officer, Assistant Case Officer; support from the Environmental Services Team and a Legal Adviser.

2.3 Throughout all stages of the process the Case Team are able to provide local authorities and others with advice about the process and policy as it relates to nationally significant infrastructure projects.

Figure 3 Post Submission Team





Pre-Application Stage

3. Roles and responsibilities

3.1 This is a very important part of the process for all participants. Pre-application consultation is a statutory requirement of the process. It is the responsibility of the developer to carry out the pre-application consultation. While local authorities will have a keen interest in making sure that the consultation with the communities affected is carried out properly, there should be no ambiguity about who and where members of the public should provide their comments to. In this context it is not helpful for local authorities to run their own consultation events in relation to a NSIP project.

3.2 A local authority and the local community are consultees in their own right. Whilst local authorities should have regard to what the community is saying, it is not intended that they necessarily adopt all of those views put to them. In this context, local authorities in particular must conduct themselves in line with the National Policy Statements and the relevant guidance.

3.3 It is important that local authorities use the pre-application process to inform themselves about the application and gather information that will assist in the production of the Local Impact Report (LIR), written representations and any Statement of Common Ground (SoCG). Adopting a proactive approach at this stage is likely to reduce the demand on the local authority's resources during the set timescales of the examination stage. For example, early legal advice could prove helpful during the pre-application stage and could reduce the need for it later in the process.

3.4 For very large NSIP projects that are likely to have wide-ranging impacts, some local authorities have prepared a Supplementary Planning Document (SPD). It is for a local authority to decide whether this would be a good use of their resources. If so, the local authority will need to ensure that any SPD is in accordance with any relevant National Policy Statement(s) (NPS). If there is any conflict between a designated NPS and any local planning document, the policies in the NPS will prevail. Local authorities should also be careful not to undermine the purpose and effectiveness of the developer's pre-application consultation by being too prescriptive in any emerging SPD or local planning policy. For example, by severely curtailing the choice of options for the location of associated development so as to undermine the purpose of the pre-application consultation. Local authorities should engage early with developers of NSIPs before and during the drafting stage of any SPD that is likely to affect an NSIP that the SoS has been notified about.

4. Environmental Impact Assessment

4.1 If the SoS either receives a notification that the applicant proposes to provide an environmental statement (ES)² or adopts a positive screening opinion, the SoS must notify the prescribed consultation bodies in writing.

4.2 Local authorities are identified as consultation bodies under the Infrastructure Planning (Environmental Impact Assessment) Regulations 2009 as each local authority that is within s43³ of the PA 2008. The categories of prescribed local authorities are based on administrative boundaries and neighbouring local authorities, not the distance to the proposed site. Further information about local authorities as prescribed consultees can be found in Advice Note 3 – EIA Consultation and Notification.

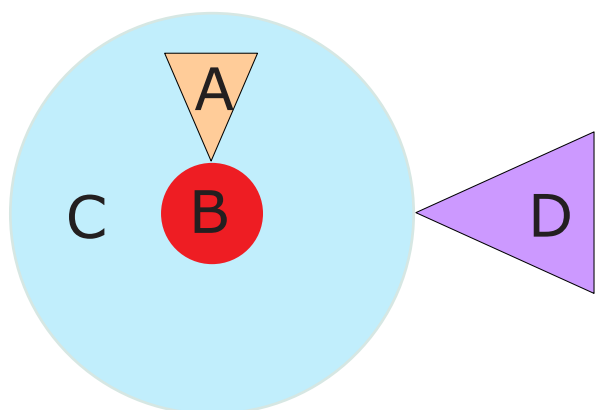
2. Regulation 6 of the Infrastructure Planning (Environmental Impact Assessment) Regulations 2009 (as amended)

3. Planning Act 2008 (as amended) Section 43 (3)

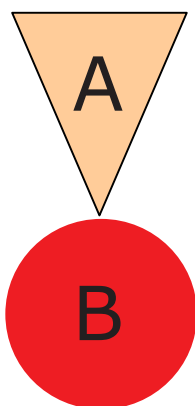


Figure 4 Local authorities that are prescribed consultees

Where B is a lower tier district council



Where B is a unitary authority



A is a neighbouring local authority (s43(3)) that shares a boundary with a unitary council or lower-tier district council within whose area development is situated.

B is either a unitary council or a lower-tier district council in which the development is situated – a host authority.

C is an upper-tier county council in which the development is situated – a host authority.

D is either a unitary council or an upper tier county council which shares a boundary with a host 'C' authority - a neighbouring authority (s43(3))

4.3 There are a number of ways that a local authority will be asked to be involved. The Planning Inspectorate will inform the local authority of the name and address of the developer, and of its duty to enter into consultation with the developer and make information in the authority's possession that is relevant to the preparation of the ES available to the developer. This is known as a Regulation 9 Notification⁴.

4.4 Before submitting an application for a development consent order (DCO), the developer has the opportunity to ask the SoS for a formal written opinion on the information to be included in the ES. This is known as a scoping opinion.

4.5 Host and neighbouring local authorities will receive an email or letter directing them to the electronic copy of the developer's scoping report on the National Infrastructure website. Local authorities should provide the Planning Inspectorate with any comments they may have on the proposed scope of the Environmental Impact Assessment (EIA) within 28 days, the deadline will be specified in the letter. Please note this is a statutory deadline and can therefore not be extended.

4. Regulation 9(1)(a) of the Infrastructure Planning (Environmental Impact Assessment) Regulations 2009 (as amended).



4.6 The Planning Inspectorate normally directs this correspondence to the planning department, unless requested otherwise. Local authorities will often need to consult other internal departments or specialists (e.g. environmental health, ecologists and archaeologists) in order to assist in the production of any response.

4.7 You can provide the Planning Inspectorate with your main point of contact by e-mailing: environmentalservices@infrastructure.gsi.gov.uk

5. Statement of Community Consultation

5.1 If an NSIP proposal is situated within a local authority's boundary, it will be consulted by the applicant about their Statement of Community Consultation (SoCC). The SoCC sets out how the applicant proposes to consult the community.

5.2 This is a key opportunity for a local authorities to advise the applicant, using its local knowledge, as to how the community consultation should be conducted. The PA 2008 states that a developer must give a local authority 28 days⁵ to comment on the draft SoCC, starting on the day after the local authority receives it. Some local authorities work collaboratively with a developer to prepare the SoCC in an iterative way and this is encouraged. A developer must have regard to any comments a local authority provides at this stage but is not required to act on them; however, any disagreement about the effectiveness of the methodology used can be reflected in any adequacy of consultation representation that a relevant local authority will be invited to make (see later section) and may have a bearing on the acceptance decision.

5.3 Local authorities are advised to think about the characteristics of the communities affected and may also wish to ask for input from parish or community councils to help inform the response provided to the developer. Engagement with the developer is strongly encouraged as it is in communities' interests that a developer adopts appropriate consultation methods which reflect the local circumstances, such as access to online content (internet speeds) and the geographical spread and nature of communities (including hard to reach groups). Local authorities may also wish to consider any particular parts of the community which they feel will be disproportionately affected by a project such as retired people, school children, businesses, tourists and commuters in a particular locality. A local authority's adopted Statement of Community Involvement (or Community Involvement Scheme in Wales) is likely to have a bearing on its response to the developer's SoCC Consultation. However, a local authority may wish to consider how the policies and principles set out in the Statement of Community Involvement/Community Involvement Scheme can be tailored to the needs of a particular NSIP project.

5.4 Local authorities should consider the proposed duration of pre-application consultation; this is likely to have a bearing on the level of detail in the SoCC and therefore how flexible it needs to be. Longer, multi stage pre-application consultation programmes may benefit from a flexible format which will allow the developer to respond proactively to issues that arise. A balance should be struck between flexibility and providing clarity to communities and others about the commitments the developer is making about the consultation methodology.

5.5 It may be appropriate for local authorities to review the SoCC if there is a long delay to the start of the consultation or between stages of consultation. The communities affected and economic indicators may have changed over time or the scale and nature of the proposals may have changed significantly.

5.6 There is no automatic requirement for a developer to review their SoCC if additional events or an additional stage of consultation is planned. The Planning Inspectorate would expect the developer to consult a relevant local authority about any changes. Developers are advised to include any correspondence with local authorities in relation to consultation on the SoCC in an appendix to the Consultation Report.

5. Planning Act 2008 section 47(3)



5.7 The purpose of the developer's Consultation Report is to capture and reflect on all of the responses received during the pre-application consultation. It should explain how the developer has met its duty⁶ in the preparation of the application to have regard to the views expressed. Further information can be found in Advice Note 14 - Compiling the consultation report.

6. Engaging in developer consultation

6.1 Local authorities are able to influence the preparation of the developer's application. The preparation of the application will be an iterative process which means that the amount of detail should increase as the preparation proceeds.

6.2 Local authorities should engage proactively with a developer even if they disagree with the proposal in principle. It is important to recognise that a local authority is not the decision maker but will want to contribute towards the development of the emerging proposals with the benefit of their detailed local knowledge. Local authorities are not undermining any 'in principle' objections to a scheme by engaging with a developer at the pre-application stage.

6.3 Nothing is to be gained by disengaging from the pre-application consultation process. It is in a local authority's own interests to engage in shaping a scheme. Once an application has been submitted it cannot be changed to the extent that it would be a materially different application, so as to constitute a new application. It is therefore important for local authorities to put any fundamental points to the developer during the pre-application stage.

6.4 If the developer will not engage with local authorities on issues of interest or an impasse is reached, the Planning Inspectorate can set up a meeting to try and unlock any areas of disagreement. The Planning Inspectorate has a Pre-application Prospectus⁷ which sets out its service for developers at the pre-application stage. Whilst it is aimed at developers, much of the content is relevant to other parties in terms of setting the tone and spirit in which the pre-application consultation should take place. You can view the prospectus by clicking on the Application Process tab on the National Infrastructure website.

6.5 Local authorities may have a wide range of land interests that could be affected by Compulsory Acquisition in an NSIP proposal. It is possible that a corporate services team (or similarly named department) may be contacted separately by the developer about those land interests at the pre-application stage. The contact information used is taken from information provided to the developer by the Land Registry.

7. Concerns about the pre-application consultation

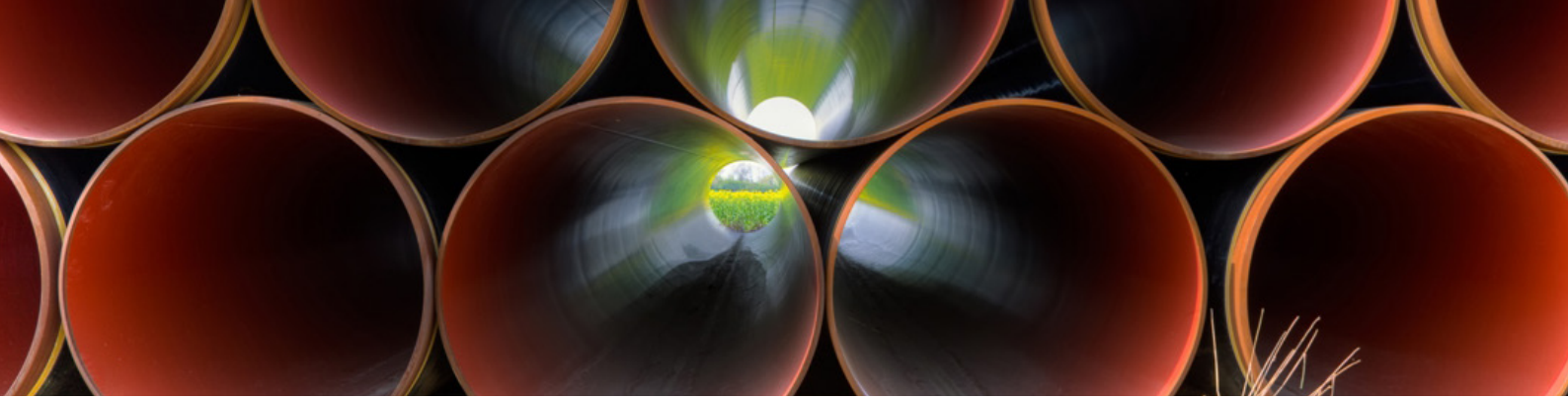
7.1 If members of the public raise issues or concerns about the quality of a developer's consultation during the pre-application stage, the Planning Inspectorate will advise them to contact their local authority. Relevant local authorities will be invited to submit an adequacy of consultation (AoC) representation, as explained later. If they wish, local authorities can append any correspondence received about a developer's consultation from members of the public or others to the AoC representation if they consider it could be useful to the SoS's decision about whether or not to accept the application for examination.

8. Wales

8.1 The PA2008 was drafted so that it was devolution-neutral. In other words the regime does not extend into matters that have so far been decided by the Welsh Government and its agencies. This means, for example, that in Wales only energy generating stations, electric lines, cross country pipe-lines, underground gas storage facilities and harbour facilities, which meet the thresholds in the PA2008, can be consented through the development consent process.

6. Planning Act 2008 (as amended) Section 49

7. http://infrastructure.planninginspectorate.gov.uk/wp-content/uploads/2014/05/NSIP-prospectus_May2014.pdf



8.2 The definition of associated development has a very limited application in Wales. It is therefore important to have early discussions between developers and local authorities regarding the identification of associated development that will need to be progressed by way of a planning application(s) under the Town and Country Planning Act 1990 (TCPA) or another consent.

8.3 To avoid the risk of gaining development consent for a scheme that is not implementable, it is recommended that developers should try to secure agreements for land needed for associated development and secure planning permission and other consents in advance of submitting the DCO application. This will require the relevant local authority to work with the developer to carefully plan and co-ordinate the submission of necessary TCPA and other applications, and provide the developer with pre-application advice. It is also useful for the developer and local authority to discuss the progress of the DCO application and any linked TCPA applications with the Inspectorate, at regular intervals.

8.4 With regard to the Environmental Impact Assessment of a project consisting of a DCO application and linked TCPA applications, a single Environmental Statement for both NSIP and TCPA elements of the scheme can be submitted. However, each decision making authority (Secretary of State and the local planning authority) will need to be able to distinguish the environmental information relating to the development for which consent from it is sought, and also the cumulative effects of that development with the other elements and any other reasonably foreseeable developments. This is explained further in Advice Note 9 - Rochdale Envelope

9. Mitigation

9.1 Local authorities should consider, as part of the pre-application consultation, discussing the requirements (akin to planning conditions) that should be included within the draft DCO and how they will be discharged. Whilst the detailed wording can be clarified at the examination stage, early agreement on draft requirements will help the Examining Authority (ExA) to provide greater focus to the examination and make the best use of the time available.

9.2 One of the key tasks a local authority will need to undertake if the SoS decides to make an Order to grant development consent, will be to discharge those requirements for which it has been identified as the discharging authority.

9.3 Local authorities should work with the developer to reach agreement on the procedures for discharging requirements and any costs associated with undertaking this duty. In many cases a DCO will include a provision and a schedule that will set out the process of discharging requirements.

9.4 Early pre-application discussions can also aid the drafting of planning obligations. In particular, if a s106 agreement is proposed then it is important to at least have the heads of terms in place at the submission of the application. More information about planning obligations is set out later.

9.5 Important mitigation documents which may be relied on in the application might include: Code of Construction Practice; Environmental Management Plan; s106 Planning Agreement; air quality and other strategies. Local authorities have a key role to play in informing the drafting of these documents by the developer during the pre-application stage. These documents are likely to be a focus for the ExA during the examination.

10. Planning Performance Agreements

10.1 Planning performance agreements (PPA) are a matter for the local authority and the developer and may be justified by the impact on the local authority's resources. The Planning Inspectorate is, in principle, supportive of PPAs but will not get involved in the negotiation of a PPA as it is a legal agreement between two parties. The duration that any PPA is in effect and the scale of support at different stages is a matter for negotiation and is likely to be driven, in part,



by the commitments in the DCO in terms of the scale of the local authorities' ongoing role if the SoS decides to grant development consent.

11. Joint working arrangements

11.1 The pre-application stage is the best time to sit down with other officers from host and neighbouring local authorities affected by the proposals in order to decide any joint working arrangements and how they can be structured.

11.2 Local authorities may benefit in terms of sharing costs and resources through joint working agreements. It is possible to structure Planning Performance Agreements (PPAs), Adequacy of Consultation (AoC) representations, LIRs, SoCG and written representations in such a way that the shared areas of concern and/or interest are clearly distinguished from specific sections related to the individual authorities where there are site specific or novel matters.

12. Delegations

12.1 During the examination there will be numerous deadlines for local authorities and other interested parties to submit further representations. These often require swift responses to ensure all matters can be fully explored before the close of examination. In making its recommendation to the relevant SoS, the ExA can only take into account evidence that has been received by the close of the examination.

12.2 Some local authorities may want to seek their members' approval for certain key examination documents such as the LIR, written representation or SoCG, although this is not required. The ExA's main concern is that once the examination timetable is published, interested parties adhere to the deadlines in it. Late submission of an important document such as the LIR or SoCG may prejudice the ability of other interested parties to consider and comment on its content, potentially disrupting the examination timetable and resulting in additional costs for other interested parties.

12.3 A local authority will therefore need to ensure it has adequate delegations in place. There is unlikely to be time to seek committee approval for representations made by a local authority during the examination. In general terms a local authority must assume that it won't be possible for the examination timetable to be structured around its committee cycle.

Acceptance Stage

13. Roles and responsibilities

13.1 The acceptance stage is similar to the checking and validation process that a local authority would carry out in respect of a planning application. Given the statutory status of the pre-application stage in the NSIP process, the Planning Inspectorate also has a role to check that the pre-application consultation was undertaken in accordance with the PA 2008, including the SoCC. The Inspectorate must also consider whether the application and its supporting documents are satisfactory and capable of being examined within the statutory timescale.

14. Just before submission

14.1 Between one month and a week before submission the Planning Inspectorate will normally send a letter to relevant local authorities to advise them of the likely submission date of the application. The letter is to inform the relevant local authorities that, upon submission, the Planning Inspectorate will be requesting a representation from them on the adequacy of the applicant's pre-application consultation and to ensure that they are prepared for the fast turnaround of this response.



15. Submission of application

15.1 With the agreement of the applicant, the application documents will be published on the relevant project page of the National Infrastructure website, as soon as practicable after submission. At this point it is important that local authorities start reading and familiarising themselves with the application documents; in particular, the draft DCO.

16. Adequacy of consultation representation

16.1 As soon as possible after receipt of the application, the Planning Inspectorate will invite the host and neighbouring local authorities to submit an adequacy of consultation representation (AoC). The Planning Inspectorate must have regard to any comments it receives from host and neighbouring authorities in deciding whether or not to accept an application⁸. The AoC is a representation as to whether the applicant has complied, in relation to the proposed application, with:

- its duties under sections 42, 47 and 48 of the PA 2008 relating to consultation and publicity.
- its duty to consult a relevant local authority about the preparation of the SoCC (whether the applicant had regard to the local authority's comments on the draft SoCC),
- the commitments set out in the SoCC in terms of undertaking the pre-application consultation in compliance with the stated consultation methodology.

16.2 A positive view about compliance with these statutory duties will not prejudice a local authority's objection in principle to the application or any part of it. Local authorities are not being asked for views on the merits of the application at this stage.

16.3 The statutory timetable for acceptance of an application is 28 days, beginning with the day after the date of receipt of the application. As a result the Planning Inspectorate will be seeking the AoC representation from the relevant local authorities within 14 calendar days of the day of the request. In light of this, local authorities are advised to ensure that appropriate internal approval procedures are in place to meet this deadline. Given the statutory nature of the acceptance deadline, the Inspectorate cannot extend it, for example, to accommodate a local authority's committee schedule.

Pre-Examination Stage

17. Roles and responsibilities

17.1 At the pre-examination stage, local authorities are encouraged to continue to engage with the developer. Agreement on any remaining issues should be sought and/or negotiations continued. There may also be the need to continue negotiation in respect of any compulsory acquisition affecting the local authority's land holdings or interests. Reaching agreement on as many issues as possible in advance of the examination is likely to lead to a more focused and expedient examination process for all participants.

18. Relevant representations

18.1 Local authorities are encouraged to complete a relevant representation form and submit it to the Planning Inspectorate.

18.2 In the event that no relevant representation is forthcoming from them neighbouring local authorities (as opposed to a host authority) will not automatically become interested parties unless they take action. Neighbouring local authorities may also secure interested party status by responding to an invitation from the ExA in its procedural decision following

8. Planning Act 2008 (as amended) Section 55 (4)(b)



the Preliminary Meeting (the Rule 8 letter). However, it is advised that host and neighbouring local authorities take a more proactive approach and submit a relevant representation. This will allow their views to be considered by the ExA when it carries out its initial assessment of principal issues in advance of the preparation of the draft examination timetable, which is included in the ExA's invitation to the Preliminary Meeting (Rule 6 letter).

18.3 A relevant representation should include a summary of what the local authority agrees and/or disagrees with in the application, what they consider the main issues to be, and their impact. The content of relevant representations is used by the ExA to help inform their initial assessment of principal issues for examination.

18.4 There is a relevant representation form to use in order to register as an interested party. This will be available at the relevant project page of the National Infrastructure website during the registration period, which is set by the applicant. Following publication of a statutory notice, the applicant is required to allow at least 28 days, from the day after the notice is last published, for anyone wishing to submit a relevant representation to do so. After the registration period has closed the Planning Inspectorate will publish the relevant representations on the relevant project page of the National Infrastructure website.

18.5 Interested parties will have the opportunity to submit a written representation during the examination which can elaborate on the matters raised in a relevant representation. In view of the volume of documents usually associated with NSIP applications, it helps all involved in the examination process if the main areas of interest are clearly and legibly expressed in the relevant representation.

18.6 Further information on submitting a relevant representation can be found in Advice Note 8 - How to get involved in the planning process.

19. The Preliminary Meeting

19.1 The ExA will send out an invitation to the Preliminary Meeting to interested parties and statutory parties, including host and neighbouring authorities, which is called a 'Rule 6 Letter'⁹. This invitation to the Preliminary Meeting also includes;

- The draft examination timetable;
- The ExA's initial assessment of the principal issues;
- Appointment of the ExA letter; and
- Any procedural decisions the ExA chooses to make at this stage.

19.2 When looking at the draft examination timetable, consider the structure of the examination as a whole, not just the detail of when the deadlines and hearings occur. This will help local authorities to manage resources and ensure personnel are available throughout the examination. If the draft timetable presents difficulties, there is an opportunity to make these constraints known to the ExA before the timetable is finalised shortly after the Preliminary Meeting. For example, think about what needs to be done and is there a need to attend all the hearings? Are some deadlines more important /more resource intensive than others?

19.3 Remember that the statutory notice periods built into the examination timetable are calendar days, not working days. The ExA does not have the power to "stop the clock" during an examination in order to account for public or school holiday periods.

19.4 Consider when local / mayoral elections will take place and ensure that any potential constraints such as a purdah period are brought to the attention of the ExA at the Preliminary Meeting.

9. Rule 6 of the Infrastructure Planning (Examination Procedure) Rules 2010



19.5 The purpose of the Preliminary Meeting is to discuss the procedure and timetable to be followed during the examination stage, which will be a maximum of 6 months. The Preliminary Meeting is not the time or place to raise matters related to the merits of the application or for members to make politically motivated speeches.

19.6 The ExA will invite interested parties to submit their views in writing about any procedural matters in advance of the Preliminary Meeting. Attendance is not mandatory at the PM; however, host and neighbouring local authorities are advised to attend where possible so that they can respond to issues arising from the applicant and other interested parties. Often matters raised by other parties will have wider timetabling implications that could have an impact on a local authority's resources.

Examination Stage

20. Roles and responsibilities

20.1 The examination stage can often be a resource-intensive period for local authorities, therefore, it is beneficial to anticipate this and the resources required early on in the process. For example, while most deadlines and events will be set out in the examination timetable, there may be occasions that will require participants to react to requests for information by the ExA and, if invited, to comment on documents and representations received by the ExA within a defined time period. In this context it may be advisable for a dedicated officer and/or team to be identified to be available to respond to any requests of this nature.

20.2 The examination is primarily a written process. Hearings are supplemental and therefore it is important that local authorities include any information they want to rely on in their written representations.

20.3 During the examination a local authority will typically undertake a variety of tasks such as: submitting a written representation a LIR and a SoCG. They will also have the opportunity to comment on others' written representations and to submit answers to the ExA's written questions.

20.4 A main aspect of a local authority's input at the examination is likely to be focused on ensuring that the draft DCO provisions/requirements and any s106 agreement (if one is required) are deliverable and consistent to ensure that the construction and operation of the development is sufficiently controlled and mitigated.

20.5 Other documents such as a Code of Construction Practice and /or Environmental Management Plans may also contain vital components in any mitigation package. Usually documents like these will be cross-referred to in the draft DCO requirements.


20.6 Given the responsibilities of local authorities post consent in enforcement and discharging requirements it is often beneficial for a local authority to be represented at issue specific hearings, especially at the issue specific hearing on the draft DCO. Further information can be found in Advice note 15: Drafting Development Consent Orders.

21. Local Impact Reports

21.1 A LIR is defined as 'a report in writing giving details of the likely impact of the proposed development on the authority's area (or any part of that area)'.¹⁰

21.2 When preparing your LIR and for good practice examples of other documents you may find it helpful to consult the National Infrastructure website to look at good examples from previous projects.

10. Planning Act 2008 Section 60(3)



21.3 Local authorities should cover any topics they consider relevant to the impact of the proposed development on their area. The LIR should be used by local authorities as the means by which their existing body of local knowledge and evidence on local issues can be reported to the ExA. The local authority can set out its local planning policy considerations as they relate to the proposal in the LIR.

21.4 The ExA and the SoS must have regard to any LIR submitted by a relevant local authority¹¹ and as such local authorities should not underestimate the potential importance of this document in the context of the wider examination.

21.5 LIRs should be proportionate and it is important to remember that they are separate from a local authority's written representations. The LIR's principal purpose is to make the ExA aware of the potential impacts of the project with the benefit of local knowledge. It is not necessary or useful for the LIR to attempt to replicate the scale and complexity of the Environmental Statement submitted by the applicant. If a local authority is opposed to an application, its case of opposition should be made out in its written representation. Advice Note 1 provides further advice about preparing a Local Impact Report.

22. Statements of Common Ground

22.1 ExAs find signed SoCG's extremely useful in the context of their inquisitorial examination. It allows them to clearly identify matters agreed, matters currently the subject of negotiation, and those matters which are not agreed. Understanding the status of the matters at hand will allow the ExA to focus their questioning, providing greater predictability for all participants in the examination.

22.2 It is often beneficial (and can reduce resourcing requirements) if you work proactively to prepare a SoCG in the pre-application and pre-examination stages. Having a clear understanding between a local authority and developer about the matters agreed / not agreed from the outset will assist in the preparation of other documents such as the LIR and written representations; potentially allowing these documents to take their lead from the SoCG and focus the detailed consideration of matters on issues which are the most controversial and remain outstanding.

22.3 Examination practice has evolved towards setting an early deadline for the submission of SoCGs, if these have not already formed part of the application documents. It is likely that the ExA will request a SoCG between the applicant and relevant local authorities. The Department of Communities and Local Government (DCLG) has issued guidance on the examination of applications for development consent, including guidance on the production of SoCGs.¹² The Inspectorate is also signposting good examples of application documents on the National Infrastructure website.¹³

22.4 The preparation of a SoCG can be iterative and, particularly for larger NSIPs, agreement may evolve over the course of the examination. As such, an ExA may find it useful for a local authority and developer to review and finalise a SoCG in advance of the close of the examination, which they can then rely on for the purposes of reporting to the SoS. With this in mind, an early SoCG, developed during the pre-application stage can and should be signed by both parties; however, any intention to review it before the close of the examination should be clearly identified in the preamble.

22.5 It is worth noting that just because a matter has been agreed in a SoCG does not necessarily mean that the issue will not be the subject of further questioning by the ExA, who may want to test the basis upon which agreement was reached on a particular issue. Other interested parties may also object to the position set out in the SoCG.

11. Planning Act 2008 section 104(2)(b)

12. <https://www.gov.uk/government/publications/planning-act-2008-examination-of-applications-for-development-consent>

13. <http://infrastructure.planninginspectorate.gov.uk/application-process/example-documents/>



23. Written representations

23.1 Written representations and LIRs are distinct documents giving a local authority the opportunity to express information differently. The LIR is usually a technical document setting out an evidence based assessment of the impacts of a proposal on the communities affected. A written representation is the most appropriate document for a local authority to set out its view on the application i.e. whether or not it supports the application and its reasons. The deadline for the submission of a written representation is usually near the start of the examination, often at the same time as the deadlines for the LIR and SoCG.

23.2 Cross reference to application documents, the SoCG and the LIR is encouraged to assist in keeping submissions as concise as possible and to avoid repetition. Please note that once a representation is submitted it cannot be withdrawn. However, it is possible to provide further written and oral representations during the course of the examination, which can inform the ExA and interested parties if the local authority's view or policy position changes, for example, due to a change in political leadership.

24. Planning obligations

24.1 A deadline for receipt of a signed Planning Obligation is likely to be set in the examination timetable. The ExA can only take into account submissions and documents that have been submitted by the close of the examination period. For s106 agreements, this means a fully signed copy must be submitted to the Planning Inspectorate before the deadline for the close of examination.

24.2 Brinkmanship by any party is inappropriate and may backfire within the context of a timetabled examination. It is perfectly legitimate for applicants to submit a Unilateral Undertaking to the ExA if they cannot agree a s106 agreement with another party.

24.3 The process makes provision for other interested parties to have an opportunity to comment on any Planning Agreement or Unilateral Undertaking before the close of the examination.

25. Open floor hearings

25.1 Open floor hearings can be requested by interested parties and must be held if requested.

25.2 The ExA will control the proceedings and ask questions of interested parties, based upon their written submissions.

25.3 Typically, open floor hearings are more community focused, with an emphasis on individuals and community representatives putting their views directly to the ExA and being questioned about them. In this context there may be a limited role for the local authority as a technical / statutory consultee.

25.4 Local councillors may find these hearings are suited to their role as a community representative, but should be clear with the ExA in what capacity they are speaking (on behalf of the local authority / themselves / their constituents).

26. Issue specific hearings

26.1 These hearings are held only if the ExA considers they are necessary to ensure adequate examination of an issue or that an interested party has a fair chance to put forward their case.

26.2 Issue specific hearings are inquisitorial and the ExA will generally ask questions of the participants. Cross examination is an exception but can be requested by an interested party. In such cases the ExA will decide whether or not cross examination of a matter is needed and would benefit the examination of the application. If the ExA decides to allow cross examination it will endeavour to notify the relevant parties in advance so they can prepare for it.



26.3 Depending on the nature of the issue specific hearing and those present, typically the ExA will ask the applicant to respond to questions posed under the agenda items and then seek the views of the local authority(ies), other statutory bodies and then other interested parties before providing the developer with a final opportunity to respond to the views heard.

26.4 Issue specific hearings are likely to be topic based but can also be site-specific. The ExA will try to issue an agenda a week in advance of an issue specific hearing in order to provide interested parties with a guide as to who will need to attend.

27. Compulsory acquisition hearings

27.1 These take place at the request of anyone whose interest in land or rights over land are proposed to be compulsorily acquired.

27.2 A local authority's legal team are likely to play an important role in ensuring that the local authority's interests as a land owner, leaseholder and/or other land interests are properly considered.

27.3 Negotiations may be on-going between the applicant and the local authority's corporate services team. As such, local authorities are encouraged to make sure they understand the scale and nature of the land rights being sought by the applicant and how this may impact upon the authority's wider interests and views as they relate to the application. The local authority's legal team may be the bridge between the various Council functions in this regard.

27.4 It is likely to be beneficial to review the applicant's Book of Reference¹⁴ to identify any relevant plots and any wider interactions with other issues that may arise.

27.5 As with issue specific hearings, the ExA will try to issue an agenda a week in advance of a compulsory acquisition hearing.

28. End of the examination

28.1 The end of the examination can be very busy and the ExA may seek further information from interested parties and / or comments on additional information submitted. Therefore, it is important for local authorities to focus on securing any agreements necessary as early as possible so that they are in a position to be able to meet any requests from the ExA before the close of the examination. This is relevant to all interested parties, not just local authorities.

Post Examination

29. Roles and responsibilities

29.1 Once the examination has closed it is no longer possible to make submissions to the ExA. Any submissions made at this stage will be forwarded directly to the relevant SoS at the same time as the ExA's recommendation. They will not be seen by or inform the ExA's recommendation.

29.2 The ExA's recommendation will be published on the relevant National Infrastructure project page at the same time as the SoS's decision, no more than 6 months from the close of the examination.

14. Regulation 7 of the Infrastructure Planning (Applications: Prescribed Forms and Procedures) 2009 (as amended)



Post Decision

30. Roles and responsibilities

30.1 A local authority's role does not usually end once a decision is made by the SoS to grant development consent. As with any planning permission a local authority will have responsibilities to discharge requirements (as discussed earlier) and also to enforce the terms of a DCO. Sections 160 to 173 of the PA2008 set out local authorities' powers to enforce a breach of the terms of an order granting development consent.

30.2 An application process exists for applicants to make non material and material changes to a DCO. This is set down in secondary legislation in the Infrastructure Planning (Changes to, and Revocation of, Development Consent Orders) Regulations 2011¹⁵. In order to maintain the integrity of the DCO the SoS retains decision-making powers in respect of non-material and material change applications. Local authorities are prescribed consultees for the purposes of the regulations and as such they may be notified of the application and invited to submit a representation. The extent of notification, as it relates to local authorities and other prescribed consultees, will depend on the scale and nature of the change proposed. The SoS has a power to take a proportionate approach to consultation and notification for the purposes of handling applications under these regulations.

15. <http://www.legislation.gov.uk/uksi/2011/2055/contents/made> NB - The legislation relating to making changes to a DCO after consent is granted is expected to be amended during 2015

Further information

The Planning Inspectorate, National Infrastructure Directorate, Temple Quay House, Temple Quay, Bristol, BS1 6PN

Email: enquiries@infrastructure.gsi.gov.uk

Telephone: 0303 444 5000

Web: <http://infrastructure.planninginspectorate.gov.uk>

Planning Performance – July 2020

Planning will report a summary of performance. This will be for the month before last month, as this allows for all applications to be validated and gives a true representation.

All figures include all types of planning applications.

	Total	Major	Minor	Householder	Other	DIS /NMA	Trees
Validation	181	3	28	43	24	33	47
Determinations	177	1	40	33	17	33	53
Determined on time (%)		100% (90% within 13 weeks)	90% (80% within 8 weeks)	97% (90% within 8 weeks)	82% (90% within 8 weeks)	64% (80% within 8 weeks)	100% (100% within 8 weeks)
Approved	163	1	32	31	14	33	52
Refused	14	0	8	2	3	0	1

Open Cases by Team (as at 19/08/2020)							
Team 1 (2.8 FTE)	115	6	34	10	18	47	0
Team 2 (4 FTE)	144	12	22	34	24	52	0
Team 3 (3 FTE)	96	6	21	29	18	22	0
No Team (4 FTE)	113	9	31	0	11	12	50

No Team includes – Trees Officer, Conservation Officer and Agency Workers (x2)

The Planning department received a total of 189 applications during July which is a 10% decrease on July 2019 (210) and 12.5% decrease from June 2020 (216).

Valid Appeals received – 4

Land Opposite 1 To 8 Dalham Road Ashley Suffolk – Delegated Decision
 Site East Of Heath Road Swaffham Bulbeck – Delegated Decision
 Site North East Of 32 Tunbridge Lane Bottisham – Delegated Decision
 Land Off Station Road Wilburton – Delegated Decision

Appeals decided – 12

47A High Street Cheveley Newmarket – Delegated Decision – Dismissed
 Site South West Of 15 Bittern Grove Soham – Delegated Decision – Dismissed
 Land Rear Of 46 Wisbech Road Littleport Ely – Delegated Decision – Dismissed
 Land South Of Main Street Witchford – Delegated Decision – Allowed – Appeal Decision Challenged
 Site South Of 85 To 97 Main Street Witchford – Delegated Decision – Allowed – Appeal Decision Challenged
 58 Swaffham Road Burwell Cambridge – Delegated decision – Dismissed

Site Of Chapel Chapel Hill Little Thetford – Delegated Decision – Split Decision – Partially Allowed

Harrimere 62 Chapel Hill Holt Fen Little Thetford Ely – Delegated Decision – Dismissed

3 Hall Lane Burwell Cambridge – Committee Decision – Dismissed

4A Perry Close Haddenham Ely – Delegated Decision – Allowed

Oneway Headleys Lane Witcham Ely – Delegated Decision – Dismissed

5 Scotland End Chippenham Ely – Delegated Decision - Dismissed

Enforcement

New Complaints registered – 37 (0 Proactive)

Cases closed – 31 (1 Proactive)

Open cases/officer (2.5FTE) – $260/2.5 = 104$ per FTE (31 Proactive)

Notices served – 0